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Norwich to Tilbury

Volume 8: Examination Documents

**Document: 8.4.3 Report on Interrelationship with Other Infrastructure
Projects - Tracked Changes Version**

Final Issue C

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nationalgrid

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1. Introduction

1.1 Purpose of this Report

- 1.1.1 This report relates to the Norwich to Tilbury Project (the Project) and has been submitted by National Grid Electricity Transmission plc (National Grid) ('the Applicant'), to the Planning Inspectorate acting on behalf of the Secretary of State.
- 1.1.2 The Applicant has submitted this report in response to the request by the Planning Inspectorate's Examining Authority (the ExA) for the Applicant to provide a standalone report on the Project's interrelationship with other infrastructure projects. The ExA made this request in their 13 January 2026 letter, **Rule 6 letter - Notification of the Preliminary Meeting and matters to be discussed [PD-009]** ('the Rule 6 Letter').
- 1.1.3 The ExA's Rule 8 letter issued 17 February 2026 (**Rule 8 - Notification of timetable for the Examination [PD-011]**) sets out the points in the examination timetable at which the ExA expects iterations of this report to be submitted. The initial version of this report was provided at Deadline 1 of the examination (26 February 2026). ~~This version~~The mid-examination update of this report ~~is the mid-examination update~~was provided at Deadline 4 of the examination (12 May 2026). ~~The ExA has requested that a~~This version is the final update of ~~this~~the report ~~be submitted~~that is provided at Deadline 7 of the examination (21 July 2026).
- 1.1.4 The ExA's requirements for this report are set out in Annex F of the Rule 6 Letter. Section 1.3 of this report sets out each of these requirements and explains how the structure of this report meets them.

1.2 Projects Considered in this Report

- 1.2.1 As requested by the Rule 6 Letter, this report considers the ten Nationally Significant Infrastructure Projects (NSIPs) listed in the Rule 6 Letter and the Tarchon Interconnector Project (NSIP). As requested by the ExA and Mid Suffolk District Council in the Issue Specific Hearing 1 on Friday 13 February 2026, this report also considers the EcoPower Suffolk Solar NSIP, and, in response to question GEN 1.10 in **Examining Authority's Written Questions 1 (ExQ1) [PD-014]**, the East Pye Solar NSIP, and, in response to question GEN 2.4 in Examining Authority's Written Questions 2 (ExQ2) [PD-023], the Tasway Energy Park NSIP. It also considers other projects that are shortlisted in **6.17.1 Environmental Statement Chapter 17 - Cumulative Effects - Response Update [Revision B]**, submitted at Deadline 47 of the examination. Throughout this report the latest published Environmental Statement (ES) Chapter 17 cumulative effects assessment short list is referred to as 'the ES Chapter 17 short list'. In respect of NSIPs, this report considers other nearby projects added to the National Infrastructure Project website, irrespective of whether they are included in the ES Chapter 17 short list.
- 1.2.2 In response to question GEN 2.4 in Examining Authority's Written Questions 2 (ExQ2) [PD-023], the Applicant confirms that:

- The initial version of this report provided at Deadline 1, **8.4.3 Report on Interrelationship with Other Infrastructure Projects [REP1-134]**, was consistent with, i.e. based on, the ES Chapter 17 short list provided in **6.17.A2 Environmental Statement Appendix 17.2 - Long List and Short List of Other Developments [APP-283]**.
- The mid-examination update of this report provided at Deadline 4, **8.4.3 Report on Interrelationship with Other Infrastructure Projects [REP4-296]**, was consistent with, i.e. took into account, additional projects added to the ES Chapter 17 short list provided in **6.17.1 Environmental Statement Chapter 17 - Cumulative Effects - Response Update [REP4-163]**. **8.4.3 Report on Interrelationship with Other Infrastructure Projects [REP4-296]** and **6.17.1 Environmental Statement Chapter 17 - Cumulative Effects - Response Update [REP4-163]** both took into account planning applications submitted up to 31 January 2026. The Applicant also took account of updates to Table 2.1 of **8.4.3 Report on Interrelationship with Other Infrastructure Projects [REP4-296]**, e.g. amended construction dates, in the assessment provided in **6.17.1 Environmental Statement Chapter 17 - Cumulative Effects - Response Update [REP4-163]**.
- This final update of this report provided at Deadline 7, **8.4.3 Report on Interrelationship with Other Infrastructure Projects [Revision C]**, is consistent with, i.e. takes into account, additional projects added to the ES Chapter 17 short list provided in **6.17.1 Environmental Statement Chapter 17 - Cumulative Effects - Response Update [Revision B]**. **8.4.3 Report on Interrelationship with Other Infrastructure Projects [Revision C]** and **6.17.1 Environmental Statement Chapter 17 - Cumulative Effects - Response Update [Revision B]** both take into account planning applications submitted up to 8 May 2026. The Applicant also took account of updates to Table 2.1 of **8.4.3 Report on Interrelationship with Other Infrastructure Projects [Revision C]**, e.g. amended construction dates, in the assessment provided in **6.17.1 Environmental Statement Chapter 17 - Cumulative Effects - Response Update [Revision B]**.

1.2.3

~~1.2.2~~ However, the objective of the ES Chapter 17 assessment differs from the focus of this report. The assessment in ES Chapter 17 focuses on environmental effects arising from the Project in combination with other projects. This report focuses on the other projects in the ES Chapter 17 short list with which the Project has a physical interface, and the design solutions and outcomes from engagement arising from such interfaces. This report does not aim to replicate the detailed information and conclusions in ES Chapter 17; rather, as requested by the ExA, it starts from the same set of projects identified in the ES Chapter 17 short list and provides information about their progress and the Project's consideration of interrelationship in summary form.

1.3 Structure of this Report

- 1.3.1 This report follows the scope requested by the ExA in the Rule 6 Letter, and is structured as per Table 1.1.

Table 1.1 **Structure of this report and how it responds to the requirements in the Rule 6 Letter**

Requirement in the Rule 6 Letter	Section of this Report Responding to this Requirement	
	Number	Title
Plan(s) showing the order limits of the proposed development and the nearest order limits of the other listed NSIPs clearly marked with their project title and reference.	Appendix A	Plan(s) Showing the Order Limits of Norwich to Tilbury and Other Listed NSIPs
A summary of the other projects identified above and in the short list, including updates to expected timings for their submission/ decision, construction phasing and expected start of operation.	2	Overview of the Other Projects Considered
The approach taken by the applicant to coordinate the proposed development with the other projects, including a summary log of discussions with the developers of the projects both pre-application / pre-examination and as progressed during the examination.	3	Approach Taken to Coordinate Between Projects
A summary of key survey data shared with other project developers.	4	Key Survey Data Shared with Other Projects
Details of mitigation measures shared with other projects and how they are to be secured.	5	Mitigation Measures Shared with Other Projects
Details of where the proposed development may affect or interact with any mitigation or enhancement measures that have been proposed by, or secured through, other projects.	6	Interaction with Mitigation or Enhancement Measures of Other Projects
Details of how good design has been considered alongside other infrastructure projects.	7	Consideration of Good Design Alongside Other Projects
A summary of other projects (both NSIPs and major planning applications/ consents) which are reliant on the construction of the proposed development for grid connection.	8	Other Projects Reliant on Construction of Norwich to Tilbury
A summary of any provisions within the draft development consent order for the proposed development which include reference to other NSIPs, and within consented development consent orders for the other listed NSIPs which include reference to the Norwich to Tilbury project.	9	Provisions in Development Consent Orders

Requirement in the Rule 6 Letter	Section of this Report Responding to this Requirement	
	Number	Title
A summary of any changes to the ES necessary as a result of the progress of other projects.	10	Changes to the Environmental Statement
A summary of any matters agreed with other project developers, any outstanding matters, and the next steps, signposting to relevant statements of common ground (SoCG).	11	Matters Agreed or Outstanding with Other Projects

1.4 Cross-references to Other Documents

- 1.4.1 This report refers to other documents published in relation to the Project's application for development consent. These other documents are summarised in the following table with the exception of SoCGs, which are listed in Table 11.1.

Table 1.2 Other documents cross-referenced in this report

Planning Inspectorate Reference	Applicant Reference	Document Name
APP-066	5.1	Consultation Report
APP-085	5.6	Planning Statement
APP-122	5.15	Design Development Report
APP-130	6.4	Environmental Statement Chapter 4 - Project Description
APP-283	6.17.A2	Environmental Statement Appendix 17.2 - Long List and Short List of Other Developments
APP-333	7.11	Transport Assessment
APP-337	7.11	Transport Assessment - Appendix D - Committed Developments
APP-355	7.17	Strategic Options Backcheck and Review
APP-356	7.18	2022 - Corridor and Preliminary Routeing and Siting Study
APP-358	7.20	2023 - Design Development Report for the Project
APP-359	7.21	2024 - Design Development Report for the Project
APP-360	7.22	2025 - Design Development Report Addendum for Proposed Changes to Connection at Tilbury
AS-049	9.1	Notification of proposed change to DCO application – Change Request 1 (Bulphan)
PD-009	N/A	Rule 6 letter - Notification of the Preliminary Meeting and matters to be discussed

