

AENC-NG-CNS-REP-0238

Norwich to Tilbury

Volume 8: Examination Documents

**Document: 8.3.22 Draft Statement of Common Ground - Eden
Renewables (Crossing Solar Farm) - Tracked Changes Version**

Final Issue B

May 2026

Planning Inspectorate Reference: EN020027

nationalgrid

Revision History

<u>Version</u>	<u>Date</u>	<u>Submitted at</u>
<u>A</u>	<u>26 February 2026</u>	<u>Deadline 1</u>
<u>B</u>	<u>12 May 2026</u>	<u>Deadline 4</u>

Eden Renewables (Cressing Solar Farm) Draft Statement of Common Ground

1. Purpose of the Statement of Common Ground

This Statement of Common Ground (SoCG) has been prepared to outline the areas of agreement and any remaining points of discussion between National Grid and Eden Renewables regarding specific issues arising during construction and/or operation from the interface between the proposed Norwich to Tilbury Project and Cressing Solar Farm.

The aim is to clarify the shared understanding of any issues and facilitate an efficient resolution process.

2. Parties to the SoCG

This SoCG is agreed between National Grid and Eden Renewables.

3. Summary of matters under discussion

As requested by the Examining Authority, the below table provides an 'at a glance' summary of matters which are under discussion, together with a deadline by which such matters are expected to be resolved.

<u>SoCG ID</u>	<u>Summary of matter under discussion</u>	<u>Deadline for resolution</u>
<u>6.1</u>	<u>Eden Renewables are seeking a side agreement to capture protection measures and compensation</u>	<u>Will likely be resolved after deadline 7</u>

4. ~~3.~~ Background

4.1 ~~3.1~~ Description of the Project/Development

National Grid Electricity Transmission plc ('National Grid') owns and maintains the national high voltage electricity transmission network throughout England and Wales. The transmission network connects the power from where it is generated to the regional Distribution Network Operators who then supply businesses and homes.

National Grid holds the Transmission Licence for England and Wales, and its statutory duty is to develop and maintain an efficient, coordinated and economical system of electricity

transmission and to facilitate competition in the generation and supply of electricity, as set out in the Electricity Act 1989.

National Grid has developed plans for Norwich to Tilbury (referred to as the 'Project'). The Project would support the UK's net zero target through the connection of new low carbon energy generation in East Anglia and by reinforcing the transmission network.

The Project comprises reinforcement of the transmission network between the existing Norwich Main Substation in Norfolk and Tilbury Substation in Essex, via Bramford Substation, the new East Anglia Connection Node (EACN) Substation and the new Tilbury North Substation.

The reinforcement is needed because the existing transmission network, even with current upgrading, will not have sufficient capacity for the new renewable energy (a substantial proportion of which would be generated by offshore wind) that is expected to connect to the network over the next 10 years and beyond. Completion of the Project, together with other new reinforcements across the country, will meet this future energy transmission demand both in East Anglia and across the UK.

The Project is a Nationally Significant Infrastructure Project (NSIP), and National Grid is seeking development consent under statutory procedures set by government. NSIPs are projects of certain types, over a certain size, which are considered by the government to be of national importance, hence permission to build them needs to be given at a national level, by the relevant Secretary of State (in this case the Secretary of State for Energy Security and Net Zero). Instead of applying to the local authority for planning permission, the developer must apply to the Planning Inspectorate for a Development Consent Order (DCO) that would grant development consent.

National Grid has submitted an application for development consent to the Planning Inspectorate. The Examining Authority (consisting of five examining inspectors), after a period of public examination, will make their recommendation to the Secretary of State for Energy Security and Net Zero, who in turn will decide on whether development consent should be granted for the Project.

The Project is identified as critical to delivering a network which supports the clean power pathways for 2030 delivery.

The Planning Act 2008 places duties on National Grid as the DCO applicant to consult with prescribed or affected persons as well as to take account of responses to consultation and publicity. In accordance with these statutory requirements, National Grid has undertaken two non-statutory and one statutory consultation to inform its proposals, with further targeted consultations.

Further details of the Norwich to Tilbury proposed DCO can be found on our project website.

