

AENC-NG-CNS-REP-0233

Norwich to Tilbury

Volume 8: Examination Documents

**Document: 8.3.17 Signed Statement of Common Ground -
Ralos Projects Ltd - 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

Ralos Projects Ltd

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 Ralos Projects Ltd regarding specific issues arising during construction and / or operation from the interface between the proposed Norwich to Tilbury Project (the Project) and Land off Marsh Lane, Bracon, Ash, Norfolk.

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 Ralos Projects Ltd (on behalf of the landowner, Richard Long Group Ltd).

3. Summary of Matters

This final SoCG deals with 13 matters in total, of which 4 are agreed and 9 are under discussion.

Discussions between the Applicant and Ralos Projects Ltd necessarily will continue during detailed design, and for some matters into construction, including on the following matters:

- Project construction programme
- Ralos Projects Ltd scheme design alterations to accommodate the Project (including costs incurred)
- Project method for stringing (once selected)
- Final design of the Project, e.g. of the temporary haul road, final pylon design, position and conductor type
- Earthing assessment results and, if relevant, mitigation measures
- Compensation to Ralos Projects Ltd and Richard Long Group Ltd
- Potential for shading impacts
- Extent to which temporary removal of solar panels and associated structures will be required
- Impact on the existing S106 agreement

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

Ralos Projects Ltd has been in correspondence with the Applicant over their potential interaction with the Project. The Ralos Projects Ltd interest has been identified as the proposed, and fully consented solar farm, close to Marsh Lane, Bracon Ash, Norfolk. The Ralos Projects Ltd proposals are understood as: *Solar farm of approximately 32.7MW along with associated ancillary equipment including substations, fences and batteries*. The site is owned by Richard Long Group Ltd and Ralos Projects Ltd is carrying out the development. The site benefits from a direct grid connection to a local 33kV UKPN overhead distribution line and the asset is proposed to be in situation under a temporary permission for 40 years. It was granted planning permission in July 2025 by South Norfolk District Council (planning application reference 2023/1055). The grid connection date is to be confirmed.

6. Engagement history

- 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:
 - 1 October 2024
 - 10 September 2025
 - 14 November 2025
 - 4 March 2026
 - 27 April 2026 – Meeting to discuss SoCG
 - 22 June 2026 – Meeting to discuss SoCG
 - 29 June 2026 – Meeting to discuss SoCG
 - 2 July 2026 – Meeting to discuss SoCG
 - 6 July 2026 – Meeting to discuss SoCG
 - 13 July 2026 – Meeting to discuss SoCG
- The parties continued to engage during the examination through regular email correspondence in relation to the matters described in this Statement of Common Ground.

7. Matters Agreed

ID	Issue	Agreement reached	Date agreed
7.1	Consent	Planning permission has been granted for the solar development.	4 July 2025
7.2	Pulling zone south of pylon RG18	The Applicant confirms that the pulling zone at pylon RG18 can be reduced to avoid the solar farm site and the expected reduction has been shared with Ralos Projects Ltd in a drawing (<i>Figure 1: NTZZ-AAJ-OH70-RGZZZ-SKT-ZZ-000001</i>).	22 June 2026
7.3	SuDs	The location of the proposed sustainable drainage system (SuDS) features is being relocated south, outside of the solar farm site, thereby avoiding a permanent impact within the solar farm site. This is being completed through the ongoing detailed design process.	22 June 2026
7.4	Regular meetings working towards agreeing Heads of Terms for a Legal Agreement	The Applicant will continue to engage with Ralos Projects Ltd as detailed design progresses with the aim of minimising impacts on the solar farm site. Ralos Projects Ltd and the Applicant have agreed to have a monthly teams meeting, starting following SoCG completion. Ultimately, the parties acknowledge they should aim to agree heads of terms, and then a legal agreement between the parties.	22 June 2026