Planning Inspectorate Reference	Applicant Reference	Document Name
PD-011	N/A	Rule 8 - Notification of timetable for the Examination
PD-014	N/A	Examining Authority's Written Questions 1 (ExQ1)
PD-023	N/A	Examining Authority's Written Questions 2 (ExQ2)
AS-049	9.1	Notification of proposed change to DCO application - Change Request 1 (Bulphan)
AS-084	N/A	Additional Submission - Letter to the Examining Authority dated 9 February 2026
REP1-134	8.4.3	Report on Interrelationship with Other Infrastructure Projects [Revision A]
REP1-141	8.6.1	Deadline 1 Cover Letter
REP2-020	7.15	Design and Access Statement (Revision B)
REP2-030	8.8.2	Applicant's Comments on Local Impact Reports
REP3-074	8.9.1	Applicant's Responses to First Written Questions
TBC	3.1	Draft Development Consent Order (Revision D)
TBC	3.2	Explanatory Memorandum (Revision D)
TBC REP4-109	6.4.F1	Environmental Statement Figure 4.1 - Proposed Project Design ([Revision B])
TBC REP4-110	6.4.F2	Environmental Statement Figure 4.2 - Proposed Project Design - Permanent Features ([Revision B])
TBC REP4-163	6.17.1	Environmental Statement Chapter 17 - Cumulative Effects - Response Update [Revision A]
TBC REP4-296	7.28 8.4.3	Outline Code of Construction Practice (Report on Interrelationship with Other Infrastructure Projects [Revision D]) [Revision B]
REP4-304	8.5.9	Applicant's Response to Compulsory Acquisition Hearing 2 Action Points
REP5-211	8.9.2	Applicant's Response to Second Written Questions
TBC REP6-082	7.3	Outline Construction Traffic Management Plan ([Revision C]) [Revision E]
REP6-088	7.4	Outline Landscape and Ecological Management Plan Appendix D – Outline Landscape Proposals [Revision C]
REP6-090	7.15	Design and Access Statement [Revision C]
TBC REP6-092	7.16	Design Approach for Site Specific Infrastructure (DASSI) ([Revision B]) [Revision D]

Planning Inspectorate Reference	Applicant Reference	Document Name
TBC REP6-117	8.5.8 <u>8.5.11</u>	Applicant's <u>Applicant's Written Summary of Oral Submissions and Response to <u>Action Points for</u> Issue Specific Hearing 2-Action Points<u>3</u></u>
TBC	8.5.9 <u>3.1</u>	Applicant's Response to Compulsory Acquisition Hearing 2 -Action Points <u>Draft Development Consent Order [Revision G]</u>
<u>TBC</u>	<u>3.2</u>	<u>Explanatory Memorandum [Revision G]</u>
<u>TBC</u>	<u>6.17.1</u>	<u>Environmental Statement Chapter 17 - Cumulative Effects - Response Update [Revision B]</u>
<u>TBC</u>	<u>7.2</u>	<u>Outline Code of Construction Practice [Revision G]</u>
TBC	8.7	Statutory Undertaker Tracker ([[Revision G)] <u>E]</u>
TBC	8.11	Approach to Scenarios ([[Revision B)] <u>E]</u>
<u>TBC</u>	<u>8.4.18</u>	<u>Applicant's Comments on Post-Hearing Submissions and Interested Party Action Points</u>

2. Overview of the Other Projects Considered

2.1 Introduction to Table 2.1 and Appendix A

2.1.1 Table 2.1 overleaf provides a summary of the other projects as identified in the Rule 6 Letter, i.e. the ten NSIPs listed there, the Tarchon Interconnector Project and the other projects that are in the ES Chapter 17 short list, which uses the same ID and application references as Table 2.1. Table 2.1 also provides information about EcoPower Suffolk Solar ~~and~~ East Pye Solar and Tasway Energy Park, as requested by the ExA subsequent to the Rule 6 Letter. The Tasway Energy Park NSIP has been included in the ES Chapter 17 short list and so in ~~Table 2.1~~ Table 2.1, even though it is not on the National Infrastructure Project website (as of ~~5 May~~ 15 July 2026).

2.1.2 For all projects, publicly available information about the development's address and its nature is included. For all projects, information where publicly available is provided on timings of application submission / decision, construction phasing and expected start of operation. The Applicant checked the status of planning applications on 18 June 2026, a date which allowed the assessment in 6.17.1 Environmental Statement Chapter 17 - Cumulative Effects - Response Update [Revision B] to be carried out prior to submission of this report at examination Deadline 7 (21 July 2026).

2.1.3 Appendix A to this report provides plans showing the Order Limits of the Project and the nearest order limits of the other NSIPs clearly marked with their project title and reference. Appendix A was revised for the examination Deadline 4 update of this report to show the updated Order Limits of the Project, reflecting acceptance of the two change requests (near Bulphan and Little Bromley), and to show the order limits of ~~the~~ thirteen NSIPs that are referenced in paragraph ~~4.2.4~~ 1.2.1 of this report, ~~and which~~. These NSIPs are listed in full below, ordered as on the plans running from north to south. The Tasway Energy Park NSIP has not been included on the ~~plan~~ plans as it is not ~~yet~~ on the National Infrastructure Project website as of 15 July 2026 and noting the early stage of its development; nonetheless, and in response to question GEN 2.4 in Examining Authority's Written Questions 2 (ExQ2) [PD-023], an indication of its location is provided in this project's entry in Table 2.1.

- Hornsea Project Three Offshore Wind Farm (EN010080)
- Sheringham and Dudgeon Extension Projects (EN010109)
- East Pye Solar (EN0110014)
- EcoPower Suffolk Solar (EN0110019)
- Bramford to Twinstead (EN020002)
- Five Estuaries Offshore Wind Farm (EN010115)
- North Falls Offshore Wind Farm (EN010119)

- Tarchon Interconnector Project (EN0210009)
- Rivenhall Integrated Waste Management Facility and Energy Centre (EN010138)
- Longfield Solar Farm (EN010118)
- Lower Thames Crossing (TR010032)
- Thurrock Flexible Generation Plant (EN010092)
- Tilbury 2 (TR030003)-

Table 2.1 Summary of the expected timings of other projects

ID	Tier	Application Reference	Project	Project Consenting Timeframes		Indicative Project Construction and Operation Programmes		Data Source
				Status	Status Date	Indicative Construction Phase	Expected Start of Operation	
Nationally Significant Infrastructure Projects (NSIPs)								
DCO1	1	EN010080	Hornsea Project Three Offshore Windfarm	Development Consented	31/12/2020	2023 to 2026 (onshore works)	2031 ¹	Hornsea Project Three Offshore Windfarm Community Newsletter (November 2025)
DCO2	1	EN020002	Bramford to Twinstead	Development Consented	12/09/2024	2024 to 2029	Anticipated 2029	National Grid webpage for the project
DCO3	1	TR010032	Lower Thames Crossing	Development Consented	25/03/2025	Enabling works: Q1 2026 – Q3 2029 Main works: Q2 2029 – 2030s (mid-decade)	2030s (mid-decade)	Project engagement with Lower Thames Crossing
DCO4	1	TR30003	Tilbury 2	Development Consented	20/02/2019	n/a	In operation 2020	BBC Website article (news, Essex) 27 May 2020 [Accessed 23 January 2026]
DCO5	1	EN010092	Thurrock Flexible Generation Plant	Development Consented	16/02/2022	2023	Anticipated by 2027/2029 ²	Notice of commencement of the authorised development (application reference: 23/01020/DCOAPP (Thurrock)). Thurrock Flexible Generation Plant Environmental Statement Volume 2 Chapter 2: Project Description
DCO6	1	EN010109	Sheringham and Dudgeon Extension Projects	Development Consented	17/04/2024	2025 to 2032	2032	Sheringham and Dudgeon Extension Projects Volume 1, Chapter 4 Project description
DCO8	1	EN010115	Five Estuaries Offshore Wind Farm	Development Consented	17/12/2025	2027 to 2030	2030	Five Estuaries Offshore Wind Farm - 6.3.1 Onshore Project Description – Revision C

¹ The DCO application documents stated that this project could be constructed in two phases with the second ending in 2031. An Ørsted news release of 11 February 2026 stated that 2026 is the year offshore works being in earnest

² Environmental Statement anticipates construction programme to last four and a half to six years.

ID	Tier	Application Reference	Project	Project Consenting Timeframes		Indicative Project Construction and Operation Programmes		Data Source
				Status	Status Date	Indicative Construction Phase	Expected Start of Operation	
DCO9	1	EN010119	North Falls Offshore Wind Farm	Decision Stage³ Development Consented	As of 21/14/04 05/2026	2027 to 2031	2031	Table 5.1 in Co-ordination Report submitted with their Relevant Representation [RR-2763]
DCO11	2	EN0110014	East Pye Solar	Pre-examination	02/04/2026	2028	2030	Paragraph 4.4.1 of 6.1.4 Environmental Statement Volume 1: Chapter 4 – The Scheme, dated March 2026
DCO13	1	EN010118	Longfield Solar Farm	Development Consented	26/06/2023 ⁴³	Q1 2027 to assumed Q1 2029	Anticipated 2029 ⁵⁴	Relevant Representation [RR-2183]
DCO14	1	EN010138	Rivenhall Integrated Waste Management Facility and Energy Centre	Development Consented	19/12/2024	n/a	March 2026	Developer website (update dated 13/08/2025) [Accessed 30 January 2026]
DCO15	1	EN0210009	Tarchon Interconnector Project	Pre-application Stage – application expected to be submitted November 2027	n/a	Anticipated 2029 to 2034	Anticipated 2034	Section 2.5 of Volume 1 of Environmental Impact Assessment Scoping Report published 8 April 2026
DCO16	1	EN0110019	EcoPower Suffolk Solar	Pre-application Stage – application expected to be submitted January 2027	n/a	Earliest anticipated is second half of 2028 to second half 2030	Late 2030	Paragraph 3.5.1 of Environmental Impact Assessment Scoping Report dated 23 January 2026
DCO17	2	N/A	Tasway Energy Park – the communities that would surround the project include Ashwellthorpe, Tasburgh, Long Stratton, Wacton, Forncett Saint Peter, Forncett End, Tacolneston and Bunwell in South Norfolk	Not yet available on Planning Inspectorate Portal ⁵	TBC As of 15/07/2026	Anticipated 2030 Unknown start date. The construction period will span approximately 24 months.	Anticipated 2032 Unknown	Tasway Energy Park Website [Accessed 09 April 15 July 2026]

³ ~~On 26 March 2026 the Secretary of State decided to reset the statutory deadline for making a decision on this application to 14 May 2026 to avoid the pre-election period.~~

⁴³ An Amendment Order relating to a non-material change application to the Longfield Solar Farm Order 2023 was made on 24 February 2026.

