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Norwich to Tilbury

Volume 8: Examination Documents

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East Anglia 3 Three Limited

Final Issue A

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Planning Inspectorate Reference: EN020027

nationalgrid

East Anglia 3 Three Limited

Final Statement of Common Ground

1. Purpose of the Statement of Common Ground

This Statement of Common Ground (SoCG) has been prepared to confirm to the Examining Authority where agreement has been reached and where agreement has not been reached between National Grid 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 submit a final version of the SoCG by the Close of Examination.

2. Parties to the SoCG

This SoCG has been prepared by National Grid 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 targeted consultations.

4. Stakeholder Interests

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 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 EA3L 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 East Anglia Three Limited to demonstrate how their interests may be affected, how 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 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, including weekly progress calls between the parties since April 2026.

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, ScottishPower Renewables (UK) Limited (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	
5.2	Clash between SuDS pond and RG207	The Applicant has amended the position of pylon RG207 to no longer interact with SPRUKL owned and SuDS pond for which EA3L's has maintenance obligations.	Meeting held 22 June 2026	2.3 Works Plans - Section B [REP6-014]
5.3	Landscape reinstatement and BNG interactions	Both parties acknowledge that the majority of landscape interactions do not interact with EA3L landscape management obligations.	Meeting held 22 June 2026	2.16 Trees and Hedgerows to be Removed and or Managed Plans - Section B [REP4-030]

6. Matters Currently Under Discussion

The majority of matters that remain under discussion at time of finalising this SoCG are dependent on agreeing the Protective Provisions, and signing an Interface Agreement which are under negotiation and aiming to be finalised at Examination Deadline 7. Once these further documents are signed, these matters can be considered “agreed”.

ID	Issue	East Anglia Three Limited (including date)	National Grid position (including date)
6.1	Works within the EA3L order limits	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. EA3L require appropriate provisions for the management of these interfaces to be included in the Interface Agreement which is currently under discussion. 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.	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. 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. The Applicant is working with EA3L and 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.
6.2	Norwich to Tilbury haul road interface with EA3L cable alignment	24/06/25 - Protective measures should be installed at the EA3L cable crossings within the boundary of National Grids works, if requested by EA3LL. These protective measures should also consider National	25/06/25 – The Applicant agrees to undertake protective measures as reasonably expected to ensure EA3L underground cable assets are

ID	Issue	East Anglia Three Limited (including date)	National Grid position (including date)
		Grids landscaping proposals near the cables. National Grid should not restrict or interfere with the installation or operation of EA3L cable connections. EA3L requires appropriate provisions for the management of these interfaces to be included in the Interface Agreement which is currently under discussion. 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.	adequately protected from the Norwich to Tilbury works. 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. The Applicant is working with EA3L 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.
6.3	Interface Legal Agreement	EA3L's solicitors provided comments on the draft Heads of Terms for the Interface Agreement on 7 July and are working with the Applicant on them with the aim to reaching an agreement. 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.	The Applicant is working with EA3L the draft Heads of Terms and will continue to engage with the aim of this agreement being in place by the close of examination
6.4	Land Rights	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 EA3L DCO boundaries are impacted. N-T must seek voluntary	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.

ID	Issue	East Anglia Three Limited (including date)	National Grid position (including date)
		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.	The Applicant and EA3L will continue to engage on a number of matters, including lands rights.
6.5	Access to Sustainable Drainage System (SuDS) pond	24/06/25 - Access and maintenance rights by EA3L to the SuDS pond and surrounding land forming part of the drainage systems of the substation must be maintained at all times. EA3L object to the inclusion of compulsory acquisition powers over land owned by SPRUKL, which forms part of the sole access to EA3L's onshore substation compound and their shared SuDS pond. National Grid must seek voluntary land rights from SPRUKL where access is required. Access and maintenance rights to EA3L assets must be secured in the proposed Interface Agreement.	25/06/25 - Access and maintenance rights to EA3L assets will be maintained and managed by competent contractors through engagement with EA3L. The Applicant is working with EA3L and 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
6.6	Norwich to Tilbury surface water run-off management and protected species	Temporary surface water management of the substation must be put in place by 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	25/06/25 - Construction run off will be managed on site via the competent contractor and not anticipated to negatively impact EA3L operations.

ID	Issue	East Anglia Three Limited (including date)	National Grid position (including date)
		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. EA3L require appropriate provisions for the management of construction interfaces to be included in the Interface Agreement which is currently under discussion. 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.	The Applicant shall observe and comply with all necessary requirements in regards to protected species throughout the project. The Applicant is working with EA3L 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.
6.7	Traffic Management	24/06/25 - National Grid are to manage the cumulative traffic impacts should construction or major maintenance operations overlaps. EA3L require appropriate provisions to ensure access to the substation compounds be included in the Interface Agreement which is currently under discussion. 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.	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. The Applicant and its contractors will maintain communications throughout the scheme to ensure that access to SPRUKL's assets are maintained. The Applicant is working with EA3L 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.
6.8	Holding objection to project	EA3L object to the inclusion of CA/TP powers over land they have an interest in	The applicant notes the position of EA3L.

7. Signatures

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

For National Grid

Name: _____

Position: _____

Date: _____

For East Anglia Three Limited

Name: _____

Position: _____

Date: _____

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