8. Matters Currently Under Discussion

ID	Issue	National Grid Position	Ralos Projects Ltd Position
8.1	Construction programme	The Applicant will provide timely updates to Ralos Projects Ltd as the construction programme develops.	Ralos Projects Ltd require a tentative construction programme to enable them to consider how they can work with the Applicant.
8.2	Costs associated with Ralos Projects Ltd scheme design alterations	The Applicant welcomes Ralos Projects Ltd's suggestion to review their design in relation to the haul road and understands that Ralos Project Ltd will incur costs in relation to this review. The Applicant also welcomes more discussion with Ralos Projects Ltd on the costs associated with reviewing such options.	Ralos Projects Ltd are trying to work collaboratively with National Grid. Ralos Projects Ltd are prepared to hold discussions with their appointed EPC to consider potential opportunities to evolve their established design. National Grid should be aware that there would be costs associated with reviewing such options and that no assurances can be given regarding the outcome.
8.3	Method for stringing	The Applicant acknowledges that temporary removal of panels and associated structures and infrastructure may be required to facilitate stringing construction activities. These impacts will be temporary only, and the Applicant will agree with Ralos Projects Ltd how affected areas are reinstated following completion, allowing for the installation (or reinstallation) of solar panels and associated structures and infrastructure thereafter. The method of stringing is currently being assessed. The three main options are ground clear, scaffold or innovative (minimum site access requirement). The Applicant acknowledges Ralos	Ralos Projects Ltd preferred stringing methodology is innovative first choice (method still to be agreed by all parties), and then second choice scaffold. The ground clear option requiring removal of panels and associated structures and infrastructure is the least preferred option. Ralos Projects Ltd have asked the Applicant to confirm how the compensation code would apply to the impacts on them (eg. are all costs covered, fees, etc.). Ralos Projects Ltd expects that an undertaking to cover all associated costs & losses, such as professional fees and project management costs, where required will be afforded.

ID	Issue	National Grid Position	Ralos Projects Ltd Position
		Projects Ltd preference as stated herein and is taking account of that. The ground clear method would require establishment of a temporary working corridor beneath the overhead line (and approximately 10m either side) to allow for safe stringing operations. Where impacts are not mitigated and the temporary removal of solar apparatus and associated structures and infrastructure is required to enable construction of the Project, the Applicant welcomes discussions with Ralos Projects Ltd to agree the costs associated with those works in accordance with the compensation code. In accordance with the compensation code this may include an undertaking to cover reasonable associated costs and losses, such as professional fees and project management costs, where required.	
8.4	Haul road	The Applicant acknowledges that temporary removal of panels and associated structures and infrastructure will be required to facilitate haul road construction activities. The haul road will be formed along the eastern side of the site. These impacts will be temporary only but longer in duration than stringing activities (almost full duration of Project construction). The Applicant will agree with Ralos Projects Ltd how affected areas will be reinstated	Ralos Projects Ltd has requested information relating to a worst case maximum width haul road in order to allow them to consider their design and how it will work with the Applicant's scheme. Ralos Projects Ltd have asked the Applicant to confirm how the compensation code would apply to the impacts on them (eg. are all costs covered, fees, etc.). Ralos Projects Ltd expects that an undertaking to cover all associated costs such as professional fees and

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ID	Issue	National Grid Position	Ralos Projects Ltd Position
		following completion, allowing for the installation (or reinstallation) of solar panels and associates structures and infrastructure thereafter. The Applicant is currently evaluating the design of the haul road with the possibility of straightening the road. The Applicant will confirm when this information can be shared. Where impacts are not mitigated and the temporary removal of solar apparatus and associated structures and infrastructure is required to enable construction of the Project, the Applicant welcomes discussions with Ralos Projects Ltd to agree the costs associated with those works in accordance with the compensation code. In accordance with the compensation code this may include an undertaking to cover reasonable associated costs, such as professional fees and project management costs, where required.	project management costs, where required will be afforded.
8.5	Earthing	The Applicant acknowledges these concerns and is undertaking further technical assessment to better understand whether any additional earthing requirements could arise and, if so, the extent of any associated impacts. Based on previous studies, significant impacts are not currently expected, however, this will be confirmed through ongoing assessment. Where mitigation is required, the Applicant will work with	Ralos Projects Ltd raised concerns that any requirement for additional earthing arising from the proximity of the consented solar farm to the proposed 400kV infrastructure could impose an unanticipated economic cost burden. They noted that such costs are not currently accounted for within the CAPEX model for their solar scheme. Ralos Projects Ltd earthing design is not yet complete.

ID	Issue	National Grid Position	Ralos Projects Ltd Position
		Ralos Projects Ltd to agree an appropriate solution, including cost considerations where applicable. A technical note on earthing which will be shareable with Ralos Projects Ltd should be available by the end of July. This will identify if the Applicant would benefit from reviewing Ralos Projects Ltd completed earthing system design when it becomes available.	
8.6	Compensation	Where temporary or permanent impacts give rise to losses, these will be addressed through appropriate compensation mechanisms (in accordance with the compensation code), with costs/losses discussed and agreed with Ralos Projects Ltd as necessary. Where additional operational costs/losses are identified and agreed to arise as a direct consequence of the Project, the Applicant is willing to engage with Ralos Projects Ltd to agree an appropriate approach to addressing such costs/losses (in accordance with the compensation code).	Ralos Projects Ltd has identified that temporary construction activities will give rise to consequential losses and an increased maintenance burden associated with the solar PV facility. Ralos Projects Ltd requires agreed recovery mechanisms to be put in place to ensure full cost recovery in relation to the potential for additional operational costs/losses associated with the solar PV facility and lost revenue through reduced generation export as a result of the Proposed Development.
8.7	Shading	The Applicant recognises Ralos Projects Ltd's concerns in relation to potential shading implications of the Project on the solar farm development.	Ralos Projects Ltd has raised a concern that the Project may cause shading.