⁵⁴ Based on a Transport for London press release (25 June 2025), the DCO application documents suggest a 24-month construction programme. [Accessed 23 January 2026].

⁵ [The Tasway Energy Park Phase 1 Consultation \(21 October to 5 December 2025\) brochure stated that an application for a DCO had then been proposed in early 2027; however, as this brochure pre-dated the promoter's December 2025 announcement that there will be a delay to the planning process until this project has better visibility of their grid connection point, the Applicant considers the date in the brochure is no longer current and is unaware of the current programme.](#)

ID	Tier	Application Reference	Project	Project Consenting Timeframes		Indicative Project Construction and Operation Programmes		Data Source
				Status	Status Date	Indicative Construction Phase	Expected Start of Operation	
Norfolk County Council								
NCC1	1	FUL/2020/0078	Mangreen Quarry, Ipswich Road, Dunston, NR14 8DD – Tarmac Trading Ltd Planning application for a change of use to enable: (i) the establishment and use of a facility to import and recycle waste materials, road plannings, selected construction and demolition materials and distribute recycled products off site via the existing site access, using existing ancillary facilities (weighbridge offices and messroom); (ii) the establishment and use of a highways depot to store plant, machinery, equipment and materials used in highways contracting, (including for erecting a palisade security fence, and erection and use of office and storage facilities) with access off site via the existing site access.	Approved	20/10/2021	Unknown	Unknown	Google Earth Historical Imagery
South Norfolk Council								
SN3	1	2021/2495	Land North And South Of Brick Kiln Lane Swainsthorpe Norfolk – Mr Darren Cuming Installation of a solar farm comprising: ground-mounted solar panels, access tracks; inverter/transformers, substation; storage, spare parts and welfare cabins, underground cables and conduits, perimeter fence; CCTV equipment, temporary new site entrance and access track, temporary construction compounds, and associated infrastructure and planting scheme. Application is accompanied by an ES.	Approved	04/08/2022	Q1 2025-Q1 2026	Q1 2026	Bloy's Grove Solar Farm Construction Traffic Management Plan (April 2024)
SN4	1	2021/2645	Land North Of Stoke Lane Dunston Norfolk – FPC (Electric Land) Ltd The installation and operation of a Battery Energy Storage System (BESS) to provide standby emergency electricity for National Grid in times of high electricity demand or when renewable energy projects are unable to fulfil demand. This would be for the installation of 130 megawatts (MW) of modular battery units with ancillary equipment, including power conversion units, 132 Kilovolt (kV) transformer compound, metering cabinet, switchroom, Distribution Network Operator (DNO) control room and welfare container.	Approved	09/09/2022	Unknown	Unknown	n/a

ID	Tier	Application Reference	Project	Project Consenting Timeframes		Indicative Project Construction and Operation Programmes		Data Source
				Status	Status Date	Indicative Construction Phase	Expected Start of Operation	
SN5	3	2021/2083	Land West of East Carleton Road Bracon Ash Norfolk - Mr David Bryson Proposed Development for installation and operation of ground-mounted solar farm and energy storage system. together with inverter platforms; control room; DNO station; storage containers; battery storage; security fencing & CCTV; temporary construction compound; and enhanced landscaping & ecological management.	Environmental Impact Assessment (EIA) not required	06/12/2021	n/a	In operation	Google Earth
		2021/0569		Approved	21/12/2021			
SN7	1	2021/2782	Land East of Shelfanger Road and West of Heywood Road Diss Norfolk – Martin Richard M Scott Properties Ltd The erection of up to 179 dwellings, 0.64ha of land for the future extension of Diss Cemetery, a new road linking Shelfanger Road and Heywood Road/Burstons Road, public open space and associated infrastructure and landscaping (Outline).	Approved	11/01/2024	Unknown	Unknown	n/a
		2025/0960	Land West Of Heywood Road Diss Norfolk Submission of Reserved Matters pursuant to outline planning permission ref. 2021/2782: appearance, scale, landscaping, layout, and levels: Phased development of 177 no. dwellings, public open space, and associated works (residential part only).	Approved	15/10/2025			
SN19	1	2023/0617	Land North of Hickling Lane Swainsthorpe Norfolk – Mr Martin Cole Construction and operation of a battery storage facility, underground cabling, fencing, drainage infrastructure, landscape planting and site access road on land to the north of Hickling Lane and up towards the Norwich National Grid Substation.	Approved	13/09/2023	Unknown	Unknown	n/a
		2024/3858	Land North Of Hickling Lane Swainsthorpe Norfolk Variation of conditions 2, 3, 4, 5, 6, 9, 10, 11, 12, 13 & 15 of 2023/0617 - (2) Revised plans, (3) Access Design, (4) HGV Parking, (5) On-site Parking for Construction Workers, (6) Construction Traffic Management Plan (CTMP), (9) Landscaping Plan, (10) (Landscape & Ecological Management Plan (LEMP) , (11) Lighting, (12) Arboricultural Impact Assessment, (13) Archaeology & (15) FRA & SWDS	Pending	As of 17/18/04 06/2026			
SN21	1	2023/0655	Land Rear Of For Farmers Industrial Estate Mill Road Burstons Norfolk – Cameron Brook Installation of solar photovoltaic (PV) systems	Approved	03/04/2024	Unknown	Unknown	n/a

ID	Tier	Application Reference	Project	Project Consenting Timeframes		Indicative Project Construction and Operation Programmes		Data Source
				Status	Status Date	Indicative Construction Phase	Expected Start of Operation	
SN24	1	2023/3858	Land at Norwich Main Substation Mangreen Hall Lane Dunston Norfolk NR14 8PH – Pivoted Power LLP Underground point of connection cables (for battery storage development) located beneath non-operational land within the Norwich National Grid Main Substation.	Approved	09/12/2024	Development commenced 29/07/2025. Unknown programme.	Unknown	Application Form
		2025/2669	Norwich Main Substation Mangreen Hall Lane Dunston Norfolk NR14 8PG Variation of conditions (2) approved plans (3) archaeological written scheme (5) amend arboricultural impact assessment of consented permission 2023/3858 (which gave consent for Underground point of connection cables (for battery storage development) located beneath non-operational land within the Norwich National Grid Main Substation).	Pending	As of 17/18/04 06/2026			
SN26	1	2023/1055	Land off Marsh Lane Bracon Ash Norfolk – Ralos Projects Ltd Ground-mounted solar panel array and ancillary equipment.	Approved	04/07/2025	Pre-works on site in April 2026 Full construction starts Q1 2027	October 2027	Oral submissions made by Richard Long Group Limited at Compulsory Acquisition Hearing 2 (29 April 2026)
SN27	1	2024/1336	Land at Norwich Main Substation Mangreen Hall Lane Dunston Norfolk NR14 8PH - National Grid Electricity Transmission Extension of the existing Norwich Main 400 kV Substation to the west and includes associated temporary access roads. Works include: Extension of the existing substation platform to the west by approximately 250 m x 188 m. Extension of main and reserve busbar to accommodate addition of customer bays. New bus sections. Bus couplers and circuit breakers. Infrastructure works for customer connections. Extension of substation perimeter to accommodate the new infrastructure and the delivery of a minimum of 10% Biodiversity Net Gain (BNG), linked with the proposed Landscape Mitigation Strategy.	Approved	24/09/2024	2024	2027	Draft Construction Environmental Management Plan
SN38	1	2021/0569	Land East Of Cranes Road Hethel Norfolk. Proposed Development for installation and operation of ground-mounted solar farm and energy storage system. together with inverter platforms; control room; DNO station; storage containers; battery storage; security fencing and CCTV; temporary construction compound; and enhanced landscaping and ecological management.	Approved	21/12/2021	Unknown	Unknown	n/a
SN44	1	2025/0806	Land West Of Wymondham Road Bracon Ash Norfolk The installation of a BESS including associated infrastructure and landscaping.	Pending	As of 17/18/04 06/2026	12 months. No start date identified.	Unknown	Wymondham Road BESS Outline Construction Environmental Management Plan

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SN47	1	2024/3750	Hall Farm Land North Of Hickling Lane Swainsthorpe Norfolk NR14 8DS. The development of a 400 MW Energy Storage System, including a 132-400 kV substation and associated infrastructure.	Approved	25/07/2025	Unknown	Unknown	n/a
SN56	1	2025/2275 and 2025/2385	Land East of Mulbarton Road Keswick Norfolk Construction and operation of a Battery Energy Storage System (BESS) and associated infrastructure including battery container units, medium voltage stations, 400/132/33kV substation, 2 No. 33kV customer substation, DNO control room, storage and welfare.	Pending	As of 16/18/04 06/2026	14-20 months. Unknown start date.	Unknown	Keswick BESS, Norwich Outline Construction Management Plan
SN65	1	2022/2350	Highway And Verge Between Brick Kiln Lane Swainsthorpe, To Ipswich Road Dunston Norfolk (EDF Renewables) Installation of underground electrical connection and communication cables between Bloy's Grove Solar Farm and Norwich Main Substation, with Temporary Construction Compound and associated infrastructure. Application is accompanied by an environmental statement.	Approved	07/05/2024	8-9 weeks. Unknown Start Date.	Unknown	Bloy's Grove Grid Connection - Construction Noise and Dust Management Plan
SN66	1	2023/3574	Electricity Sub-station Park Road Diss Norfolk IP22 4AU (Aura Power Developments Limited) Installation of a solar farm comprising ground mounted solar panels; access tracks; string inverters; transformers; electrical connection compound; storage containers; underground cables and conduits; perimeter fence; temporary construction compound; and associated infrastructure and planting scheme (part of cabling in South Norfolk District only)	Approved	07/04/2025	9 months. Unknown Start Date.	Unknown	Marsh Lane Solar Farm Chapter 5 - Environmental Impact Assessment
Suffolk County Council								
SCC1	1	SCC/0105/22B	Brockley Wood Land off A12, Belstead, Suffolk, IP8 3JS – Margaret Carter Extraction, processing and sale of sand and gravel, processing of inert waste materials and concrete batching with associated plant and related sales, associated access works, phased restoration using inert recovered materials and aftercare plan.	Approved	22/07/2025	Implemented 05/08/2025	Unknown	Suffolk County Council [REP3-086]
Babergh District Council and Mid Suffolk District Council								
BMS22	1	DC/21/06273	Land Off Old Station Road And Glebe Way Mendlesham Stowmarket IP14 5RT Application for Outline Planning Permission (access to be considered) Town and Country Planning - Erection of up to 40 No. dwellings (including 14 No. affordable homes and self-build plots); and construction of 2 no. new accesses to Old Station Road and Glebe Way.	Withdrawn	Unknown	n/a	n/a	n/a