5. ~~4.~~ Stakeholder Interests

Eden Renewables has been in correspondence with National Grid over the potential interaction with the Norwich to Tilbury proposals. This has been identified as the Crossing Solar Farm, southwest of Crossing Temple, Witham Road, Crossing. The proposals understood as: *Solar Farm with up to 13.8MWac of export capacity, comprising the installation of solar photovoltaic*

panels and associated infrastructure including customer substation, DNO substation, inverter and transformer substations, customer cabin, spare parts container, storage containers, maintenance tracks, fencing, security cameras, landscape planting, swales and associated works including grid connection. The site secured planning permission from Braintree District Council in January 2025 via application 24/02673/FUL. The connection date for the project is not yet confirmed.

National Grid is seeking to ensure that the interests of both parties and how they may be affected by the interaction are understood. From this position the aim is for the parties to agree actions to avoid or reduce the implications and for any remedial measures to be agreed. On this basis we seek the input from Eden Renewables to demonstrate how their interests may be affected, how Eden Renewables or National Grid and its contractors can collectively reduce those effects and input to agree the implementation of such measures.

Engagement History

The chronology of National Grid's engagement with the Eden Renewables to date, and the evolution of the Project's design is summarised as follows:

- Non-statutory consultation ~~April-June~~April – June 2022 (graduated swathe)
- Non-statutory consultation June – August 2023 (draft alignment)
- Statutory consultation April – July 2024
- Landowner consultation June – July 2025

Teams Meeting Date: 2nd December 2024, 24th February 2025, 6th May 2025

- [The parties continue to engage through regular email correspondence in relation to the matters described in this Statement of Common Ground.](#)

6. ~~5.~~ Matters Agreed

<u>ID</u>	<u>Issue</u>	<u>Agreement reached</u>	<u>Date agreed</u>	<u>Relevant documentation</u>
5.1				

~~6.~~ Matters Currently Under Discussion

<u>ID</u>	<u>Issue</u>	<u>National Grid Position</u>	<u>Stakeholder Position</u>	<u>Status</u>	<u>Relevant documentation</u>
<u>6.1</u>	<u>Permanent loss of development footprint</u>	<p><u>The Applicant has re-confirmed in the meeting held 6th March 2026 that there is no perceived loss of PV panels as part of the Norwich to Tilbury Project upon Cressing Solar Farm. Therefore, the PV arrangement will remain unaffected with no loss of generation.</u></p> <p>National Grid's internal design process of the Overhead Line route has sought to minimise the location of assets that would result in loss of development (and PV panels) with pylon location and oversail located to the south of the site. <u>Eden Renewables understand that no permanent loss of footprint will arise from the Applicant's asset placement on current design.</u></p>	Eden Renewables understand that no permanent loss of footprint will arise from NG asset placement on current design	Agreed 24th February 2025 Further Consultation 6th May 2025 Further Engagement between National Grid and Eden Renewable paused at the request of Eden	24/02673/FUL planning application with Braintree District Council on behalf of Eden CF Solar Ltd.

ID	Issue	National Grid Position	Stakeholder Position	Status	Relevant documentation
<u>ID</u>	<u>Issue</u>	<u>Agreement reached</u>		<u>Date agreed</u>	<u>Relevant documentation</u>
				Renewables due to the solar opportunity being within a yet to be concluded sale process. NG awaits details of new developer. <u>6th March 2026</u>	
6.2	Temporary Removal of Panels to create space for construction works	It is not expected panels will either have to be removed, replaced or their installation delayed. pending completion of the National Grid works <u>Both parties understand and agree that there will be no need for removal of PV panels during construction.</u>		Ongoing discussion with key points yet to be confirmed. No conflict with previous proposals. NG awaits update from new promoter. <u>6th March 2026</u>	

