AENC-NG-CNS-REP-0243

Norwich to Tilbury

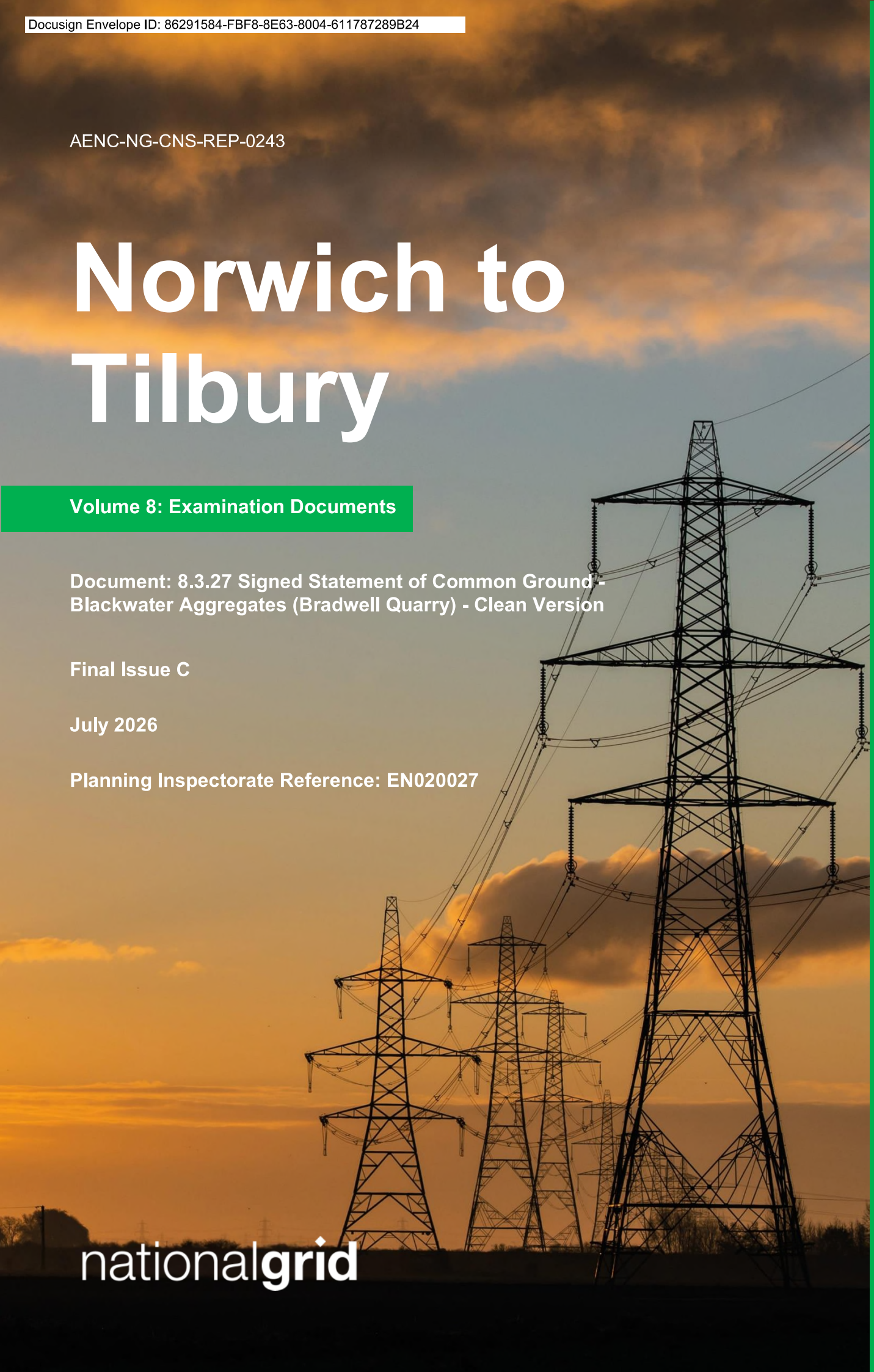
Volume 8: Examination Documents

Document: 8.3.27 Signed Statement of Common Ground - Blackwater Aggregates (Bradwell Quarry) - Clean Version

Final Issue C

July 2026

Planning Inspectorate Reference: EN020027



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Revision History

Version	Date	Submitted at
A	26 February 2026	Deadline 1
B	12 May 2026	Deadline 4
C	21 July 2026	Deadline 7

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Blackwater Aggregates (Bradwell Quarry)
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 Blackwater Aggregates regarding specific issues arising during construction and/or operation from the interface between the proposed Norwich to Tilbury Project and Bradwell Quarry, Church Road, Bradwell, Essex, CM77 8EP.

This final signed version of the SoCG has been submitted at Examination Deadline 7.