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BMS26/ BMS61/ BMS93	1	DC/17/05687	Former Sugar Beet Factory Sproughton Road Sproughton Ipswich IP1 5AL Outline Planning Application - Development of an Enterprise Park comprising up to 90,000sqm GIA of employment floorspace (B1/B2/B8), 9,000sqm GIA of motor vehicle sales (sui generis), a local centre (accommodating with up to 1,250 sqm NIA of retail floorspace including local retail and services (A1 and A2) restaurants, pubs and takeaways (A3, A4, A5) together with an 80-bed hotel (C1); new and improved access from Sproughton Road; together with the provision of landscaping, infrastructure (including movement (highways, parking, cycle and pedestrian routes), utilities (including gas, electricity, water, sewerage, telecommunications) and sustainable drainage systems), and engineering works (including demolition of existing structures and buildings, breaking-up and recycling of hardstanding and ground remodelling and enabling works).	Approved	03/12/2018	Under construction	Unknown	Google Earth
		DC/19/04840	Application for approval of reserved matters relating to DC/17/05687 - Access, Appearance, Landscaping, Layout and Scale for 214m of new road, attenuation basin number 2 and associated landscaping and utilities (drainage, gas, water, electricity and communications) for Development Areas 11 and 19 and part 4.	Approved	07/11/2019			
		DC/22/00828	Application for approval of Reserved Matters following Outline Planning Permission DC/17/05687 dated: 03/12/2018 - Access, Appearance, Landscaping, Layout and Scale for construction of a further phase of infrastructure (Phase 2B) including 510m of new roads, footway/cycleway, associated landscaping, access bell mouths and utilities (including gas, water, electricity, communications, drainage, sewerage and construction of new pumping station) for Development Areas 7, Part 6b, 9, 11, 12, 13, 15 and 17, 18 and Part 19.	Approved	20/07/2022			
		DC/22/00682	Application for Approval of Reserved Matters following Outline Approval DC/17/05687 - Submission of details for Appearance, Landscaping, Layout and Scale for an Industrial development with ancillary office space (B2/B8 & E(g)ii)/E(g)iii)), including related servicing arrangements, car parking, landscaping, and associated works.	Approved	11/08/2022			
		DC/23/01208	Submission of Details (Reserved Matters) relating to DC/17/05687 - (Phase 2C) Access, Appearance, Landscaping, Layout and Scale for a roundabout, footway/cycleway, associated landscaping, access bellmouth and utilities (new connections for gas, water, power and drainage) for development areas 17 & 18.	Approved	07/09/2023			

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		DC/24/01181	Full Planning Application - Erection of buildings to provide a maintenance compound (sui generis) with associated infrastructure works.	Approved	18/08/2025			
BMS27	1	DC/21/02671	Land North Of The A1071, Ipswich (Wolsey Grange) – Taylor Wimpey UK Ltd Outline planning permission (some matters reserved, access to be considered) Town and Country Planning Act 1990 - Erection of up to 750No dwellings, and up to 3ha of primary education land, public open space, Sustainable Drainage Systems (SuDS), landscaping and highway improvements (accompanied by an ES).	Approved	12/09/2023	Anticipated 2026	Anticipated 2036	Environmental Statement
BMS28	1	DC/21/05110	Land To The South Of Thompson And Morgan Poplar Lane Sproughton Suffolk Hybrid Application. Outline Planning Application for Interchange 55 comprising predominantly industrial (B2 use) and warehousing (B8 use) and prospective offices, research and light industry (E(g) (i, ii, iii) uses) buildings. Full Planning Application for access to the development and associated landscaping.	Approved	22/12/2022	Unknown	Unknown	n/a
		DC/25/05508	Submission of Details Application (Application for approval of Reserved Matters in part) for Outline Planning Permission DC/21/05110 dated 22/12/2022 - Town and Country Planning (Development Planning Procedure) (England) Order 2015 (as amended) - Hybrid Application. Outline Planning Application for Interchange 55 comprising predominantly industrial (B2 use) and warehousing (B8 use) and prospective offices, research and light industry (E(g) (i, ii, iii) uses) buildings. Full Planning Application for access to the development and associated landscaping. - Details of Access in relation to Phase 1 infrastructure, incorporating access and drainage to the first two development plots.	Approved	02/04/2026			
BMS31	1	DC/21/00060	Land To The East Of The Channel, Burstall Hill Full Planning Application - Installation of renewable led energy generating station comprising ground-mounted PV solar arrays and battery-based electricity storage containers together with substation, inverter/transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure, landscaping and biodiversity enhancements including Nature Areas. See ID BMS52 and BMS68. Application is being twin tracked with BMS68.	Approved	17/02/2023	Under construction. Circa 40 weeks.	Unknown	Babergh District Council and Mid Suffolk District Council [REP2-113]

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BMS35	1	DC/20/05590	Holton Hall Farm Hadleigh Road Holton St Mary Suffolk CO7 6NN Planning Application. Erection of a 28no bedroom community care, rehabilitation and respite centre following removal of existing caravan park buildings and relocation of 4no static homes.	Approved	18/09/2025	Unknown	Unknown	n/a
BMS42	1	DC/23/04729	Bramford Solar Farm and Battery Storage Facility And On Adjoining Land, Land East Of The Channel, Burstall, (Part In The Parish Of Bramford) IP8 4JL Cross Boundary Planning Application – Installation of underground cable.	Approved	09/01/2024	October 2025	Unknown	Construction Management Statement submitted under reference DC/25/04298
BMS43	1	DC/23/04644	Land West of Blacksmiths Lane Earl Stonham Planning Application – Erection of a Solar PV Farm with associated substations and other supporting infrastructure including inverters and transformers, fencing, CCTV, and landscaping.	Approved	08/08/2025	9 months. Unknown dates.	Unknown	Construction Traffic Management Plan
BMS44 / BMS69	1	DC/23/02362	Land North of Lion Road Palgrave Part In The Parishes Of Wortham And Diss Cross Boundary Planning Application - Installation of a solar farm comprising: ground-mounted fixed tilt bifacial solar panels; access tracks; string inverters; transformers; electrical connection compound; storage containers; underground cables and conduits; perimeter fence; temporary construction compound and associated infrastructure and planting scheme. (EIA Development).	EIA Scoping Opinion Issued	31/07/2023	9 months from 2027	Unknown	Marsh Lane Solar Farm – Environmental Statement Volume 2A (part 3) Chapter 7 Aura Power’s Deadline 3 submission to the Project’s examination [REP3-116]
		DC/23/05426		Approved	13/08/2025			
BMS45 EN010056	1	DC/23/05819	The East Anglia Three Offshore Windfarm Order 2017 Tye Lane Bramford Suffolk Approval of Details reserved by Requirement 14: Onshore Cable Route Landscape Management Plan (Work numbers 5B to 20, 25 to 28, 41 and 52 to 61 pursuant to The East Anglia Three Offshore Wind Farm Order 2017.	Approved	22/01/2024	2022	2026/2027 (onshore construction works)	ScottishPower Renewables (UK) Limited and East Anglia THREE Limited Deadline 3 submission to the Project’s examination [REP3-139]
BMS47	1	DC/24/01153	Gateway 14 (1600), Land Between The A1120 And A14 Creting St Peter Stowmarket Suffolk Application for Reserved Matters following Outline Approval of DC/21/00407 Town and Country Planning (Development Management Procedure)(England) Order 2015 (as amended) - Submission of details for Appearance, Landscaping, Layout and Scale for the erection of buildings comprising commercial and employment use, open space and landscaping, car and cycle parking, highway works and other associated works, accompanied by EIA Statement (Gateway 14 - 1600).	Approved	25/07/2024	Unknown	Unknown	n/a

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BMS49	1	DC/20/01058	Land North And South Of Poplar Lane Sproughton Suffolk Submission of details (Reserved Matters) and Discharge of Conditions 4 6 10 11 13 16 22 23 27 32 33 34 39 47 48 and 63 under Outline Planning Permission B/15/00993. Access, Appearance, Landscaping, Layout and Scale for 305no dwellings, public open space, hard and soft landscaping and infrastructure.	Approved	10/07/2020	Development underway as of May 2025. No information available on programme.	Unknown	Google Earth
BMS52	1	DC/20/05895	Land To The South Of Church Farm, Somersham, And Land To The East Of The Channel, Burstall, In Suffolk Full Planning Application - Installation of renewable energy generating station, comprising ground-mounted PV solar arrays and battery-based electricity storage containers together with substation, inverter/transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure, landscaping and biodiversity enhancements including Nature Areas. See ID BMS31 and BMS68.	Appeal allowed	29/08/2023	Unknown	Unknown	n/a
BMS54	1	DC/21/03287	Land North West Of Stowupland Road Stowmarket Suffolk IP14 5AN Residential Development of 258no. dwellings (91no. affordable) with new public open space, landscaping, access and associated infrastructure.	Approved	28/04/2023	Unknown	Unknown	n/a
BMS63	1	DC/22/02667	Grange Farm Old Bury Road Palgrave Suffolk IP22 1AZ Planning Application - Mixed use development comprising installation of a ground-mounted solar PV farm; along with continued agricultural use, ancillary infrastructure, substation, security fencing, landscaping provision, ecological enhancements and associated works.	Approved	09/11/2023	October 2025 - October 2026	2026	Construction Environmental Management Plan. Discharge of condition application reference DC/25/04275
BMS68	1	DC/23/02118	Land To The South Of Church Farm, Somersham IP8 4PN And Land To The East Of The Channel, Burstall Suffolk IP8 4JL Planning Application - Installation of renewable led energy generating station comprising ground-mounted PV solar arrays and battery-based electricity storage containers together with substation, inverter/transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure, landscaping and biodiversity enhancements including Nature Areas ('Free Go' application following refusal of MSDC Ref: DC/20/05895)(accompanied by EIA Statement). See ID BMS31 and BMS52. Application is being twin tracked with BMS31.	Approved	14/09/2023	Under construction. Circa 40 weeks.	Unknown	Babergh District Council and Mid Suffolk District Council [REP2-113]

