

AENC-NG-CNS-REP-0235

Norwich to Tilbury

Volume 8: Examination Documents

**Document: 8.3.19 Signed Statement of Common Ground
- Conrad Energy - Clean Version**

Final Issue C

July 2026

Planning Inspectorate Reference: EN020027

nationalgrid

Revision History

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

Conrad Energy

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 Conrad Energy regarding specific issues arising during construction and/or operation from the interface between the proposed Norwich to Tilbury Project (the Project) and Conrad Energy, at land adjacent to Billericay Power Generation Plant, Old Church Lane, Mountnessing, Brentwood, Essex, CM13 1UP and Billericay Power Generation Plant, Old Church Lane, Mountnessing, Brentwood, Essex, CM13 1UP.

This Statement of Common Ground relates to Conrad Energy's interest in both solar and gas.

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

2. Parties to the SoCG

This SoCG has been prepared by National Grid (the Applicant) and Conrad Energy.

3. Summary of matters

This final SoCG deals with 10 matters in total, all of which are under discussion.

Discussions between the Applicant and Conrad Energy necessarily will continue during detailed design, and for some matters into construction, including on the following matters.

Provisional information can be also shared with Conrad Energy where available ahead of the finalisation of design detail, but this will be subject to change as the design is finalised and only should be used by Conrad Energy as a design assumption on this basis.

- Final design of the Project, e.g. temporary haul road, pulling zone, final pylon design (including heights and electrical clearances), position and conductor type information.
- Conrad Energy's panel positions and the extent to which temporary removal of solar panels will be required
- Stringing methodology
- Earthing assessment results and, if relevant, mitigation measures
- Potential for shading impacts
- Construction programme
- Compensation to Conrad Energy

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 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.

5. Stakeholder Interests

Conrad Energy has legal interests that have the potential to interact with the Norwich to Tilbury proposals. This has been identified as Conrad Energy, Land Adjacent to Billericay Power Generation Plant, Old Church Lane, Mountnessing, Brentwood, Essex, CM13 1UP. The proposals understood as: *the construction and operation of a Solar PV Farm together with ancillary infrastructure and equipment, landscaping and access*. A planning application was submitted to Brentwood Borough Council under the reference 24/01263/FUL. The application was approved on 30th April 2025.

6. 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 Dates:
 - 15 August 2024
 - 12 September 2025
 - 3 February 2026
 - 7 July 2026
- The parties continued to engage during the examination 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
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8. Matters Currently Under Discussion

ID	Issue	National Grid Position	Conrad Energy Position	Status	Relevant documentation
8.1	Permanent loss of development footprint	The Applicant notes Conrad's request for confirmation of tower heights and electrical clearances. Detailed tower design is still being developed, and the Applicant will provide the final tower heights and electrical clearances as the design progresses. The Applicant's routing and design process has sought to minimise impacts on the developable area of the solar site. TB204 remains constrained and may result in a permanent loss of development footprint. TB203 is positioned on a narrow strip of land adjacent to PV panels.	Conrad still requires confirmation of towers heights and clearances under the OHL. Conrad expects full compensation for loss of revenue over the lifetime of its development as a result of any permanent loss of development footprint. Furthermore, if an amendment to Conrad's existing planning permission is required, all associated costs should be borne by the Applicant.	Ongoing discussion with key points yet to be confirmed.	24/01263 planning application with Brentwood Borough Council on behalf of Conrad Energy.

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		The Applicant's assessment is that the oversail between TB203 and TB204 will not result in any net loss of developable land. The Applicant has also noted panels could be installed under the line after stringing. Installation prior to stringing could result in the panels being temporally impacted by construction. The Applicant is currently undertaking a stringing methodology study. The parties have agreed to continue engaging on how to minimise impact. The Applicant will settle any evidenced compensation claims in accordance with the compensation code.			
8.2	Temporary Removal of Panels to create space for construction works	The Applicant acknowledges that temporary removal of PV panels may be required to facilitate construction of the Project. The Applicant is developing the detailed construction methodology and will provide further information on the anticipated scaffold tower requirements, including the footprint, height and anticipated duration of installation, once available. Provisional information can be also shared ahead of this time, but this will be subject to change as the design is finalised.	The Applicant has confirmed the temporary removal of some of Conrad's PV panels will likely be required to facilitate construction of the Project including in relation to a required scaffold tower. Conrad requires confirmation of the footprint and height of the tower along with confirmation of the time period it will be in situ for.	Ongoing discussion with key points yet to be confirmed	