2. Parties to the SoCG

This SoCG has been prepared by National Grid and Bradwell Quarry (Blackwater Aggregates).

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.

SoCG ID	Summary of matter under discussion	Deadline for resolution
8.1	The Applicant will continue to engage with Blackwater Aggregates through detailed design to reduce the impact of the proposed alignment upon sterilisation of mineral extraction.	Engagement will continue following examination, through detailed design

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

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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 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.

5. Stakeholder Interests

Blackwater Aggregates has legal interests that have the potential to interact with the Norwich to Tilbury proposals. This has been identified as Bradwell Quarry, Church Road, Bradwell, Essex, CM77 8EP. The proposals understood as: *"Extraction of 6.5 million tonnes of sand and gravel (from Site A7 as identified in the Essex Minerals Local Plan 2014) including the retention of the existing access onto the A120, the processing plant (including sand and gravel washing plant), office and weighbridge, ready mix concrete plant, bagging unit, DSM plant, water and silt*

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management systems. In addition, extension of the internal haul road into Site A7 and access for private and support vehicles to the Site A7 contractors' compound via Woodhouse Lane and Cuthedge Lane. Restoration of Site A7 to agriculture and biodiversity (species rich grassland and wetland). This site has been granted permission under reference ESS/12/20/BTE with associated conditions. The current status is "Pending Consideration" with the Essex County council which was submitted on 6th of August 2025. This is an active site.

Furthermore in due course the Bradwell Quarry will (subject to mineral planning consent being granted) extend into Monk's Farm, Pantling's Lane, Coggeshall Road, Kelvedon, Essex. CO5 9PG for the purposes of extraction of sand and gravel. This will become area A8 (Essex County Council mineral planning department reference site A47). The mineral rights in Monks Farm are owned by Blackwater Aggregates.

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

6. Engagement to date

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

- 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: 6th October 2023, 22nd October 2025, 16th January 2026, 22 May 2026, 19 June 2026
- Site meeting at Bradwell Quarry, Church Road, Bradwell, Essex: 24th July 2025

The parties continue to engage through regular email correspondence in relation to the matters described in this Statement of Common Ground.

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7. Matters Agreed

ID	Issue	Agreement reached	Date agreed	Relevant documentation
7.1				

8. Matters Currently Under Discussion

ID	Issue	National Grid Position	Blackwater Aggregates Position	Status	Relevant documentation
8.1	Route Scenarios	The Applicant has identified the interface between the Norwich to Tilbury project and the Bradwell Quarry Monks Farm development. To accommodate ongoing discussions and potential changes to the planning status of the Monk's Farm site, the Applicant has developed a design scenario that provides flexibility for future adjustments. This scenario is summarised in **5.15 Design Development Report [APP-122]** and **6.4 Environmental Statement Chapter 4 – Project Description [APP-130].**	Blackwater Aggregates submitted the area 8 (area A47 Council ref.) for incorporation into the Mineral Local Plan. Consultation closed in July 2024, and BA await the outcome of the submission. Route A is unacceptable to Blackwater Aggregates. Route A indicated on Figure 2 (blue) will significantly prejudice the extraction of a known mineral reserve. Blackwater Aggregates' preferred route is Route B (yellow) indicated	Ongoing discussion as detailed design progresses	ESS/12/20/BTE planning application with Essex County Council on behalf of Blackwater Aggregates. Essex County Council Mineral Local Plan Review – Assessment of Candidate Sand and Gravel Sites – A47 Bradwell, Monk's Farm **5.15 Design Development Report**

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ID	Issue	National Grid Position	Blackwater Aggregates Position	Status	Relevant documentation
		The Applicant has previously shared two route options with Blackwater Aggregates Option A which is the original alignment and Option B which is the revised alignment taking into account potential mineral sterilisation, both presented in **8.11 Approach to Scenarios [REP4-310].** Due to the identified route conflict between Blackwater Aggregates proposed area of mineral extraction and the proposed adjacent housing development undertaken by the freeholder Parkers of Leicester, an additional alignment (Route C) is currently being proposed. This route would be positioned between Routes A and B to better accommodate both parties' interests. The Applicant will engage with Blackwater Aggregates and Parkers of Leicester through detailed design to further refine and confirm this alignment,	on Figure 2. Route C (pink) goes some way toward mitigating the expected loss if Route A were chosen, but is close to the edge of an area of ground where there is a reduced mineral deposit. The precise positioning of the pylon will need to be carefully considered to mitigate the loss.		**[APP-122] 6.4 Environmental Statement Chapter 4 – Project Description [APP-130]** **8.11 Approach to Scenarios [REP4-310].**