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BMS70	1	DC/24/05090	Land Adjacent To Bullen Lane Bramford IP8 4JN Planning Application. Construction, operation and maintenance of a BESS with associated infrastructure and works including highway access, landscaping and biodiversity enhancements.	Approved	27/03/2025	Unknown	Unknown	n/a
BMS74	3	DC/21/03005	Land East Of Gables Farm Bramford Road Bramford Suffolk IP8 4AX Environmental Impact Assessment (EIA) Screening Opinion Request for 115no dwelling development under Regulation 6 of The Town and Country Planning (EIA) Regulations 2017.	EIA not required	11/06/2021	Unknown	Unknown	n/a
BMS80	1	DC/24/05535	Land South Of Eye Airfield Industrial Estate Castleton Way Yaxley Suffolk IP23 8AW Full Planning Application - Erection of a BESS and associated infrastructure including access, drainage, landscaping and other incidental works.	Approved	04/07/2025	January 2028	Anticipated 2030	Yaxley BESS Construction Traffic Management Plan (February 2025)
BMS92	1	DC/21/05468	Land To The South Of Bullen Lane Bramford Suffolk. Full Planning Application - Construction and operation of a 100 MW BESS, and related infrastructure with associated access, landscaping and drainage.	Approved	07/07/2022	Mobilisation September 2025	Unknown	Construction Management Plan. Discharge of condition application reference DC/25/01725
BMS97	1	DC/25/02562	Land East Of Mellis Road Approximately 470 M West Of Yaxley Substation IP21 4BT EIA Screening Opinion - A Battery Energy Storage System (BESS) with a storage capacity of up to 300 megawatts (MW)	EIA required	05/06/2025	Up to 24 months. Start date not confirmed.	Unknown.	Screening Request for a Battery Energy Storage System (BESS) under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 Yaxley BESS
BMS98	1	DC/25/02824	Land West Of A140 Red House Farm Yaxley IP23 8BH Planning Application. Construction and operation of a Battery Energy Storage System, together with related infrastructure, access, drainage, landscaping and other associated works.	Pending	As of 16/18/0406 18/04/2026	Between 9 and 12 months. Start date not confirmed.	Unknown	Land West of A410, Red House Farm, Yaxley Transport Statement
BMS100	1	DC/25/05021	Cranswick House Oaksmere Business Park Eye Airfield Industrial Estate Yaxley IP23 8BW Request for Screening Opinion pursuant to The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 - The installation of one wind turbine of approximately 125 - 130m height to tip alongside foundations, underground cables and ancillary works.	EIA Required	11/12/2025	Unknown	Unknown	n/a

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BMS102	1	DC/25/03257	Land At Stone Cottages Bury Road Botesdale IP22 1QH Planning Application - Construction of ground mounted solar panel arrays and associated infrastructure which will have the ability to export 49.9MW (AC) electricity. Construction of new vehicular access. (EIA Development)	Pending	As of 16 18/0406/2026	6-12 months, within construction commencing within 12 months of obtaining planning permission.	Unknown	Stone Cottages Transport Statement
BMS114	1	DC/26/01910 / DC/26/01983	Land Near Bramford Substation Suffolk Request for Environmental Impact Assessment (EIA) Scoping Opinion – Construction and operation of a battery energy storage system (BESS) and associated works	Pending	As of 18/06/2026	Phase 1: 2028-2030 Phase 2: 2031-2034	Phase 1: 2030 Phase 2: 2034	Information to Support an Environmental Impact Assessment Scoping Opinion Request (May 2026)
Essex County Council								
ECC13	1	ESS/01/18/CHL/N MA1	Land at Sheepcotes Farm, Sheepcotes Lane, Little Waltham, CM3 3LU Non-material amendment to planning application ref: ESS/01/18/CHL (Construction of an agricultural reservoir) seeking a revised alignment of the site access road.	Approved	23/06/2021	Unknown	Unknown	n/a
ECC19	1	ESS/01/18/CHL	Land at Sheepcotes Farm, Sheepcotes Lane, Little Waltham, CM3 3LU. The construction of an agricultural reservoir involving the extraction, processing and exportation of sand and gravel and soils; the erection and use of an on-site processing plant with ancillary facilities; and highway and access improvements. Together with the construction of an associated irrigation pipeline from the proposed abstraction point (River Chelmer at Langleys, Great Waltham).	Approved	01/08/2019	n/a	In operation	Google Earth
ECC27	1	ESS/29/20/TEN	Land at Martells Quarry, Slough Lane, Ardleigh, Essex, CO7 7RU - Sewells Reservoir Construction Limited Proposed western extension to Martells Quarry for the extraction, processing, sale and distribution of silica sand and gravel, and subsequent restoration using inert materials along with the creation of a new access.	Approved	31/10/2024	Unknown	Unknown	n/a
ECC35	2	ESS/08/24/BTE/S PO ESS/28/25/BTE	Land forming part of Rivenhall Airfield, Bradwell Quarry, Coggeshall Road (A120), Braintree. Erection of low carbon greenhouses, alterations to the existing Rivenhall hangar to support a vertical farm, associated solar renewable energy generation and supporting enabling and infrastructure works.	EIA Scoping Opinion Issued Pending	21/03/2024 As of 17 18/0406/2026	18 months	Unknown	Rivenhall Greenhouse, Braintree – Environmental Statement Chapter 5
ECC37	3	CC/CHL/30/23/S O	Chelmer Valley Park and Ride, Pratt's Farm Lane, Little Waltham, Chelmsford.	EIA not required	03/05/2023	7 months	Unknown	Chelmer Valley Park and Ride Expansion – Public

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ECC38	1	CC/CHL/110/23	Expansion and enhancement of Chelmer Valley Park and Ride, including an expansion of the car parking area to the north and east, pedestrian and cyclist improvements and the construction of a new substation. Together with other associated development, works and landscaping.	Approved	26/11/2024			Consultation 2023 Brochure
ECC39	1	ESS/51/24/BTE/S PO	Land at Rivenhall Airfield Coggeshall Road, Braintree, CO5 9DF	EIA Scoping Issued	08/10/2024	n/a		Understood to be operational from August 2025.
		ESS/39/23/BTE	Continuation of development of the Integrated Waste Management Facility with deletion of condition 66, approved details thereunder and associated conditions (Plan of Action if development not taken forward within 5 years) of planning permission ESS/34/15/BTE. ESS/34/15/BTE was amended planning permission for “The Integrated Waste Management Facility comprising: Anaerobic Digestion Plant treating mixed organic waste, producing biogas converted to electricity through biogas generators; Materials Recovery Facility for mixed dry recyclable waste to recover materials e.g. paper, plastic, metals; Mechanical Biological Treatment facility for the treatment of residual municipal and residual commercial and industrial wastes to produce a solid recovered fuel; De-inking and Pulp and Paper Recycling Facility to reclaim paper; Combined Heat and Power Plant (CHP) utilising solid recovered fuel to produce electricity, heat and steam; extraction of minerals to enable buildings to be partially sunken below ground level within the resulting void; visitor/education centre; extension to existing access road; provision of offices and vehicle parking; and associated engineering works and storage tanks.”	Approved	26/01/2024			
ECC40	1	ESS/24/25/BTE	Land at Rivenhall Airfield, Coggeshall Road, Braintree, CO5 9DF. Outline Planning Permission with all matters reserved (except for access) for the construction of a CCUS-HO and associated stack, external pipelines, electrical cables, and landscaping works.	Pending	As of 17/18/04 06/2026	13 years from 2021, when works for ESS/39/23/BTE commenced	Circa Q2 2034	Amended Rivenhall IWMF Development and CCUS-HO Plant – Environmental Statement Chapter 6
ECC45	1	ESS/57/04/TEN	Wick Farm, Ardleigh Reservoir, Crown Quarry (Ardleigh Reservoir Extension), Old Ipswich Road, Tendring, Colchester, CO7 7QR Winning & Working of minerals, removal of surplus soils & erection of a low profile processing plant concrete batching plant & ancillary buildings (inc a workshop). Interim restoration to lakes & subsequent construct of a public water storage.	Approved	25/03/2010	Under construction	Restoration works restored no later than 14 March 2029.	ESS/07/20/TEN – continuation of winning and working of minerals. Essex County Council [REP3-078]