ID	Issue	National Grid Position	Stakeholder Position	Status	Relevant documentation
<u>ID</u>	<u>Issue</u>	<u>Agreement reached</u>		<u>Date agreed</u>	<u>Relevant documentation</u>
6.3	Modifications to Existing Equipment	<p><u>The Applicant recognises Eden Renewables' concerns in relation to potential earthing implications of the Project on the stakeholder's solar development. Where additional earthing is required as a result of the project, the Applicant will work with stakeholders to ensure sites are protected.</u></p> <p><u>The Applicant has commissioned a report to screen the site for impact from the OHL.</u></p> <p><u>It won't be possible to finalise assessment of earthing requirements until the detailed design is further progressed.</u></p> <p>To be confirmed whether adequate earthing will be required in response to oversail or close proximity of 400kv infrastructure. <u>Any earthing interaction and coupling studies will be compliant with BS EN 50522, ENA TS 41-24 and the relevant national and NG OHL design standards IEC 61936-1 and IEEE 80.</u></p>		<p>Ongoing discussion with key points yet to be confirmed.</p> <p>NG awaits update from new promoter.</p> <p><u>6th March 2026</u></p>	
6.4	Temporary Construction Effects	<p>Temporary Haul Road Access arrangements within the Solar Farm are to be confirmed and will likely be minimal based on final design. Additional maintenance that could be needed due to net effects such as dust or compensation for damage/repair to operational equipment <u>Both parties agree that as the tower will be located in the far south away from and PV panels and the haul road comes from the same</u></p>		<p>Ongoing discussion with key points yet to be confirmed.</p> <p>NG awaits update from new promoter.</p>	

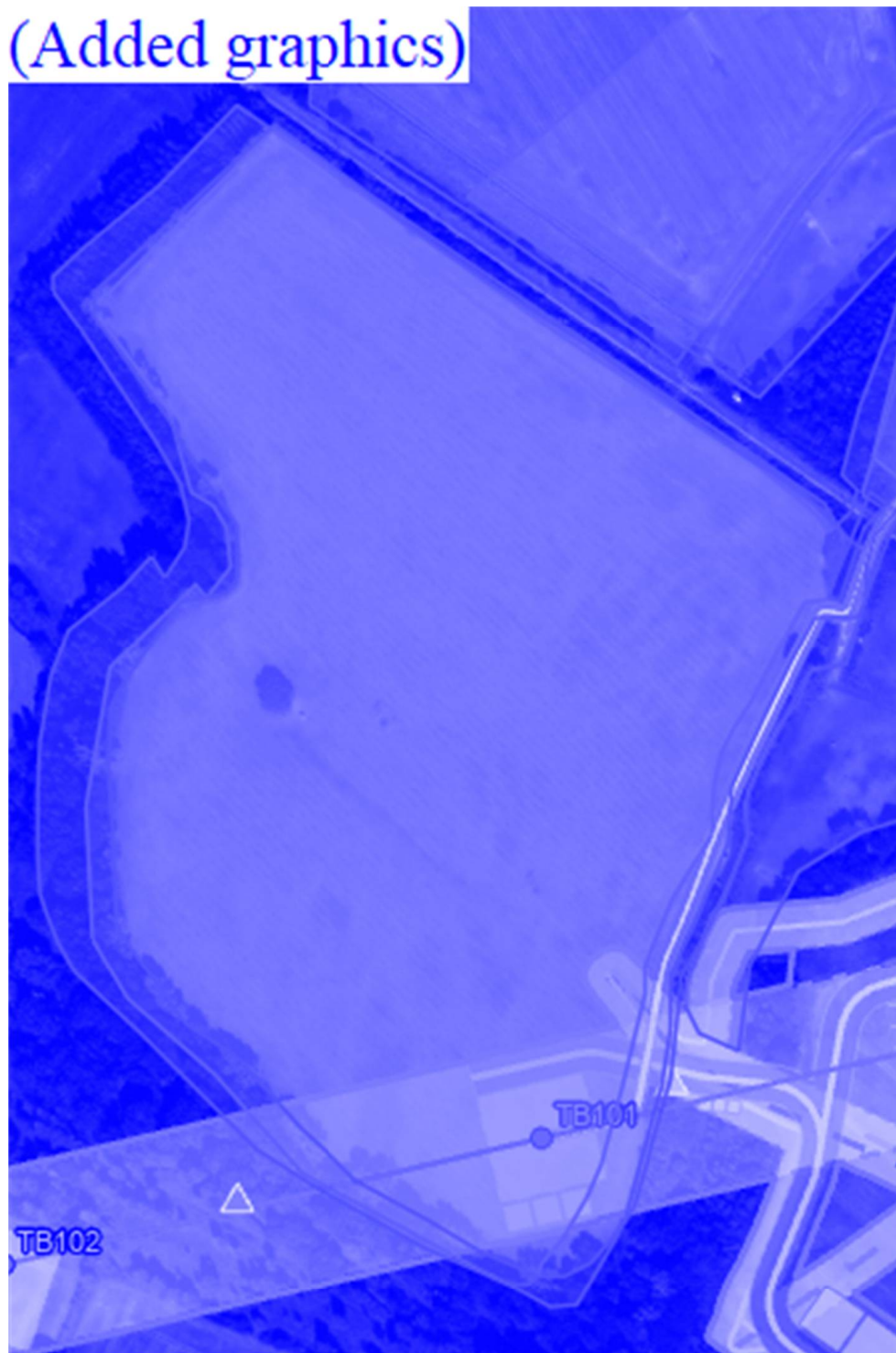
ID	Issue	National Grid Position	Stakeholder Position	Status	Relevant documentation
<u>ID</u>	<u>Issue</u>	<u>Agreement reached</u>		<u>Date agreed</u>	<u>Relevant documentation</u>
		<u>direction that there will be no interaction.</u>		<u>6th March 2026</u>	
6.5	Operational Effects (excluding reduced panel numbers) <u>Permanent OHL Access Route</u>	None currently raised <u>The Applicant has confirmed this route is for small vehicles and personnel and not for large scale construction.</u>	-	Ongoing discussion with key points yet to be confirmed. No conflict with previous proposals. NG awaits update from new promoter. <u>6th March 2026</u>	
6.6	Timescales	National Grid expect the start of the OHL works to be within a 'built environment' and solar farm development.		Ongoing discussion with key points yet to be confirmed. NG awaits update from new promoter.	
6.7	New promoter	National Grid would like to initiate discussions with the new promoter to continue to develop any mitigation measures.			