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ID	Issue	National Grid Position	Blackwater Aggregates Position	Status	Relevant documentation
8.2	Permanent sterilisation of minerals under electrical infrastructure pillar of support	National Grid notes the potential change in planning status of the Monk's Farm site and the concerns from Blackwater Aggregates in relation to potential mineral sterilisation. As a result, NG identified design scenarios that provide flexibility to respond to ongoing discussions and detailed designs between the two interfaces. A summary of the scenario has been included in **5.15 Design Development Report [APP-122]** and **6.4 Environmental Statement Chapter 4 – Project Description [APP-130].**	BA have made clear, through previous consultations, questionnaires and site meetings with NG of the potential significant mineral sterilisation and consequential financial compensation claim arising if the scheme negatively impacts gravel extraction. BA have requested the alignment is relocated towards the eastern and southern most point within the route corridor. BA await revised plans from NG showing this re-alignment for further consideration. Route A (blue) indicated on Figure 2 is unacceptable to BA. Route A will significantly prejudice the extraction of a known mineral reserve. BA's preferred route is Route B (yellow) indicated on Figure 2. Whilst BA appreciate the efforts to provide an acceptable compromise alignment, it is a significant help to avoid prejudice to the mineral	Ongoing discussion to continue as detailed design progresses	**8.11 Approach to Scenarios [REP4-310**

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ID	Issue	National Grid Position	Blackwater Aggregates Position	Status	Relevant documentation
			reserve if the pylon and overhead wires are located as far south and east over Monks Farm area within the Order Limits. Mineral can only be dug where it is found whereas other developments introduced can be adjusted.		
8.3	Alternative Routeing Scenario at Bradwell Quarry	An alternative route alignment Option B has been developed that adjusts the overhead line between TB084–TB087. This scenario moves TB086 and TB085 further south, with TB084 positioned closer to the Order Limits, to reduce sterilisation within the quarry. The Applicant considers that siting these pylons at the edge of the development area will lessen mineral sterilisation while maintaining construction access between TB084 and TB085. As referenced in ID8.1, route Option C is now progressing through detailed design which will move TB084 to the South-West and into the edge of the mineral site. This	BA were informed their suggestion to re-route to an alternative location within the corridor makes little or no marginal cost difference to the scheme. This would make a portion of the mineral reserve financially viable. Route A is unacceptable to BA. Route A indicated on Figure 2 (blue) will significantly prejudice the extraction of a known mineral reserve. BA's preferred route is Route B (yellow) indicated on Figure 2. The location of pylons TB85 and TB86 should be positioned as far to the east and south as possible to avoid any sterilisation of the mineral reserve.	Ongoing discussion with key points to be confirmed.	**8.11 Approach to Scenarios [REP4-310].**

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ID	Issue	National Grid Position	Blackwater Aggregates Position	Status	Relevant documentation
		changes TB084 to an angle pylon with TB085 being relocated to seek to clearspan the main quarry void should that progress. The movement of TB085 is to the South-East, opposite side of the land area with the position striking a balance between housing and minerals. Proposed locations for pylons TB84, TB85 and TB86 are currently being determined by the Applicant, and will be shared with Blackwater Aggregates as soon as available. The Applicant is committed to further engagement with Blackwater Aggregates through detailed design to resolve the design and mitigation in this area.			
8.4	Oversail of Minerals Sites	The Applicant confirms that site operations can generally continue beneath overhead line oversail where standard electrical clearance requirements are met. The overhead line will be designed to comply with these established clearance standards. Where operational	BA welcomes further engagement and has highlighted that any oversail should allow for the safe passage of construction plant and equipment under the lines. Required clearance: In accordance with NGET Design Guidelines for Development Near Pylons and	Ongoing discussion with key points yet to be discussed / resolved.	**8.11 Approach to Scenarios [REP4-310].**

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ID	Issue	National Grid Position	Blackwater Aggregates Position	Status	Relevant documentation
		constraints arise that directly result from the oversail, The Applicant is committed to further engagement with Blackwater Aggregates through detailed design to resolve the design and mitigation in this area	HVO Power Lines (Table 1: Overhead Line Conductor Clearances, Items 3 and 4), a minimum vertical clearance of 9.2m to 10.5m (depending on voltage and sag conditions) must be maintained between the lowest conductor and the highest part of any operating plant.		
8.5	Permanent Operational Access	The Applicant requires ongoing access to its assets for operational purposes. The DCO includes defined access routes; however, the Applicant is open to agreeing alternative arrangements with site operators where this better reflects on-site activities. Specific access requirements will be confirmed as the detailed design progresses.	Alternative access route could be agreed and potentially included within a restorations scheme following mineral extraction and subject to mineral planning consent.	Ongoing discussion with key points yet to be discussed / resolved.	
8.6	Temporary Construction Effects	The Applicant confirms that temporary construction measures such as haul roads, utility diversions and reinstatement will be planned to minimise disruption to ongoing site operations. The Applicant will provide detailed construction layouts and	BA will work with the Applicant to minimise any disruption to the development of the overhead scheme or any future quarrying operations across the site.	Ongoing discussion with key points yet to be discussed / resolved.	