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ECC47	3	ESS/14/26/TEN/S PO	Land north of Wick Lane, Ardleigh, CO7 7RE EIA Scoping Report: A northern extension to Crown Quarry for the extraction, processing, sale and distribution of sand and gravel and subsequent restoration using inert materials together with the necessary associated infrastructure and access improvements.	EIA Scoping Opinion Issued	15/05/2026	Restoration 2029-2037	2037	Report to accompany a request for screening and scoping opinions (February 2026)
Tendring District Council								
T3	1	21/02070/FUL	Land adjacent to Lawford Grid Substation Ardleigh Road Little Bromley Essex CO11 2QB Construction and operation of a 50 MW BESS, and related infrastructure with associated access, landscaping and drainage	Approved	28/09/2022	Development commenced	Unknown	Tendring District Council [REP3-094]
T15	1	20/00480/DETAIL	Land East of Bromley Road Lawford Essex CO11 2HS Reserved matters application with details of appearance, landscaping, layout and scale pursuant to Phase 3 of outline permission (15/00876/OUT) including 100 dwellings, associated hardstanding, boundary treatments, landscaping and drainage.	Approved	04/12/2020	Under construction	Site is already partially occupied	Google Earth; and confirmed by Tendring District Council [REP3-094]
T16	1	20/00547/OUT	Hamilton Lodge Parsons Hill Great Bromley Colchester Essex CO7 7JB. Hybrid Application for Outline application for residential development including: 67 dwellings including up to 30% as affordable housing and all necessary access roads (Outline), All associated amenity space, landscaping, parking, servicing, utilities, footpath and cycle links, on-site drainage, and infrastructure works including gas and electricity apparatus (Outline), Residential development for 12 dwellings (Use Class C3) and associated access roads including formation of new junction to Parsons Hill (Detail), Formal and informal open space including village green and meadow (Use Class D2) including landscaping, parking, servicing, utilities, footpath links (Detail).	Approved	15/02/2022	Development commenced (phase 1) construction on hold (developer in administration)	Unknown	Tendring District Council [REP3-094]
T17	1	20/00594/FUL	Land adjoining Ipswich Road and Wick Lane Ardleigh Essex CO7 7QL. Full planning permission for food storage and distribution facility and associated parking, logistics yard and offices.	Approved	13/07/2023	Anticipated by the end of 2026	Unknown	Tendring District Council [REP3-094]
T19	1	20/00782/OUT	Land South of Long Road Lawford Essex CO11 2HS. Outline planning with all matters reserved except for access for up to 76 no. dwellings and associated roads, hardstanding, fencing, outbuildings and drainage.	Approved	14/05/2021	Development commenced and nearing completion	n/a	Tendring District Council [REP3-094]

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T22	1	21/00197/DETAIL	Land to The South of Long Road and to West of Clacton Road Mistley Essex CO11 2HN. Reserved matters application with details of appearance, landscaping, layout and scale pursuant to the residential element of outline permission (17/01181/OUT - Approved under appeal APP/P1560/W/19/3220201 and separately 21/00213/OUT) including up to 485 dwellings, up to 2 hectares of employment land (A2/A3/B1/B2; B8; D1 uses), with associated public open space and infrastructure.	Approved	23/12/2021	Under construction, approximately 25% complete	Unknown	Tendring District Council [REP3-094]
T26	1	22/00958/FUL	Land South of Long Road Mistley Essex CO11 2HN Proposed local convenience store and 80 no. dwellings and associated roads, hardstanding, fencing, outbuildings and drainage.	Approved	17/03/2023	Under construction	Unknown	Google Earth; and confirmed by Tendring District Council [REP3-094]
T28	1	24/00255/FUL	Gods House Farm Harts Lane Ardleigh Colchester Essex CO7 7QQ. Planning Application - Construction of one x 2 bedroom and two x 3 bedroom dwellings with associated boundary treatments, hard and soft landscaping and Electric Vehicles (EV) charging points (in lieu of Class Q prior approval for one x 1 bedroom, one x 2 bedroom and one x 3 bedroom dwellings). Re-Submission of withdrawn application - 23/01152/FUL.	Approved	21/05/2024	Unknown	Unknown	n/a
T32	1	25/01056/FUL	Land North of A120 Horsley Cross Essex CO11 2PB Application for Full Planning - Solar Farm and Battery Energy Storage System (BESS) with associated substation, access tracks and equipment.	Pending	As of 21 18/0406/2026	6 months	2028/34 for BESS element	Colchester BESS Outline Battery Storage Safety Management Plan Hempstalls Solar Farm, Colchester Construction Traffic Management Plan
T33	1	25/01368/FUL	Martells Quarry Slough Lane Ardleigh Colchester Essex CO7 7RU Planning Application - Installation and operation of ground mounted solar array.	Approved	17/12/2025	Four months. Start date not confirmed.	Unknown.	Land at Martells Quarry, Slough Lane, Ardleigh, Essex, CO7 7RU Construction Management Plan
T34	1	25/01445/FUL	Land adjacent to Old Ipswich Road North of Crown Quarry Access Ardleigh CO7 7QR Planning Application - Erection of an asphalt plant, ancillary facilities, together with the use of an existing access road.	Pending	As of 21 18/0406/2026	Unknown	2026	Paragraph 9.3.3 of the Environmental Statement
T36	1	25/01249/FUL	Peake Fruit Ltd Home Farm Lane Ardleigh Essex CO7 7NA Planning Application – Proposed new extension to existing grading hall.	Pending	As of 21 18/0406/2026	Unknown	2026	Paragraph 6.4 of the Transport Assessment

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T38	1	26/00424/TCBGC	Tendring Colchester Borders Garden Community Land East of Colchester, West of Elmstead Market and North of Wivenhoe Between A120, B1028 Colchester Road, B1027 Brightlingsea Road and Elmstead Road, Essex Hybrid planning application for a phased mixed-use development (creating a new garden community), comprising: Outline Planning Application (with all matters reserved) - Residential development (including care and older persons housing); employment including business, industry, research and development; a further education college, a secondary school, primary schools, special educational needs and early years facilities; student accommodation and associated uses; civic and neighbourhood centres containing a range of commercial, civic, cultural and community uses; a new country park provided along the Salary Brook corridor; new leisure uses and sports pitches, public open space and linked amenities; new cycleways and pedestrian routes, park and ride facility, multi-modal mobility hubs, access roads and associated highways improvements; associated infrastructure works; small ancillary agricultural structures will be demolished; and Full Planning application - Including residential and non-residential development, employment, car parking, meanwhile and community spaces, events spaces, strategic highway and transport infrastructure and associated utilities, landscaping, earthworks, drainage works and associated development.	Pending	As of 18/06/2026	By end of 2026 (site preparation) - 2057	2057	Environmental Statement Chapter 4 - construction and site management (paragraph 4.2.1)
Colchester City Council								
CO4	1	231153	Land to the east of, Newbarn Road, Great Tey. Erection of 30 dwellings and 1ha of public open space and access from Newbarn Road.	Approved	04/12/2023	Unknown	Unknown	n/a
CO6	1	231776	Land South of, School Road, Langham Colchester, CO4 5PA - Rose Builders – Mr Will Vote Outline application for erection of 30 houses with a new access onto School Road, Langham. All matters reserved (220595).	Approved	29/08/2023	Unknown	Unknown	n/a
		242422	Application for approval of reserved matters following outline approval 220595	Approved	22/09/2025			
CO9	1	240279	Last East of, Fiddlers Hill, Fordham Heath Colchester. The restoration of wetland features and habitats at Fiddler's Hill Meadow through naturalising the river with its floodplain by lowering the river bank at two locations (maximum 60 cm deep) and the excavation of very shallow scrapes (maximum 30 cm deep) and ponds (maximum 90 cm deep). Extension of fen habitat (maximum 30 m deep), tree planting and the installation	Approved	06/01/2025	Unknown	Unknown	n/a

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			of interpretation boards. Re-use of excavated soil on site outside of the flood zone to extend scrub, hedgerow and woodland habitats.					
CO13	1	200995	Land to the rear of 306 to, 314 London Road, Stanway Colchester CO3 8LT. Phased construction of 31 single- and two-bedroom almshouses in one and two storey configurations with associated access, parking and external works. Demolition of existing almshouses.	Pending	As of 2018/04 <u>06</u> /2026	Unknown	Unknown	n/a
CO18	1	201503	Land to North/South of, Tollgate West, Stanway Essex. Application for approval of reserved matters following outline approval (193133).	Approved	22/10/2020	Unknown	Unknown	n/a
CO20	1	201686	Land south of West Bergholt Cricket Club, Colchester Road, West Bergholt Colchester Outline application for up to 18 dwellings with access to be determined and all other matters reserved.	Approved	20/12/2021	Unknown	Unknown	n/a
		240651	Application for approval of reserved matters following outline approval 201686 - erection of 18no. dwellings	Approved	10/09/2024			
CO24	1	250273	Land Adjacent To 32, Colchester Road, West Bergholt Essex CO6 3JG. Full application for 61 dwellings and associated roads, hardstanding, fencing, outbuildings, drainage, pump station and electrical sub station.	Pending	As of 2018/04 <u>06</u> /2026	Unknown	Unknown	n/a
CO25	1	250545	Land North of, Coach Road, Great Horkesley Colchester. Outline planning permission (all matters reserved, except for access) for up to 150 dwellings (including affordable housing), a car park, public open space, landscaping, children's play area, sustainable drainage, infrastructure and all other associated infrastructure.	Pending – resolution to grant subject to a Section 106 Agreement	As of 1718/04 <u>06</u> /2026	Unknown	Unknown	n/a
CO29	1	213047	Land West of Lakelands, Stanway Western Bypass, Western Approach Stanway. Outline planning application with all matters reserved except access is sought for development of up to 225 dwellings (Use Class C3), play areas, landscaping, public footpaths and car parking.	Approved	04/11/2024	Unknown	Unknown	n/a
CO30	1	212507	Land North of, Wyvern Farm, London Road, Stanway Colchester. Outline Planning Application (with all matters reserved except access) for the erection of up to 600 dwellings, land for a co-located 2FE primary school and early years nursery, public	Approved	30/10/2024	Unknown	Unknown	n/a

