

AENC-NG-CNS-REP-0246

# Norwich to Tilbury

**Volume 8: Examination Documents**

**Document: 8.3.30 Draft Statement of Common Ground - Ingrebourne  
Valley Limited - Clean Version**

**Final Issue B**

**May 2026**

**Planning Inspectorate Reference: EN020027**

**nationalgrid**

# Revision History

Version	Date	Submitted at
A	26 February 2026	Deadline 1
B	12 May 2026	Deadline 4

# Ingrebourne Valley Limited

## 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 Ingrebourne Valley Limited regarding specific issues arising during construction and/or operation from the interface between the proposed Norwich to Tilbury Project and Land At Waltons Hall Road, Linford, Stanford Le Hope. 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 Ingrebourne Valley Limited

### 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.

<b>SoCG ID</b>	<b>Summary of matter under discussion</b>	<b>Deadline for resolution</b>
7.1	The impact the haul road will have on the site	By deadline 7
7.2	Reduced impact of the scaffolding and access route.	By deadline 7
7.3	Necessity of the Pulling zones	By deadline 7

### 4. Background

#### 4.1 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 ~~will~~ submitted an application for development consent to the Planning Inspectorate. The Examining Authority (consisting of ~~one or more~~ five examining inspectors), after a period of public examination, will ~~could~~ make their recommendation to the Secretary of State for Energy Security and Net Zero, who in turn will ~~could~~ 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 ~~recent~~ targeted consultations.

## 5. Stakeholder Interests

Ingrebourne Valley has legal interests that have the potential to interact with the Norwich to Tilbury proposals. This has been identified as Land at Waltons Hall Rado, Linford, Stanford Le Hope. This is an active mineral extraction site with planning permission being sought under planning ref 19/01709/FUL for further future mineral extraction. At the time of drafting this document, the planning application is due to be determined at planning committee on the 24<sup>th</sup> February 2026 with Officer's recommendation for approval. If granted works to the compound area/welfare site as well as mineral extraction are expected to start imminently.

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 Ingrebourne Valley Limited to demonstrate how their interests may be affected, how Ingrebourne Valley Limited or National Grid and its contractors can collectively reduce those effects and input to agree the implementation of such measures.

### Discussions Held

- Non-statutory consultation 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: 27<sup>th</sup> August 2025
- Site Meeting Date: 8<sup>th</sup> April 2026, 5<sup>th</sup> of May
- The parties continue to engage through regular email correspondence in relation to the matters described in this Statement of Common Ground.
- Email response date 30<sup>th</sup> April stating they agree with the Statement of common ground and await solutions for outstanding points to be presented.

## 6. Matters Agreed

ID	Issue	Agreement reached	Date agreed	Relevant documentation
6.1				

## 7. Matters Currently Under Discussion

ID	Issue	National Grid Position	Stakeholder Position	Status
7.1	Access Route-Haul Road	The Applicant acknowledges that there will be increased traffic using the haul road and could present a safety risk. Further confirmation will be provided as detailed design progresses.	<p>The NG haul road overlaps with the quarry's internal access road</p> <p>The current proposals have National Grid sharing the existing highway access and internal road with the quarry. By the time NG are on site, the quarry will be generating approximately 300 HGV movements per day. The stakeholder considers that, given the intensity of quarry traffic, the introduction of additional National Grid vehicles would be unsafe and presents an unacceptable highway safety risk, and health &amp; safety risk for their staff on site.</p> <p>29/04/26 - we are waiting for National Grid to confirm what solutions they can provide.</p>	Ongoing discussion with key points yet to be discussed/resolved. Ongoing discussion. Further review of the interaction between National Grid and quarry vehicles is required.

ID	Issue	National Grid Position	Stakeholder Position	Status
7.2	Proposed Scaffolding Area and Access	The Applicant is reviewing potential design mitigation to reduce impacts from the scaffolding area and access route. The requirement for these areas remains in place while design work continues.	<p>The proposed scaffolding area sits directly over existing welfare buildings and car parking. The site is due to be improved with more substantial buildings and solar panels. These will be in place before NG works. The site is constrained by active quarry zones and restoration areas which makes the buildings/compound area unfeasible to relocate.</p> <p>29/04/26 - we are waiting for National Grid to confirm what solutions they can provide.</p>	Ongoing discussion with key points yet to be / resolved
7.3	Management and Maintenance-Pulling Zone Areas	<p>The Applicant, in developing its design (including overhead line alignment and project order limits) and DCO limits of deviation, has identified ‘pulling zones’ for conductor installation and future reconductoring of the overhead line. It is recognised that the ‘pulling zones’ around towers TB258 are of concern to Ingrebourne Valley’s development.</p> <p>As part of detailed design and construction planning, the Applicant will seek to reduce the size of the zones needed around the aforementioned tower.</p> <p>Where the Applicant needs to retain “pulling zones” that have an impact on the</p>	<p>The site already holds permission for the extraction of Thanet Sand, which is within the area National Grid is proposing to use for wire pulling operations. This area is then being restored to an ecopark. It is anticipated that the site will still be being extracted during National Grid’s construction period.</p> <p>The pulling zone also covers existing and proposed storage areas, the diesel pump, car parking, EV chargers, and a new storage building which due to site constraints cannot be relocated.</p> <p>29/04/26 - we are waiting for National Grid to confirm what solutions they can provide.</p>	Ongoing discussion with key points yet to be resolved.

ID	Issue	National Grid Position	Stakeholder Position	Status
		stakeholder's interests, the Applicant will pay compensation where it is due under either the Compensation Code or relevant statutory provisions.		

The parties agree to:

- Commit to engage constructively with other parties in respect of detailed engineering design to facilitate beneficial outcomes for all developments in so far as it relates to overlapping interests
- Commit to update the other parties where material change to their project occurs or is imminently expected

Figure 1 Ingrebourne Site and the interaction with TB257 & TB258



## 8. Signatures

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

For National Grid

Name: \_\_\_\_\_

Position: \_\_\_\_\_

Date: \_\_\_\_\_

For Ingrebourne Valley Limited

Name: \_\_\_\_\_

Position: \_\_\_\_\_

Date: \_\_\_\_\_

National Grid plc  
National Grid House,  
Warwick Technology Park,  
Gallows Hill, Warwick.  
CV34 6DA United Kingdom

Registered in England and Wales  
No. 4031152  
[nationalgrid.com](http://nationalgrid.com)