

AENC-NG-CNS-REP-0117

Norwich to Tilbury

Volume 5: Reports and Statements

Document: 5.9.30 Draft Statement of Common Ground - Scottish Power
Renewables (UK) Limited and East Anglia Three Limited - Clean Version

Final Issue C

June 2026

Planning Inspectorate Reference: EN020027

Infrastructure Planning (Applications: Prescribed Forms and Procedure)
Regulations 2009 Regulation 5(2)(g)

nationalgrid

Revision History

Version	Date	Submitted at
A	29 August 2025	DCO Application
B	26 February 2026	Deadline 1
C	10 June 2026	Deadline 5

ScottishPower Renewables (UK) Limited and East Anglia 3 Three 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, ScottishPower Renewables (UK) Limited (SPRUKL) and East Anglia Three Limited (EA3L) regarding specific issues arising during construction and/or operation from the interface between the proposed Norwich to Tilbury Project and EA3L.

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 ScottishPower Renewables (UK) Limited and East Anglia Three Limited.

3. Background

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 recent targeted consultations.

4. Stakeholder Interests

ScottishPower Renewables (UK) Limited and East Anglia Three Limited have legitimate interests that have the potential to interact with the Norwich to Tilbury proposals. This has been identified as the onshore components of EA3L Offshore Wind Farm, the onshore components located north of Bramford substation and SPRUKL ownership of land impacted. The proposals understood as: *customer 400kV substation and underground cabling connection along with associated permanent and temporary infrastructure.*

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 ScottishPower Renewables (UK) Limited and East Anglia Three Limited to demonstrate how their interests may be affected, how ScottishPower Renewables (UK) Limited, East Anglia Three Limited or National Grid and its contractors can collectively reduce those effects, and input to agree the implementation of such measures.

The chronology of National Grid's engagement with ScottishPower Renewables (UK) Limited and East Anglia Three Limited, and the evolution of the Project's design is summarised as follows:

- 2024
 - Introductory meeting to detail the proposed Norwich to Tilbury scheme following notification of statutory consultation.
 - Exchange of projects GIS layers for detailed assessment of interfaces
 - Further Engagement on anticipated impacts and mitigations
 - Compound siting discussions
- 2025
 - Meeting to collaborate on project development updates ahead of Norwich to Tilbury DCO submission
 - Initial development of items to be included within the Statement of Common Ground.
- 2026
 - Further engagement has been undertaken to discuss items raised within the Statement of Common Ground.

5. Matters Agreed

ID	Issue	Agreement reached	Date agreed	Relevant documentation
5.1	Working group	It was agreed a weekly meeting would be held between the Applicant, SPRUKL and EA3L to discuss outstanding matters. SPRUKL and EA3L wish to reiterate the importance of these meetings to allow the matters in this table to be progressed.	6 April 2026	

6. Matters Currently Under Discussion

ID	Issue	Stakeholder position ScottishPower Renewables (UK) Limited and East Anglia Three Limited (including date)	National Grid position (including date)	Relevant documentation
6.1	Clash between SPRUKL/EA3L SuDS pond and N- T Pylon RG 207	<p>24/06/25 – close proximity to the SuDS pond and so requires further discussion still.</p> <p>National Grid’s commitment to amend the position of Pylon RG207 is not reflected in the DCO application documents. Significant concerns therefore remain that the proposed location of RG207 would interfere with the SuDs pond, and SPRUKL’s operational substation compound in a way which is unacceptable to SPRUKL and EA3L as statutory undertakers.</p> <p>EA3L requires that the Interface Agreement covers any works in proximity to the SUDS, any NGET works</p>	<p>25/06/25 - N-T have previously amended the position of Pylon RG207 to no longer interact with SPRUKL’s SuDS pond. This is reflected in sheet 20 of 2.3 Works Plans – Section B [APP-018]</p> <p>The Applicant is working with EA3L and SPRUKL to progress Protective Provisions and an Interface Agreement, to be agreed before the close of examination. This matter will be</p>	2.3 Works Plans – Section B [APP-018]