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ID	Issue	National Grid Position	Conrad Energy Position	Status	Relevant documentation
		The Applicant acknowledges Conrad's concerns regarding the potential impact of temporary panel removal on generation capacity and associated losses. Discussions between the parties regarding compensation and mitigation measures are ongoing. The Applicant will settle any evidenced compensation claims in accordance with the compensation code	Conrad requires formal protection of its assets. Conrad is awaiting proposed Heads of Terms from the Applicant and, once received, will need to consider whether these offer sufficient protection or whether Conrad will need to seek additional protections (including in the form of possible additional protective provisions in its favour to be included in the DCO). Any removal of panels will result in an inability to achieve full generation capacity and will cause associated economic losses for Conrad. Further discussion required to agree compensation of lost revenue. Furthermore, all removal, reinstallation and associated costs would need to be covered by the Applicant.		

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ID	Issue	National Grid Position	Conrad Energy Position	Status	Relevant documentation
8.3	Earthing	The Applicant recognises Conrad Energy's concerns regarding potential earthing implications of the Project on their solar development. The Applicant's specialist consultants are completing an earthing screening study to share with Conrad Energy. Where additional earthing is required as a result of the Project, the Applicant will work with Conrad Energy to ensure its assets are protected. The Applicant has instructed its legal team to provide draft Heads of Terms to Conrad. The Applicant will settle any evidenced compensation claims in accordance with the compensation code. In the event there is an impact the Applicant will carry out additional studies, to determine the best protection approach with Conrad Energy and pay compensation <u>if</u> it is due under either the Compensation Code or relevant statutory provisions in relation to upgrade of the earthing system.	Conrad cannot provide comment until the information is provided by National Grid and the impacts on its development is known. Conrad requires formal protection of its assets. Conrad is awaiting proposed Heads of Terms from the Applicant and, once received, will need to consider whether these offer sufficient protection. Conrad also requires confirmation that any cost of surveys or associated with changes required to Conrad's earthing design as a result of the Project to be borne by National Grid.	Ongoing discussion with key points yet to be confirmed	
8.4	Haul Road	The extent of the temporary Haul Road Access within the Solar Farm site is to be	Conrad have requested a change in the haul road to	Ongoing discussion with	

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		confirmed at the detailed design stage. Additional maintenance access could be required due to net effects such as dust or compensation for damage/repair to operational equipment. Any change to the Haul Road Location will need to be within the Project Order Limits and Limits of Deviation. Discussions are ongoing and finalisation of proposals will be confirmed following final design development. There is a potential that this will not be until the end of examination. The Applicant will continue to engage with Conrad Energy at the detailed design stage.	enter the field for TB204 at the Southeastern entrance. Conrad requires certainty as to the positioning of the haul road from the Applicant.	key points yet to be confirmed	
8.5	Stringing pulling zone	The Applicant maintains that no additional operational impacts are anticipated beyond those directly associated with the confirmed tower footprints and required operational clearances. This will be confirmed once the detailed designs have been finalised and authorised. A CAD drawing has been sent to Conrad Energy so they can overlay this onto their plans.	Conrad seeks the worst-case scenario area that needs to be avoided so that an area of losses and non-development can be anticipated. Overlay provided showing the impact of the site with and without a pulling zone going through the solar farm.	Ongoing discussion with key points yet to be confirmed.	

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		Both alternative overlays have been included within this SoCG. The Applicant will continue to progress the detailed design with the aim of minimising any impact on Conrad Energy's site. At this stage, the Applicant does not anticipate that the pulling zone will be required.			
8.6	Shading	The Applicant recognises Conrad Energy's concerns in relation to potential shading implications of the Project on their solar development. The final pylon design, conductor type and position information is expected to be available in 2027. Once this information is available, the Applicant can share this information with Conrad Energy. Provisional information can be also shared ahead of this time, but this will be subject to change as the design is finalised. Shading could be a compensation matter according to the Compensation Code or any statutory provisions. Such matters would be assessed on a case-by-case basis, in accordance with the Planning Act 2008 and the statutory Compensation Code and are not	The proposed tower locations will cause shading on any panels installed to the North of the pylons. The Applicant to provide towers heights so that Conrad can anticipate a loss in generation figure. The reduction in generating capacity combined with the shading effects as a result of the Applicant's Project may ultimately mean that Conrad's proposed development is no longer viable. Conrad's concerns regarding shading also apply to shading impacts related to		