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ID	Issue	National Grid Position	Blackwater Aggregates Position	Status	Relevant documentation
		access arrangements once final design and construction planning are complete and will ensure that any temporary impacts on existing site infrastructure or activities are properly addressed and reinstated.			

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The parties agree to:

- Commit to engage constructively with National Grid in respect of detailed engineering design to facilitate beneficial outcomes for all developments in so far as it relates to overlapping interests which sit within a Mineral Safeguarding Area
- Commit to update each other where material change to their project occurs or is imminently expected

Figure 1 Interface between Bradwell Quarry and the Project Alignment

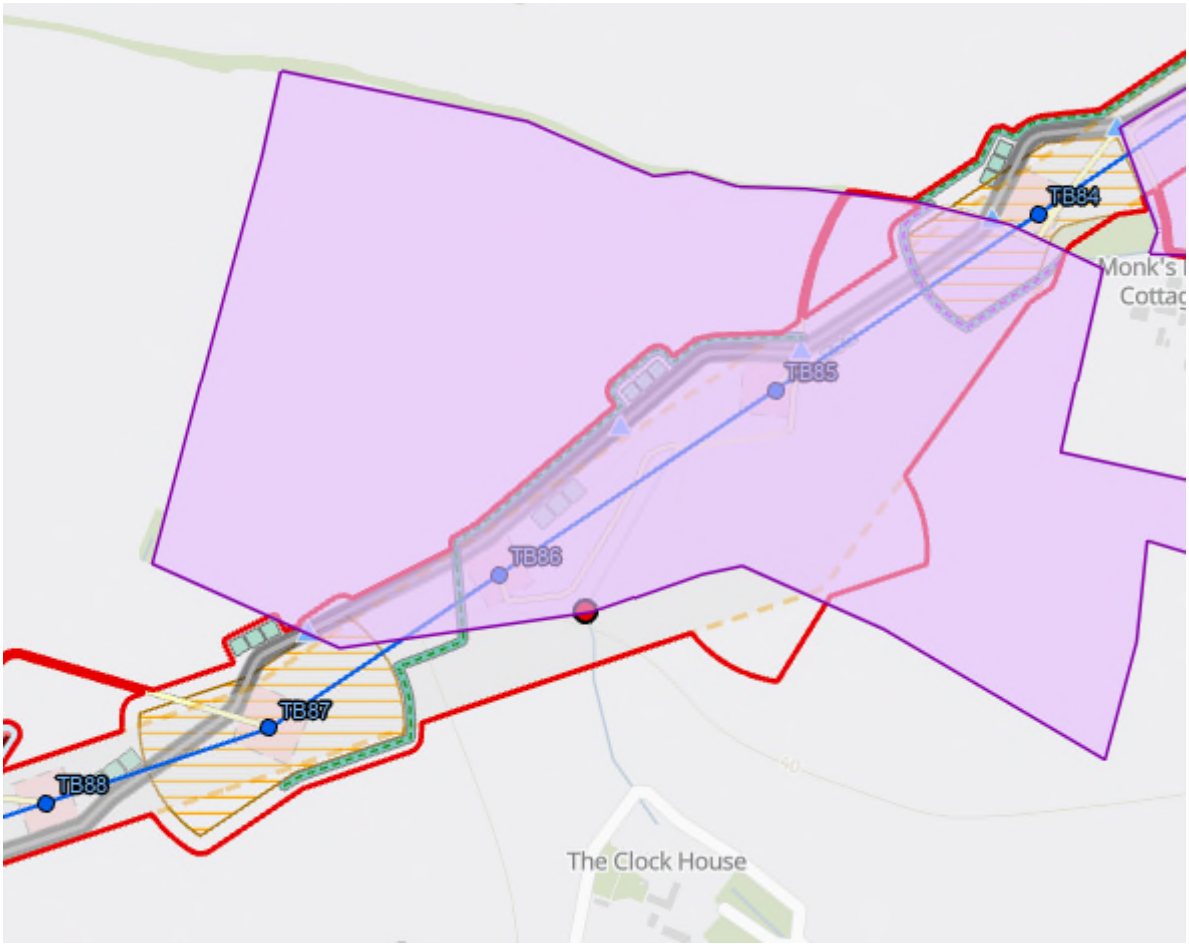

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Figure 2 Alternative Project Alignment

Route A (blue)

Route B (yellow)

Route C (pink)

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9. Signatures

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

For National Grid

Name [redacted]

Position: Project Director

Date: 14/07/2026

For Bradwell Quarry (Blackwater Aggregates)

Name: [redacted]

Signed by: [redacted]

Position: Chairman of the Management Committee

Date: 14.07.2026

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