ID	Issue	Stakeholder position ScottishPower Renewables (UK) Limited and East Anglia Three Limited (including date)	National Grid position (including date)	Relevant documentation
		will be agreed with EA3L and the appropriate protective provisions put in place to ensure access to the SuDS pond is maintained at all times.	discussed as part of progressing these agreements.	
6.2	Works within the EA3L order limits	<p>24/06/25 - The proposed works around Bramford substation and on the 400kV overhead lines are within the EA3L order limits on land owned by SPRUKL. It is imperative that the works around Bramford substation are designed to ensure there is no impact on EA3L. Access to the EA3L converter station must be maintained at all times during both the construction and operational phases of the proposed works. National Grid should not restrict or interfere with EA3L assets during the proposed works.</p> <p>EA3L require appropriate provisions for the management of these interfaces to be included in the Interface Agreement which is currently under discussion.</p> <p>These should be added in the form of Protective Provisions and the Interface Agreement and need to be agreed before the close of the examination.</p>	<p>25/06/25 - Interfacing haul/access roads and CDM areas to be managed on-site during construction by competent contractors to ensure continued access to the EA3L converter station during both construction and operational phases.</p> <p>Further discussion is required regarding the use of “interfere” so as to not unnecessarily prejudice Norwich to Tilbury interactions where both projects can mutually co-exist.</p> <p>The Applicant is working with EA3L and SPRUKL to progress Protective Provisions and an Interface Agreement, to be agreed before the close of examination. This matter will be discussed as part of progressing these agreements.</p>	
6.3	Norwich to Tilbury haul road interface with SPRUKL/	<p>24/06/25 - Protective measures should be installed at the EA3L cable crossings within the boundary of National Grids works, if requested by EA3L/SPRUKL. These protective measures should also consider</p>	<p>25/06/25 – The Applicant agrees to undertake protective measures as reasonably expected to ensure EA3L underground cable assets are adequately</p>	

ID	Issue	Stakeholder position ScottishPower Renewables (UK) Limited and East Anglia Three Limited (including date)	National Grid position (including date)	Relevant documentation
	EA3L cable alignment	<p>National Grids landscaping proposals near the cables. National Grid should not restrict or interfere with the installation or operation of EA3L cable connections.</p> <p>EA3L requires appropriate provisions for the management of these interfaces to be included in the Interface Agreement which is currently under discussion.</p> <p>These should be added in the form of Protective Provisions and the Interface Agreement and need to be agreed before the close of the examination.</p>	<p>protected from the Norwich to Tilbury works.</p> <p>The Norwich to Tilbury project will not restrict or interfere with the installation or operation of EA3L cable connections as they are currently known and defined at this time.</p> <p>The Applicant is working with EA3L and SPRUKL to progress Protective Provisions and an Interface Agreement, to be agreed before the close of examination. This matter will be discussed as part of progressing these agreements.</p>	
6.4	Interface Legal Agreement	<p>SPRUKL and EA3L’s solicitors provided comments on the draft Heads of Terms for the Interface Agreement on 12 May and are awaiting a response.</p> <p>EA3L recognises the importance of the proposed network reinforcement works and are committed to working with NGET to have this agreement in place by close of examination. The Applicant’s powers under the DCO must not be exercised in respect of SPRUKL land unless and until the Interface Agreement has been fully executed.</p>	<p>The Applicant is working with EA3L and SPRUKL on the draft Heads of Terms and will continue to engage with the aim of this agreement being in place by the close of examination</p>	

ID	Issue	Stakeholder position ScottishPower Renewables (UK) Limited and East Anglia Three Limited (including date)	National Grid position (including date)	Relevant documentation
6.5	Land Rights	<p>24/06/25 - Further details on interacting Land Rights sought under the N-T DCO is requested along with an agreement on use of CPO powers where SPRUKL/EA3L DCO boundaries are impacted. N-T must seek voluntary land rights from SPRUKL, where those are required within SPRUKL's landownership SPRUKL object to the inclusion of compulsory acquisition powers over land owned by SPRUKL, which forms part of an operational substation compound and the sole access to two operational substation compounds and their shared SuDS pond. National Grid must seek voluntary land rights from SPRUKL where access is required.</p>	<p>25/06/25 - Land Rights sought and use of CPO powers will be captured within the legal interface agreement detailing the granting of, and provisions around, SPRUKL/EA3L voluntary land rights.</p> <p>The Applicant proposes to reclassify plot B-20/199 as Class 8 in the Book of Reference, formalising National Grids decision to no longer seek the compulsory acquisition of rights and/or temporary possession of the land, via the DCO. The Applicant envisages this update being made to the relevant documents and submitted into the examination at Deadline 6.</p> <p>The Applicant and EA3L/SPRUKL will continue to engage on a number of matters, including lands rights.</p>	
6.6	<p>Access to Sustainable Drainage System (SuDS) pond</p>	<p>24/06/25 - Access and maintenance rights by EA3L/SPRUKL to the SuDS pond and surrounding land forming part of the drainage systems of the substation must be maintained at all times.</p> <p>SPRUKL object to the inclusion of compulsory acquisition powers over land owned by SPRUKL, which forms part of an operational substation</p>	<p>25/06/25 - Access and maintenance rights to EA3L assets will be maintained and managed by competent contractors through engagement with SPRUKL/EA3L.</p> <p>The Applicant is working with EA3L and SPRUKL on the draft Heads of Terms</p>	