ID	Tier	Application Reference	Project	Project Consenting Timeframes		Indicative Project Construction and Operation Programmes		Data Source
				Status	Status Date	Indicative Construction Phase	Expected Start of Operation	
			open space and associated infrastructure. Vehicular access from London Road.					
		260056	Application for Approval of Reserved Matters (relating to appearance, landscaping, layout and scale) for 526 dwellings, open space, drainage, infrastructure and associated ancillary works pursuant to Outline planning permission 212507.	Pending Appr oved	As of 17/04/2026 05/06/2026			
CO31	1	230625	Land to the east of, Nayland Road, Great Horkesley Colchester. Outline planning application for 100 no. dwellings, new access and A134 crossings, land for allotments, provision of a Scout and Girl Guiding Hut with associated car park, public open space and associated works. All Matter Reserved, Except Access.	Approved	07/08/2024	Unknown	Unknown	n/a
		251595	Application for approval of reserved matters following outline approval 230625.	Approved	04/03/2026			
CO44	31	250833 251310	Land off, Foxes Corner, Halstead Road, Aldham, CO6 3PP The proposed development comprises permission for development of up to 250 dwellings (Use Class C3) with associated access roads and provision of open spaces. This will include a mix of small dwellings and larger family homes ("the Proposed Development"). The height of the dwellings will be limited to three storeys. Outline application for the erection of up to 250 residential dwellings, public open space and associated works. Approval is sought for the principal means of vehicular access arrangements from Halstead Road. Internal access and all other matters are reserved. Relates to planning application reference 250833 (EIA Screening).	EIA not required Resol ution to Grant	02/05/2025 As of 18/06/2026	Unknown	Unknown	n/a
CO49	1	260577	Land North of A120, Coggeshall Road, Marks Tey Colchester CO6 1LJ Outline planning application for residential development of up to 134 homes and up to 350sqm (gross) of Class E floorspace, associated parking, landscaping, and infrastructure works with all matters reserved except for access.	Pending	As of 18/06/2026	Unknown	Unknown	n/a
Braintree District Council								
B8	1	21/03735/FUL	Land West Of Park Road Rivenhall Essex. Installation of solar farm and associated development.	Appeal allowed	15/12/2023	Expected to start in 2026	Unknown	Braintree District Council [REP3-091]
B12	1	17/01979/OUT	Land Cranes Lane Kelvedon Essex. Outline planning permission for up to 125 dwellings and up to 2000 m ² of employment floorspace (Class B1).	Pending	As of 17/18/04/06/2026	Braintree DC advise the application will not be proceeded with however, as this application is still pending it has remained in	Unknown	Braintree District Council [REP3-091] ; Braintree District Council [REP5-232]

ID	Tier	Application Reference	Project	Project Consenting Timeframes		Indicative Project Construction and Operation Programmes		Data Source
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						the short list. Application ID B39 is included within the long list (reference: 23/00816/OUT) which is understood to supersede this application.		
B13	1	21/03579/OUT	Land South West Of Coggeshall Road Kelvedon Essex Outline planning application (with all matters reserved apart from access) for up to 600 dwellings, including up to 75 units sheltered housing accommodation, the proposed provision of a primary school, and provision of public open space including associated landscape planting with associated infrastructure, drainage measures, earthworks and provision of new footpath/cycleway route towards Coggeshall.	Pending	As of 17/18/04 <u>06</u> /2026	Unknown	Unknown	n/a
B30	1	21/00850/OUT	Land West Of Boars Tye Road Silver End Essex. Outline planning permission with all matters reserved apart from access, for up to 94 dwellings and new landscaping, open space, access, land for allotments and associated infrastructure.	Appeal allowed	19/01/2023	Under construction	Unknown	Google Earth; and Braintree District Council [REP3-091]
		24/02576/REM	Application for Approval of Reserved Matters (in respect of Appearance, Landscaping, Layout and Scale) pursuant to outline planning permission 21/00850/OUT granted 19.01.2023 for: 94 dwellings (including 37 affordable homes), public open space including local equipped area for play and allotments, sustainable drainage systems, landscaping and associated infrastructure and development. Details also provided in respect of hard and soft landscaping (Condition 4), storage and collection (Condition 9)	Approved	27/06/2025			
B42	1	24/02673/FUL	Land South West Of Cressing Temple Witham Road Cressing Essex. Solar Farm with up to 13.8 MW of export capacity, comprising the installation of solar PV panels and associated infrastructure including customer substation, DNO substation, inverter and transformer substations, customer cabin, spare parts container, storage containers, maintenance tracks, fencing, security cameras, landscape planting, swales and associated works including grid connection.	Approved	06/06/2025	Q2 2026 to Q4 2026	Unknown	Relevant Representation [RR-0977] ; and Braintree District Council [REP3-091]
B44	1	24/02658/FUL	Proposed Solar Farm Land East Of Littlebury Coggeshall Road Feering Essex Installation of a solar farm with associated works.	Approved	03/04/2025	Anticipated 2026	2026	Code of Construction Practice

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				Status	Status Date	Indicative Construction Phase	Expected Start of Operation	
B46	1	25/02846/OUT	Land South of Witham Road Cressing Essex Outline application with all matters reserved for up to 120 dwellings including affordable homes, public open space including equipped play trail, landscaping, sustainable drainage system, vehicular access from Braintree Road and all associated infrastructure and development.	Pending	As of 21 18/0406/2026	Unknown	2030	The Base Scenario in associated Transport Assessment
B48	1	26/00119/OUT	Land At Inworth Road Feering Essex Outline application with all matters reserved except access for a mixed use development, in several phases, comprising: up to 835 homes including affordable and market housing (Use Class C3); a new retirement / Care Home (Use Class C2/C3); a new mixed use centre comprising retail and commercial floorspace and civic public realm (Use Class (E(a),(b),(c),(d),(e),(g)(i),C3 and Sui Generis) and a mobility hub; a community-hub comprising a village hall (Use Class F), early-years nursery Use Class E (f), a mobility hub, and/or retail/commercial floorspace (Use Class E (a) and (b)); employment provision (Use Class B2, B8 and/or E(g)) and/or hotel (C1); sports pitches and new pavilion (Use Class F2(c)); a new 2FE primary school with early years provision; a burial ground; open space; play provision; landscape buffers; creation of two vehicular access points onto London Road, one vehicular access point on to Coggeshall Road and five vehicular access points onto Inworth Road and supporting infrastructure including sustainable drainage, and a new link road connection between Inworth Road and London Road. The application is subject to the submission of an Environmental Statement pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017	Pending	As of 21 18/0406/2026	2028-2036	Fully operational from 2036 onwards	Outline Construction Environmental Management Plan
B49	1	26/00592/OUT	Land North Of Western Road, Silver End, Essex Outline planning application with all matters reserved, except access for the erection of up to 375 dwellings (including affordable housing), with public open space, landscaping and vehicular access point.	Pending	As of 18/06/2026	Unknown - at this outline stage, detailed phasing has not been fixed	Unknown	Environment statement Chapter 5 Description of Development (paragraph 5.19)
Chelmsford City Council								
CH3	1	20/02064/OUT	Strategic Growth Site North Of Woodhouse Lane, Broomfield, Chelmsford, Essex. Outline application for residential development for up to 512 dwellings including affordable housing and custom build homes (Use Class C3), Local Centre (Use Classes E, F.1 and F.2), formal and informal open space, and associated infrastructure. All matters reserved except for primary access.	Approved	31/07/2025	Unknown	Unknown	n/a

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CH8	1	23/01583/FUL	Strategic Growth Site 7A Moulsham Hall Lane Great L Fights Chelmsford Essex - C/o Savills, Bellway Homes Limited (Essex) Hybrid planning application for EIA development to include: 1. outline application with all matters reserved for residential development of up to 800 homes (Use Class C3) including affordable and self/custom-build homes; a Neighbourhood Centre comprising commercial, business and service (Use Class E) of which the anchor retail store is not more than 500sqm (GIA); medical services (Use Class E (e)), a children's nursery (Use Class E(f)) and a residential care home (Use Class C2) of up to 80 beds; a new primary school (Use Class F1); landscaping works, provision of strategic and local open space; biodiversity enhancements, all associated highways infrastructure, pedestrian, cycle, public rights of way and bridleway routes; drainage infrastructure and all associated ancillary works including services and utilities. 2. Full application for the principal means of vehicular access to the site, on site highways works, surface water attenuation basins and associated ancillary works including services and utilities.	Pending	As of 17/18/04 06/2026	Unknown	Unknown	n/a
CH14	1	21/00881/FUL	Broomfield Hospital, Hospital Approach Broomfield Chelmsford CM1 7ET. Formation of highway connection north of Woodhouse Lane, closure of sections of Woodhouse Lane, provision of turning heads north of Woodhouse Lane and connection to existing highway drainage.	Approved	31/07/2025	Unknown	Unknown	n/a
CH17	1	21/02050/CM	Land North East Of Greater Beaulieu Park Beaulieu Parkway Chelmsford. Chelmsford North East Bypass: A single carriageway road between Roundabout 4 of the Beaulieu Park Radial Distributor Road and a new roundabout on the A131 at Chatham Green plus dualling of the existing A131 between Chatham Green and Deres Bridge roundabout. With one intermediate roundabout, 3 road overbridges and 1 pedestrian/cycle/horse overbridge. Together with other associated works and landscaping.	Approved	04/04/2022	Unknown	Unknown	n/a
CH20	1	21/02490/OUT 22/00002/MAS	Banters Field Main Road Great Leighs Chelmsford Essex. Application for outline planning permission for the development of an integrated retirement community comprising up to 190 units (C2 use) with all matters reserved except for access.	Pending	As of 17/18/04 06/2026	Unknown	Unknown	n/a
CH22	1	24/00695/FUL	Land South East Of Banters Lane Business Park Banters Lane Great Leighs Chelmsford. Construction of 105 residential dwellings including affordable housing and custom build housing (Use Class C3) and principal means of site access, provision of resident's and	Pending	As of 17/18/04 06/2026	Unknown	Unknown	n/a