ID	Issue	National Grid Position	Ralos Projects Ltd Position
		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 Ralos Projects Ltd. 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 matters to be determined through the Examination of the DCO.	Ralos Projects Ltd expects that compensation to cover all associated losses as a result of shading, will be afforded.
8.8	Other Operational Effects	With the exception of shading, the Applicant does not expect the Project to result in any permanent operational impacts on the solar PV facility. Where works affect existing solar PV infrastructure, the Applicant would expect affected assets to be reinstated to an equivalent operational condition following completion of the works. The precise scope of any reinstatement works, including any testing and commissioning requirements, will be determined once the extent of any affected infrastructure has been confirmed. Any compensation arising from the Proposed Development, including claims relating to loss of	Ralos Projects will only accept the full reinstatement of any plant, equipment and assets that were in situation prior to the commencement of any Norwich to Tilbury site works taking place. The solar PV facility must be reinstated to its full, original capability, including any recommissioning, testing & acceptance activities required to support this. The NG project must also ensure that any damages incurred by their works are rectified or suitable replacement assets are supplied, installed, commissioned and set to work such that the original capability is reinstated and that equipment warranties are not compromised. Full compensation for the loss of generation from the first point the panels and

ID	Issue	National Grid Position	Ralos Projects Ltd Position
8.9	S106 Impact on Ralos Project Ltd site	The Applicant notes this concern. Should the Proposed Development affect landscaping required pursuant to the Section 106 Agreement, the Applicant would engage with Ralos Projects Ltd and Richard Long Group Ltd to resolve concerns. The Applicant will welcome evidenced claims for associated costs in so far as they accord with the compensation code.	associated structures & infrastructure were switched out, to their full reinstatement to solar PV generation capability must also be provided. Any associated project & site management costs/fees incurred by Ralos Projects Ltd in support of the above must also be fully reimbursed. The landscape mitigation secured through the S106 and conditions on planning permission reference 2023/1055 was crucial in the consented solar PV scheme being able to demonstrate an acceptable landscape impact and ultimately enabled the application to be approved. It is noted in particular that the S106 secured early planting which allowed a period of time for it to mature in advance of the completion of the project. Based on the plans within the Norwich to Tilbury DCO and likely timescales for its implementation it is clear that a Deed of Variation (DoV) of the original S106 will be required. This will need to address the following points within the area affected: • Amend planting timescales to facilitate replacement planting of mitigation features following the DCO's impact • Timescale for re-planting of mitigation to be conducted in the first planting season following the land becoming available following the DCO works

ID	Issue	National Grid Position	Ralos Projects Ltd Position
			• Amend planting specifications to include more mature plants to directly compensate for loss of screening which will be between 1 and 3 years behind the rest of the mitigation at a minimum and will likely be much longer depending on the DCO start date. • Amend management plans to account for later planting and to extend the period for replacement planting in the event of new planting dying within 10 years of planting • Amend management plans of areas between panels to account for period of removal/disturbance • Introduction of a requirement to re-plant of any existing landscape feature (trees or hedge) that screened the development within the S106 area that is removed as part of the DCO project • Require land conditions to be restored to its current baseline to ensure mitigation planting can take hold and mature in the same way it can on the existing site. These details will be subject to the submission of revised documents and the legal instruction to process a DoV from the applicant and the Local Planning Authority to their respective legal teams. The details will not be agreed until the DoV is signed by all relevant parties, sealed by the Local Planning Authority and completed.