7. Matters Currently Under Discussion

<u>ID</u>	<u>Issue</u>	<u>National Grid Position</u>	<u>Stakeholder Position</u>	<u>Status</u>	<u>Relevant documentation</u>
<u>7.1</u>	<u>Securing Mitigation Measures and Compensation Arrangements</u>	<p><u>The Applicant notes Eden Renewables' request for a side agreement to address compensation and the delivery of any required protection measures.</u></p> <p><u>The Applicant has confirmed within the SoCG that it will compensate for reasonable associated costs where mitigation is required. The Applicant will continue discussions with Eden Renewables regarding the scope of any additional agreement, including the circumstances under which a side agreement may be appropriate.</u></p>	<p><u>Eden Renewables response taken from Email received 30th April:</u></p> <p><u>Although it is positive that NG has confirmed in the draft SoCG that it will "compensate for reasonable associated costs" if there is a need for additional protection at the Sheepcote Solar Farm, this document on its own would not secure the provision and installation of the protection measures nor compensation for the potential loss of income from the generation and sale of electricity and any associated costs during any modification works. I have therefore spoken to our solicitor (Stephen Humphreys of Ashfords - who I have copied into this email) since our call last Friday and he has advised that we should progress a side agreement on this matter before we progress the SoCG. We are aware of the final deadline in July and consider there is</u></p>	<u>To be Discussed</u>	

<u>ID</u>	<u>Issue</u>	<u>National Grid Position</u>	<u>Stakeholder Position</u>	<u>Status</u>	<u>Relevant documentation</u>
			<u>sufficient time between now and then to agree such a document.</u>		

Figure 1 Eden Renewables site and the Project Alignment



8. ~~7.~~ Signatures

This Statement of Common Ground is agreed upon by the undersigned parties:

For National Grid

Name: _____

Position: _____

Date: _____

For Eden Renewables

Name: _____

Position: _____

Date: _____

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Changes:	
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Delete	29
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<u>Move To</u>	0
<u>Table Insert</u>	4
Table Delete	11
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	1
Embedded Excel	0
Format changes	0
Total Changes:	82