ID	Issue	Stakeholder position ScottishPower Renewables (UK) Limited and East Anglia Three Limited (including date)	National Grid position (including date)	Relevant documentation
		<p>compound and the sole access to two operational substation compounds and their shared SuDS pond. National Grid must seek voluntary land rights from SPRUKL where access is required.</p> <p>Access and maintenance rights to EA3L assets must be secured in the proposed Interface Agreement.</p>	<p>and will continue to engage with the aim of this agreement being in place by the close of examination</p>	
6.7	Norwich to Tilbury surface water run- off management and protected species	<p>Temporary surface water management of the substation must be put in place any National Grid to prevent waterlogging or interference with the existing drainage systems and the SuDS pond during the proposed works. National Grid should also follow any statutory requirements that apply to any protected species that are present in the SuDs pond and throughout the areas of landscaping including woodlands, hedgerows and meadow grasslands.</p> <p>EA3L require appropriate provisions for the management of construction interfaces to be included in the Interface Agreement which is currently under discussion.</p> <p>These should be added in the form of Protective Provisions and the Interface Agreement and need to be agreed before the close of the examination.</p>	<p>25/06/25 - Construction run off will be managed on site via the competent contractor and not anticipated to negatively impact EA3L operations.</p> <p>The Applicant shall observe and comply with all necessary requirements in regards to protected species throughout the project.</p> <p>The Applicant is working with EA3L and SPRUKL to progress Protective Provisions and an Interface Agreement, to be agreed before the close of examination. This matter will be discussed as part of progressing these agreements.</p>	

ID	Issue	Stakeholder position ScottishPower Renewables (UK) Limited and East Anglia Three Limited (including date)	National Grid position (including date)	Relevant documentation
6.8	Traffic Management	<p>24/06/25 - National Grid are to manage the cumulative traffic impacts should construction or major maintenance operations overlaps.</p> <p>SPRUKL and EA3L require appropriate provisions to ensure access to the substation compounds be included in the Interface Agreement which is currently under discussion.</p> <p>These should be added in the form of Protective Provisions and the Interface Agreement and need to be agreed before the close of the examination.</p>	<p>25/06/25 - The traffic impacts of the Norwich to Tilbury scheme will be managed on site using traffic calming and control measures as deemed necessary.</p> <p>The Applicant and its contractors will maintain communications throughout the scheme to ensure that access to SPRUKL's assets are maintained.</p> <p>The Applicant is working with EA3L and SPRUKL to progress Protective Provisions and an Interface Agreement, to be agreed before the close of examination. This matter will be discussed as part of progressing these agreements.</p>	
6.9	Landscape reinstatement – BNG interactions to be managed.	<p>24/06/25 - Consideration is needed to ensure that any landscaping installed by National Grid does not undermine EA3L landscape management plans, requirements and strategies imposed by the DCO. Trees planted by EA3L were part of our 10 year landscape maintenance period to mitigate visual impacts. NGET to assess how the project would impact EA3L visual mitigation commitments and what measure would be taken to reduce such impact.</p>	<p>25/06/25 – The Applicant will take into consideration where there is design overlap between projects (e.g. within the Order Limits). Detailed design will be progressed to avoid conflict where possible. The Outline Landscape and Ecological Management Plan outlines the general principles for landscape and ecological reinstatement on the Project, where removal cannot be avoided. All</p>	

ID	Issue	Stakeholder position ScottishPower Renewables (UK) Limited and East Anglia Three Limited (including date)	National Grid position (including date)	Relevant documentation
		<p>This includes proper consideration for the removal and subsequent reinstatement of landscaping and woodland to facilitate the proposed works, if required. This includes due consideration of the protected species and other ecological enhancements that may be required.</p> <p>EA3L require appropriate provisions for the reinstatement by National Grid of any EA3L landscaping and tree planting removed by National Grid during construction of the Project to be included in the Interface Agreement which is currently under discussion. Reinstatement should be in same location insofar as possible, or in close proximity to the original location if this is not possible due to planting below an overhead line.</p> <p>Existing planting should, in the first instance, be retained wherever possible. Where removal is necessary, NGET will be responsible for obtaining all required approvals from the relevant Local Planning Authority(s).</p> <p>While Requirement 9 of the draft DCO requires a reinstatement planting plan to be provided to secure the reinstatement of vegetation affected by the Applicant's project, EA3L consider there should be express recognition in the Outline Landscape and</p>	<p>land which is temporarily impacted by the Project will be reinstated where practicable to its pre-construction condition land use.</p> <p>The only exception to this is tree planting below the overhead line or on top of the underground cables. This will take place in close proximity to the original location or provided off-site.</p> <p>The Project will seek to minimise vegetation loss during detailed design. The Outline Code of Construction Practice includes a commitment in LV04 to retain elements of the landscape such as trees and hedgerows, where practicable. The Project has committed to replace individual trees or individual trees in small groups at a 3:1 ratio. The project will prioritise the replanting within the Order Limits prior to providing offsite provision'.</p> <p>This matter will be discussed as part of progressing the Interface Agreement.</p>	

