

AENC-NG-CNS-REP-0096

Norwich to Tilbury

Volume 5: Reports and Statements

Document: 5.9.24 Signed Statement of Common Ground -
Network Rail - Clean Version

Final Issue C

July 2026

Planning Inspectorate Reference: EN020027

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

nationalgrid

Revision History

Version	Date	Submitted at
A	29 August 2025	DCO Application
B	12 May 2026	Deadline 4
C	21 July 2026	Deadline 7

Network Rail

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 Network Rail Limited regarding specific issues arising during construction and/or operation from the interface between the proposed Norwich to Tilbury Project and Network Rail Limited assets.

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 Network Rail Limited.

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	Network Rail wants to understand impact of proposed development and what improvements or mitigations may be required to facilitate Norwich to Tilbury Works. The Applicant would incur costs for mitigation works relating to the Norwich to Tilbury project, but not for improvements to assets outside of necessary mitigation works. This will be further defined within Protective Provisions currently being negotiated.	Engagement will continue beyond examination period to resolve
7.2	Network Rail has outlined a number of requirements, approvals and conditions the Applicant is required to complete before any construction takes place. The Applicant is adhering to these requirements and will continue to adhere to Network Rails approval processes with the aim of obtaining an Asset Protection Agreement for each crossing.	Engagement will continue beyond examination period to resolve

SoCG ID	Summary of matter under discussion	Deadline for resolution
7.3	Engagement is underway between the parties to agree	Engagement will continue
7.4	Proactive Provisions and required Asset Protection Agreements.	beyond examination period to resolve

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, together with further targeted consultations.

5. Stakeholder Interests

Network Rail Limited has legal interests that have the potential to interact with the Norwich to Tilbury proposals. This has been identified as 9 crossing locations of Network Rail Limited railway tracks. Crossing locations are as follows:

Table 5.1 Underground Cable Crossings of Network Rail Assets

Crossing ID (MM)	Rail Type	ELR	Crossing Between*
RL_2001	Twin-track Electrified	LTN1	Manningtree and Colchester train stations (crossing near Ardleigh).

Table 5.2 Overhead Line Crossings Of Network Rail Assets

OHL Route	Rail Type	ELR	Crossing Between*
RG	Twin-track Electrified	LTN1 East Suffolk Jn - Trowse Jn	Diss and Stowmarket train stations. (Crossing near Gislingham).
	Twin-track Electrified	LTN1 Ipswich - East Suffolk Jn	Stowmarket and Needham market train stations. (Crossing near Badley).
TB	Twin-track Electrified	LTN1 Colchester Jn - Manningtree South Jn	Manningtree and Colchester train stations. (Crossing near Ardleigh).
	Single-track Non-electrified	SUD Marks Tey Jn - Sudbury	Marks Tey and Chappel & Wakes Colne train stations. (Crossing near Aldham).
	Single-track Electrified	BRA Witham - Braintree	Braintree and Witham train stations. (Crossing near Faulkbourne).

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OHL Route	Rail Type	ELR	Crossing Between*
	Twin-track Electrified	LTN1 Shenfield Jn - Witham Jn	Ingatestone and Chelmsford train stations. (Crossing near Ingatestone).
	Twin-track Electrified line	SSV Shenfield Jn - Southend Victoria	Billericay and Shenfield train stations. (Crossing near Hutton).
	Twin-track Electrified line	FSS2 Upminster - Southend Central	West Horndon and Laindon train stations. (Crossing near Laindon).

6. Matters Agreed

ID	Issue	Agreement reached	Date agreed	Relevant documentation
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7. Matters Currently Under Discussion

