

AENC-NG-CNS-REP-0071

Norwich to Tilbury

Volume 5: Reports and Statements

Document: 5.9.25 Final Statement of Common Ground - Innova
Renewables (Hall Farm Energy Storage Project) - Clean Version

Final Issue B

July 2026

Planning Inspectorate Reference: EN020027

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

nationalgrid

Innova Renewables (Hall Farm Energy Storage Project) 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 Innova Renewables Limited regarding specific issues arising during construction and/or operation from the interface between the proposed Norwich to Tilbury Project and the Hall Farm Energy Storage Project (planning application ref: 2024/3750).

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

2. Parties to the SoCG

This SoCG is agreed between National Grid and Innova Renewables Limited (Innova).

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
7.1	Hall Farm Development Site included within Norwich to Tilbury Order Limits.	End of examination
7.2	Innova Construction Compound interaction with the Applicants proposed haul road.	End of examination
7.3	Interaction between Innova attenuation basin and the Applicants proposed apparatus.	Detailed design engagement ongoing but unlikely to be resolved within the examination window.

4. 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.

5. Stakeholder Role

Innova Renewables Limited has legitimate interests that have the potential to interact with the Norwich to Tilbury proposals. This has been identified as the proposed Hall Farm Energy Storage Project located south of Norwich Main substation. The proposals understood as: *The development of a 400MW Energy Storage System, including a 132-400kV substation and associated infrastructure* which has recently achieved planning permission.

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 Innova Renewables Limited to demonstrate how their interests may be affected, how Innova Renewables 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 Innova Renewables Limited to date, and the evolution of the Project's design is summarised as follows:

- 2023
 - Introductory meeting to detail the proposed Norwich to Tilbury scheme and project team members
 - Further meetings to discuss scheme impacts of both projects
- 2024
 - Multiple progress update meetings to detail project developments
 - Joint National Grid, Equinor and Innova Renewables Limited meeting on traffic and transport impacts to the local highway network.
 - Focused meeting on both projects compound and haul road locations
- 2025
 - Further discussions on project developments post planning approval for Innova Renewables Limited
 - Initial development of items to be included within the Statement of Common Ground.
- 2026
 - Further development of items included within the Statement of Common Ground.
 - Engagement to discuss proposed design solutions to areas of interaction.

6. Matters Agreed

ID	Issue	Agreement reached	Date agreed
6.1	Innova Underground Cable and National Grid Haul Road Interaction.	When constructing the haul road National Grid will install suitable ducting at the required locations for Innova to later utilise. This avoids the need for disruption and reinstatement to the haul road during the construction phase. Innova to provide details of ducting requirements.	15.07.2025
6.2	Haul Road Interfaces	Interfacing haul roads and CDM areas to be managed on-site during construction by competent contractors.	15.07.2025

7. Matters currently under discussion

ID	Issue	Innova Renewables (including date)	National Grid response (including date)
7.1	Hall Farm Development Site included within Norwich to Tilbury Order Limits.	15.07.2025 - It is expected the Hall Farm project will commence development within the five-year period following receipt of its planning permission. From Relevant Representation 27.11.25: It is not clear to IR why NG has retained this alternative corridor in the final Order Limits given IR secured the planning permission in July 2025 and explained this to NG before the DCO application was submitted. This alternative route would interact directly with the consented BESS project and, if implemented along this route, would sterilise the land for its	21.04.26 – The Applicant are engaging with Innova with the aim of reaching a mutually agreeable design solution in respect of proposed interfacing assets. Pending further detailed design it may be the alternative corridor represents a preferred design to address design conflicts. 21.07.26 - The Applicant has now resolved this interaction with the commitment to Class 8 the eastern corridor option. Securing mechanisms are detailed in document <i>8.11 Approach to Scenarios Revision E</i> submitted at D7. It is expected that, pending a

ID	Issue	Innova Renewables (including date)	National Grid response (including date)
		consented use potentially rendering the Site unviable.	confirmation response from Innova, this matter would now move to <i>Matters Agreed</i> .
7.2	Hall Farm construction compound overlaps with Norwich to Tilbury Haul Road.	15.07.2025 - The detailed requirements for the construction compound can be reviewed near the time of construction of the Hall Farm project. This will be required on-site for the two-year construction period and thereafter removed, until if needed during decommissioning. This can be discussed with National Grid during the pre-build phase on size of the compound which is required.	21.04.26 – the Applicant request the Hall Farm construction compound is clipped so as not to intersect with the proposed haul road alignment. The two projects' construction programmes overlap, which means that the conflict with the Applicant's haul road occurs - this should remain unimpeded. The Applicant will continue to engage with Innova with a view to further defining the compound size requirement and design to avoid any vehicles movement obstructions over the haul road. 21.07.26 – The Applicant will continue to engage with Innova on this matter however it is anticipated this interaction is resolvable on site with coordination between both parties delivery partners to co-locate the haul road and construction compound given the minor extent of the overlap.
7.3	Hall Farm Drainage arrangements located within close proximity to pylon positioning.	15.07.2025 - Innova Renewables has positioned a drainage attenuation basin to the north of a proposed pylon, near to the proposed haul road and underneath the overhead line. Full details of the drainage arrangements are likely to form a condition on the forthcoming decision for the Hall Farm project and will be available during the pre-build phase.	23.07.25 – The Applicant has requested further details of the attenuation basin to facilitate an informed response. Review of the drainage design and arrangements where it overlaps with the proposed Order limits is required to ensure it does not represent an impediment to the Norwich to Tilbury project. 21.04.26 – The drainage basin has been confirmed to clash with Norwich to Tilbury essential project elements

ID	Issue	Innova Renewables (including date)	National Grid response (including date)
			rather than being in proximity to them, The Applicant is engaging with Innova with the aim of reaching a mutually agreeable design solution. 21.07.26 – Both parties are cooperating and progressing detailed design works seeking to mutually agree design amendments to both parties schemes that would allow all required apparatus to be installed without conflict. While this is yet to be finalised, progress is being made and a mutually agreeable outcome remains viable.

8. Signatures

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

For National Grid

Name: _____

Position: _____

Date: _____

For Innova Renewables Limited

Name: _____

Position: _____

Date: _____

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