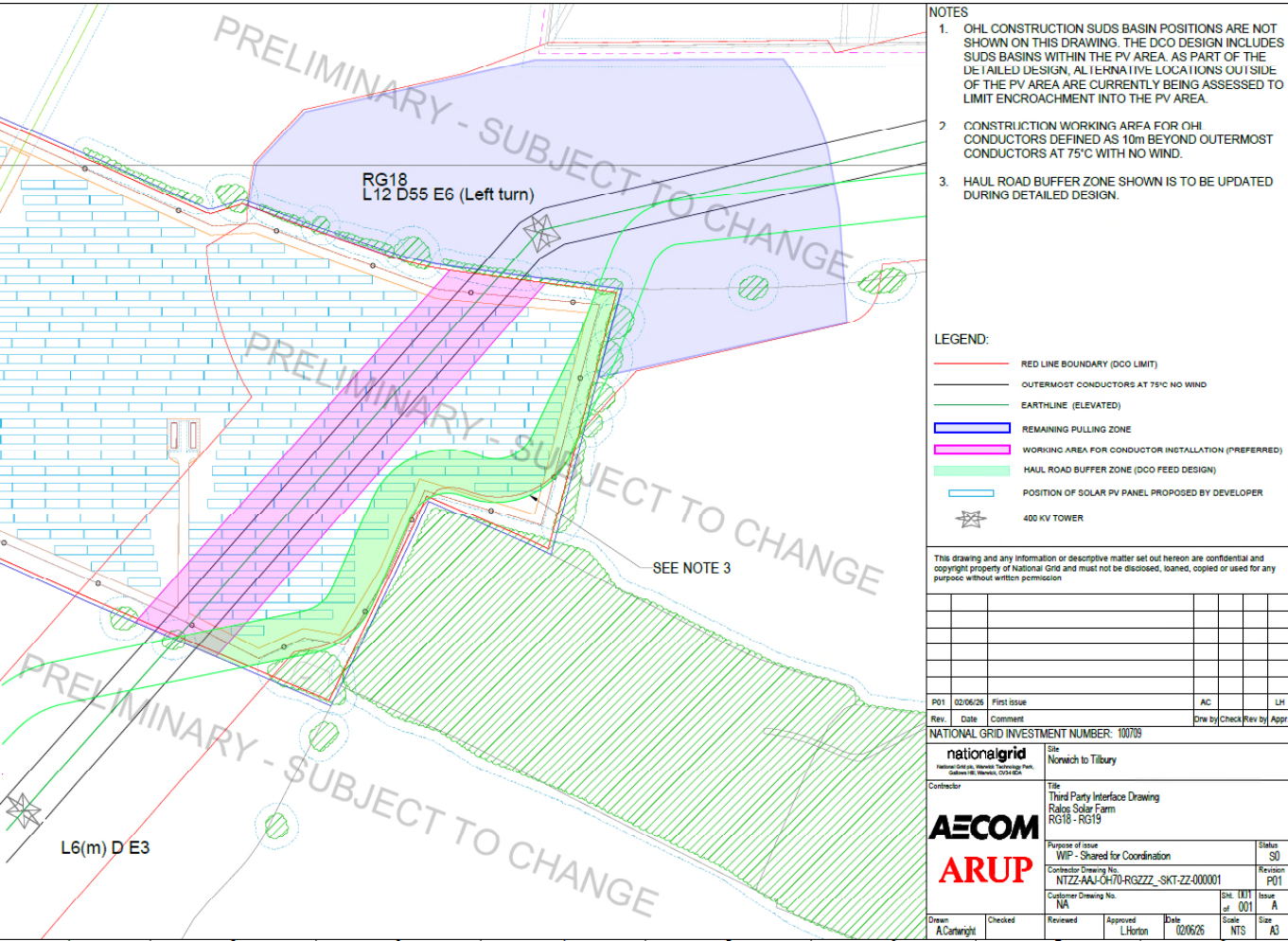
ID	Issue	National Grid Position	Ralos Projects Ltd Position
			The Local Planning Authority expects the applicant to cover the legal costs of any DoV requested; in the same way it does for the original S106 agreement. The DoV will be required to demonstrate that the application remains acceptable following the amendments in order for the Local Planning Authority to be able to sign it off. We have noted that there is also an unexpected contamination condition that would pick up a requirement to assess and remediate any contamination discovered on site; this would likely pick up anything introduced from the DCO and then found during re-planting or reinstatement of solar apparatus and associated structures & infrastructure. There are also conditions relating to ecology and tree protection that may require additional details submitted or amendments made to facilitate the DCO development. This would likely be in the form of additional discharge of condition applications with the associated documents to be submitted. Discharge of condition applications currently cost £309 per application, and this rises with inflation each year.

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Figure 1 Interaction between the Project alignment and the Ralos Project Ltd. development



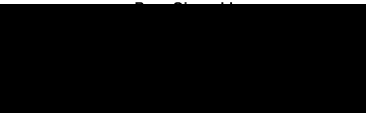
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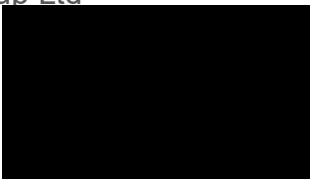
9. Signatures

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

For National Grid
Name  

Position: Project Director

Date: 17/07/2026

For Ralos Projects Ltd and Richard Long Group Ltd
Name:  

Position: Director

Date: 20. 07. 26

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