ID	Issue	Network Rail position	National Grid position
7.1	Costs Incurred of Interfacing Works	30/06/25 - Network Rail would have an interest in understanding the full impact of National Grid's proposed development on all of Network Rail's infrastructure, assets and interests in the vicinity. This further understanding should identify improvements and / or mitigations required to facilitate National Grid's proposed development, and be documented as appropriate between the Parties. These improvements / mitigations would need to be funded by National Grid to ensure the safe and efficient running of the operational railway, including any associated costs for negotiating and putting in place necessary documentation to document these arrangements to be agreed.	07/04/26 - National Grid would incur costs for mitigation works reasonably incurred and directly attributable to the Norwich to Tilbury project. National Grid would not incur costs for improvements to Network Rail assets outside of necessary mitigation works. This will be further defined within a set of Protective Provisions National Grid are currently seeking to agree.
7.2	Crossing Consent	30/06/25 - Before any development, construction and / or alterations can occur by National Grid to any of Network Rail's land, assets and / or operational railway, it is required that further site-specific safety requirements, engineering technical approval and	07/04/26 - The Norwich to Tilbury project is currently adhering to these Network Rail requirements having progressed through the

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ID	Issue	Network Rail position	National Grid position
		detailed conditions be sought from Network Rail’s Asset Protection Team, as well as securing the necessary business and technical clearances, regulatory consents and ensuring the required agreements (such as a Basic Asset Protection Agreement and/or Asset Protection as applicable) are in place. 14/07/2025 – It should be noted that, the clearance certificates approved to date with conditions, are associated with the permanent use of land/air-rights only for the crossings installation. Network Rail will require NG to adhere to the NR Crossing Consent process for temporary acquisition of land/air rights as required for the construction works, which may require additional clearances and other legal documentation, as well as technical reviews.	initial property process across both business and technical clearance processes. The Network Rail requirement for further approvals prior to works within the vicinity of Network Rail assets is noted, National Grid seeks to continue to adhere to Network Rails approval processes with the aim of obtaining an Asset Protection Agreement for each crossing detailed.
7.3	Protective Provisions	30/06/25 - Network Rail have their own standard protective provisions, which must be included on the face of the Development Consent Order (DCO) for the Project as a minimum. It is recommended that National Grid contact Network Rail to request a copy of these protective provisions and discuss any other agreements that will need to be entered with Network Rail. 17/04/2026 – A copy of Network Rail’s protective provisions have been provided to NGET’s representatives and discussions are ongoing. 14/07/2026 – Discussions are still ongoing between the Parties representatives.	07/04/26 - National Grid have instructed legal representatives to negotiate Protective Provisions with Network Rails appointed legal representation, engagement is underway to best agree Protective Provisions specific to the Norwich to Tilbury project. Further details of the status of ongoing legal discussions are found within the <i>Statutory Undertaker Tracker</i> updated and submitted at each DCO examination deadline.

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ID	Issue	Network Rail position	National Grid position
7.4	Formal Agreements	30/06/25 - Several legal and commercial agreements might need to be entered between National Grid and Network Rail, for example, asset protection agreements, method statements, connection agreements, property agreements and all other relevant legal and commercial agreements. This list is not exhaustive and will need to be reviewed once more details of the Project are discussed between both parties. It should also be acknowledged that any easements required by National Grid would need to go through Network Rail's clearance process and all other rail industry processes, including but not limited to obtaining any regulatory consents. National Grid should also be made aware of the likely possibility that they may be responsible for either any charges and / or costs associated with Network Rail in relation to their proposed Development Consent Order (DCO). 17/04/2026 – Business and technical clearance have been cleared, however, these are subject to various conditions which have been provided to NGET and completion of the above legal agreements. These discussions on the documentation are ongoing.	07/04/26 - The Norwich to Tilbury project has engaged with Network Rail standard crossing processes in an effort to seek Network Rail approval for the 9 crossings identified in Tables 1 & 2 of this SoCG, which have now completed the Network Rail business and technical clearance. An additional crossing process and subsequent Asset Protection Agreement will also be progressed detailing the schemes transport strategy in respect of Network Rail assets interacted with. National Grid will continue to engage with the Network Rail in an effort to obtain an Asset Protection Agreement per each crossing detailed. National Grid agree to compensate for reasonably incurred costs directly attributable to the Norwich to Tilbury Scheme.

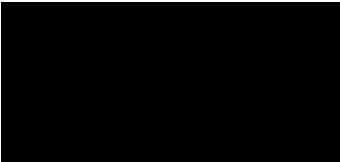
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8. Signatures

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

For National Grid 

Name: Simon Pepper

Position: Project Director

Date: 20/07/2026

For Addleshaw Goddard LLP (on behalf of Network Rail)

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Date: 20 July 2026

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