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		matters to be determined through the Examination of the DCO. It due course, once sufficient detailed design information is available the Applicant understands Conrad will share their assessment of the shading impact.	the proposed scaffold tower during construction.		
8.7	Timescales and construction impacts	Construction of solar farm is proposed for 2027. Therefore, The Applicant expects to be working within a constructed solar site. The Applicant will continue to engage with Conrad Energy, sharing construction programme information as necessary to ensure co-ordination between the two developments. As Conrad Energy intend to construct from 2027, the Applicant requests their detailed construction programme, to assess potential interactions between the two projects. The Applicant acknowledges Conrad Energy's concerns regarding the protection of its assets during construction, including the management of dust and other construction-related impacts. Appropriate measures and responsibilities will be considered through ongoing discussions and documented within the relevant construction and interface	Conrad seeks full confirmation of duration of works on the site. High level dates have been provided but they are subject to change. Conrad requires formal protection of its assets and additional maintenance requirements, such as but not limited to appropriate dust generation mitigation measures, cleaning of solar equipment etc., caused by National Grid's construction activities with all associated costs to be borne by National Grid. Conrad is awaiting proposed Heads of Terms from the	Ongoing discussion with key points yet to be confirmed.	

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		management arrangements where appropriate. The Applicant has instructed its legal team to share draft heads of terms.	Applicant and, once received, will need to consider whether these offer sufficient protection or whether Conrad will need to seek additional protections (including in the form of possible additional protective provisions in its favour to be included in the DCO).		
8.8	Mechanism to secure the agreed commitments	The Applicant is committed to progressing and agreeing Heads of Terms with Conrad Energy and, thereafter, negotiating a binding legal agreement to secure the matters agreed between the parties.	The parties have yet to agree a binding legal agreement to secure the commitments that have been agreed and that are under discussion. Conrad awaits proposed Heads of Terms from the Applicant.		
8.9	National Grid guidance requirements	The Applicant acknowledges Conrad Energy's concerns regarding costs incurred as a consequence of complying with National Grid Electricity Transmission's third-party guidance. The treatment of any such costs will be considered in accordance with the relevant legal and commercial arrangements between	Conrad requires confirmation that any and all costs associated with additional works required to comply with National Grid's guidance (Third-party guidance for working near National Grid		

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		the parties, including any applicable compensation provisions.	Electricity Transmission equipment) are to be borne by National Grid.		
8.10	Protection for underground services	The Applicant acknowledges Conrad Energy's requirements in relation to the identification, assessment and protection of its assets and infrastructure. The Applicant has instructed its legal team to prepare draft Heads of Terms and will continue to engage with Conrad Energy regarding asset protection and interface management. The matters raised by Conrad Energy, including protection measures, liability and compensation arrangements, remain subject to ongoing discussions between the parties.	Conrad Energy requires National Grid and its contractors to identify, assess and protect existing and future underground infrastructure and services, during construction, operation and maintenance activities. Where construction traffic, plant movements or works are proposed in proximity to Conrad Energy assets, appropriate risk assessments, load assessments and protective measures must be implemented in accordance with HSG47 Guidance (Avoiding danger from underground services), relevant industry standards and relevant legislation. Conrad Energy also		

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			requires the opportunity to review (and for due regard to be given by National Grid to any comments provided) proposed protection measures and requires appropriate compensation arrangements to be in place in the event of damage to, or loss arising from, those assets.		

Figure 1 Interface between the Project and Conrad Energy



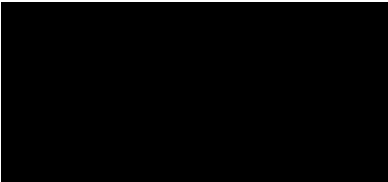
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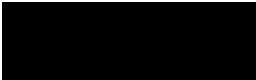
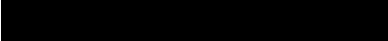
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9. Signatures

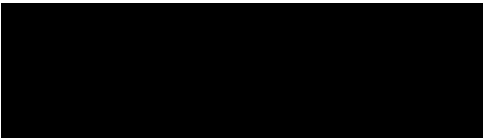
This Statement of Common Ground is agreed upon by the undersigned parties:

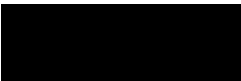
For National Grid 

Name  

Position: Project Director

Date: 17/07/2026

For Conrad Energy 

Name: 

Position: Development Director

Date: 17th Junly 2026

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