ID	Issue	Stakeholder position ScottishPower Renewables (UK) Limited and East Anglia Three Limited (including date)	National Grid position (including date)	Relevant documentation
		<p>Ecological Management Plan that this will include the reinstatement of planting which has been provided under the EA1 and EA3 DCOs.</p>		
6.10	<p>Encroachment of the proposed Red Line Boundary in the EA1 Substation area, which is owned by SPRUKL and leased to the EA1 OFTO.</p>	<p>The site of the onshore substation for the East Anglia One (“EA1”) Offshore Wind Farm (“ONSS”) is owned by SPRUKL and leased to the EA1 OFTO. Our response to statutory consultation in July 2024 also made clear that the proposed Order included land within the EA3L DCO limits.</p> <p>NG’s proposed compulsory acquisition powers must exclude all of the ONSS delineated boundary, along with any OHL cable swing not impinging upon the EA1 OFTO leased area owned by SPRUKL. Articles 27, 28 and 29 of the draft DCO must make clear that temporary possession powers do not apply to plots identified as Class 8 in the Book of Reference.</p> <p>The Applicant must revise the Order Limits to exclude any unnecessary inclusion of land owned by SPRUKL. If the Applicant will not revise the Order Limits, no compulsory acquisition powers or temporary possession powers should be granted over such land.</p>	<p>26/01/26 – National Grid have looked into the movement of RG207 & RG208, movement of RG208 only provides 9.7mts clearance of the OHL cable swing to the EA1 boundary corner. Drawings have been provided.</p> <p>The Applicant proposes to reclassify plot B-20/199 as Class 8 in the Book of Reference, formalising National Grids decision to no longer seek the compulsory acquisition of rights and/or temporary possession of the land, via the DCO. The Applicant envisages this update being made to the relevant documents and submitted into the examination at Deadline 6.</p> <p>Discussions ongoing regarding RLB and class 8 rights</p>	

ID	Issue	Stakeholder position ScottishPower Renewables (UK) Limited and East Anglia Three Limited (including date)	National Grid position (including date)	Relevant documentation
6.11	Proposed Haul Road encroaching the visual screening to the West of the EA1 ONSS.	14/01/26 - Queries were raised on the ground levels at the ONSS and the impact on the visual screening agreed as part of the EA1 DCO.	<p>26/01/26 – The Applicant has relayed SPRUKL’s queries to their design partners and have prepared two alternative options within the RLB and reviewed the existing topographical conditions at this location.</p> <p>Whilst we have not yet undertaken a detailed review of this area, the haul road corridor allocated within the DCO is relatively wide. This should provide sufficient flexibility to adjust the horizontal alignment of the haul road southwards, or to raise or lower its level as required. Additional solutions, such as a temporary retaining wall, can also be considered, depending on the function and constraints of the bund.</p>	
6.12	Changes to the 400kv Bramford Substation northern boundary and proposed retaining wall	14/01/26 – SPRUKL request further information on these potential changes	<p>26/01/26 – The Applicant are working with the substation design team, movement of any boundary is subject to equipment design within the new bay areas.</p> <p>The Applicant is reviewing this matter and will provide SPRUKL with an update on this matter prior to Deadline 5.</p>	

ID	Issue	Stakeholder position ScottishPower Renewables (UK) Limited and East Anglia Three Limited (including date)	National Grid position (including date)	Relevant documentation
6.13	Holding objection to project	SPRUKL and EA3L object to the inclusion of CA/TP powers over land they have an interest in	The applicant notes the position of SPRUKL and EA3L.	

7. Signatures

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

For National Grid

Name: _____

Position: _____

Date: _____

For Scottish Power Renewables (UK) Limited

Name: _____

Position: _____

Date: _____

For East Anglia Three 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