ID	Tier	Application Reference	Project	Project Consenting Timeframes		Indicative Project Construction and Operation Programmes		Data Source
				Status	Status Date	Indicative Construction Phase	Expected Start of Operation	
			visitor car parking, open space including children's play space, a new shared pedestrian/cycle route, enhancements to existing routes, hard and soft landscaping, highways works, new drainage basin, and all associated infrastructure works					
CH24	1	23/01751/OUT	Zone 2 Chelmsford Garden Community Beaulieu Parkway Chelmsford. Outline planning consent for a mixed use Garden Community to be delivered in severable phases with all matters reserved (save for where full details are submitted for a new access junction from Beaulieu Parkway - RDR1) for residential development; mixed use development comprising employment, commercial, retail, leisure, community and education facilities; specialist residential accommodation for the elderly; serviced land for a travelling show people site; green and blue infrastructure including a new Nature Park, public open space and sports facilities; sustainable transport infrastructure including two active travel bridges crossing Chelmsford North East Bypass; new highways including part of the Northern Radial Distributor Road (NRDR); utility and infrastructure work; site restoration and preparation works and demolition of structures; and associated and ancillary development.	Pending	As of 17/18/04 <u>06</u> /2026	Unknown	Unknown	n/a
CH26	1	23/00124/OUT	Zone 3 Chelmsford Garden Community Beaulieu Parkway Chelmsford Application for Hybrid planning permission at Powers Farm, Chelmsford; Outline Planning Permission with all matters reserved except means of accesses from/to the proposed NRDR. Residential development of up to 1250 units, which comprises market/affordable and single family rental (SFR) / Build to Rent (BTR). Provision of Discovery Park North which would include open space, landscaping, formal sports pitches, pavilion and associated car parking. Internal vehicular carriageways, footways, cycleways and all pedestrian routes with associated landscaping and green infrastructure. Phased development (each and every phase (and/or sub-phase) being a separate and severable part of the development. Detailed planning permission for two spine roads north/south carriageway(s), cycleway(s) and footway(s) from/to the proposed NRDR and one east/west spine road to Great Belsteads Village. Drainage and sustainable urban drainage systems (SUDs) throughout the development with all associated engineering works including strategic ground re-profiling, stockpiling, and below ground works	Pending	As of 17/18/04 <u>06</u> /2026	Unknown	Unknown	n/a

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CH28	1	21/01545/OUT	Land North Of Warren House Roxwell Road Writtle. Outline application for Strategic Growth Site 2 comprising up to 880 new homes, primary school with co-located early years and childcare nursery, travelling showpersons site for five serviced plots, sports facilities including a pavilion/community centre, neighbourhood centre (including retail, community, healthcare, office and residential uses), plus associated landscaping and habitat creation, public open space and play facilities, roads and infrastructure (all matters reserved except access), together with a detailed scheme in the south east corner for Phase 1A comprising 311 no. houses plus associated roads, parking and infrastructure (Landscaping reserved for Phase 1A).	Pending	As of 17/18/04 06/2026	Unknown	Unknown	n/a
CH33	3	26/00137/EIASO	Land East of Chatley House, 52 Main Road, Great Leighs, Chelmsford, Essex EIA Screening Opinion for Outline planning application with all matters reserved except for access, for up to 160 dwellings (including affordable housing), public open space, landscaping, children's play area and all other associated infrastructure	EIA not required	26/05/2026	Unknown dates – duration up to approximately 4 years	Unknown	EIA Screening Request - 29.01.26 V3
Basildon Borough Council								
BA1	1	21/01765/FULL	Highways Land, Dunton Road, Dunton, Basildon, Essex. Installation of underground cables and associated works between Crouch Solar Farm and Lower Dunton Road Substation (inclusive only of the area falling within Basildon administrative area) (Dunton Road and Lower Dunton Road).	Approved	10/01/2022	Unknown	Unknown	n/a
BA2	1	20/00911/FULL	Land South Of Dunton Road, Dunton, Basildon, Essex Residential development of 269 dwellings (Use Class C3), 2 x vehicular access points off Dunton Road, formal and informal open space, hard and soft landscaping including acoustic barrier and associated infrastructure	Appeal allowed	11/12/2023	Unknown	Unknown	n/a
BA4	1	24/00004/OUT	Land South of London Road Billericay - M Scott Properties Ltd and Lidl GB Ltd Hybrid planning application comprising detailed planning permission for a new food store (Use Class E) with access, car parking, landscaping and other associated works; and outline planning permission (all matters reserved except means of access) for the erection of up to 130 dwellings (Use Class C3) (including market, affordable and self-build custom build dwellings) with access, parking, public open space and associated landscaping and infrastructure works.	Withdrawn	07/06/2025	n/a	n/a	n/a

ID	Tier	Application Reference	Project	Project Consenting Timeframes		Indicative Project Construction and Operation Programmes		Data Source
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		24/00980/OUT	Demolition of existing buildings; Outline planning permission (all matters reserved except means of access) for the erection of up to 130 dwellings (Use Class C3) (including market and affordable dwellings) with access, parking, public open space and associated landscaping and infrastructure works	Pending Approval	As of 17/19/04/05/2026	Unknown	Unknown	n/a
BA5	1	23/01519/FULL	Land Lying To The West Of Heath Close Billericay Essex. Erection of 32no. Houses and a 30 unit sheltered housing facility with associated access and a pumping station.	Pending	As of 17/18/04/06/2026	Unknown	Unknown	n/a
BA6	1	24/00729/FULL	Land To The East Of Lower Dunton Road Dunton Basildon Essex. Redevelopment of the site to provide 146 residential dwellings (Class C3); provision of strategic landscape; provision of new vehicular and pedestrian access routes and associated infrastructure.	Pending Approval	As of 17/15/04/05/2026	Unknown	Unknown	n/a
BA8	1	20/01614/OUT	Land North Of Kennel Lane Billericay Essex. Outline planning application with all matters reserved, except means of access, for the erection of up to 200 homes; new vehicular access comprising a new arm off the Laindon Road, A176 and Noak Hill Road roundabout; realignment of Kennel Lane to join the new access and associated closure of the Kennel Lane spur; together with car parking, landscaping, surface water drainage basins and associated works.	Appeal allowed	09/12/2022	Unknown	Unknown	n/a
		24/00299/REM	Submission of Reserved matters application relating to scale, appearance, layout and landscaping of outline planning approval 20/01614/OUT for the erection of up to 200 dwellings with associated cycle and pedestrian access, landscaping and parking and associated infrastructure	Approved	22/08/2024			
BA13	1	21/00758/FULL	Crouch Solar Farm Site Dunton Road Dunton Basildon Essex. Construction and operation of a solar farm together with all associated works, equipment and necessary infrastructure.	Appeal allowed	11/04/2024	n/a	In operation	Google Earth; Developer website, project page [Accessed 30 January 2026]
BA16	1	22/00748/FULL	Test Track At Ford Research And Engineering Centre West Mayne Dunton Basildon Essex. Construction of a solar farm of 4.5 MW comprising ground-mounted solar panels and associated works along the test track at Ford Research and Development Centre.	Approved	28/02/2023	n/a	In operation	Google Earth
BA20	1	24/01239/FULL	Land At Lower Dunton Road Langdon Hills Basildon Essex. Proposed up to 368 MW battery storage facility (BESS) and associated infrastructure including cabling, boundary treatment and access works.	Approved	08/08/2025	Unknown	Unknown	n/a

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				Status	Status Date	Indicative Construction Phase	Expected Start of Operation	
BA21	1	24/00762/OUT	Land West Of Laindon Road Billericay Essex. Outline application with all matters reserved except access onto Laindon Road for the erection of up to 250 homes; new vehicular access off Laindon Road; new pedestrian and cycle access points; together with car parking, landscaping / green infrastructure, surface water drainage basins and associated works.	Approved	23/04/2025	Unknown	Unknown	n/a
BA22	1	25/00464/OUT	Land At Greens Farm Lane Billericay Essex. Outline planning application with all matters reserved except for access, for the construction of up to 310 residential dwellings within two separate parcels of land Northern Parcel – up to 255 dwellings including affordable housing, together with vehicular access from Greens Farm Lane, pedestrian/cycle access from Outwood Common Road, a sustainable drainage system with associated earthworks; a circa 8.7 hectares of parkland together with other incidental green spaces (including for recreation, play space and biodiversity), internal footways, cycleways roads, utility buildings and ancillary structures. Southern Parcel – up to 55 dwellings including affordable housing, together with vehicular access from Greens Farm Lane, a sustainable drainage system with associated earthworks; incidental green spaces (including for play space and biodiversity), internal footways, cycleway, roads, utility buildings and ancillary structures.	Pending	As of 17 <u>18</u> / 04 <u>06</u> /2026	Unknown	Unknown	n/a
BA23	2	25/00500/SCOPE	Land North And South Of Dunton Road Laindon Essex. EIA Scoping Opinion Request for a residential led mixed use development. The Proposed Development would comprise up to 1,100 residential dwellings, a local centre comprising business, retail, leisure, sports and hot food takeaway uses, community uses, a Primary School, public open space, vehicular accesses and associated infrastructure groundworks and engineering operations.	Unknown	n/a	Unknown	Unknown	n/a
BA24	1	25/00541/OUT	Land West Of Mandeville Way Laindon Basildon Essex. Outline Planning Application (all matters reserved except for means of vehicular access into the site from Mandeville Way and Lower Dunton Road) for residential development of up to 375 dwellings (Use Class C3) and an early years childcare facility (Use Class E), together with car parking, public open space, landscaping, drainage, and other associated works.	Pending	As of 17 <u>18</u> / 04 <u>06</u> /2026	Unknown	Unknown	n/a
BA30	2	25/01119/SCOPE	Land South Of Great Burstead Southend Road Billericay Essex	EIA Required	26/09/2025	Unknown	Unknown	n/a

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			EIA Scoping Opinion Request for a residential-led development delivering up to 1,500 homes with associated access and supporting infrastructure.					
BA31	1	25/01451/OUT	Land West Of Laindon Road Billericay Essex Outline application with all matters reserved except access onto Laindon Road for the erection of up to 420 homes, including up to 500sqm of non-residential floorspace; new vehicular access off Laindon Road; new pedestrian and cycle access points; together with car parking, landscaping / green infrastructure, surface water drainage basins, and associated works.	Pending	As of 21 18/0406/2026	Unknown	Unknown	n/a
BA32	1	25/01214/OUT	Land West Of Tye Common Road Little Burstead Billericay Essex Outline planning application with all matters reserved except for access for the construction of up to 175 residential dwellings, vehicular access off Tye Common Road, pedestrian and cyclist access off Tye Common Road and Blunts Wall Road and the provision of public open space with associated landscape planting, associated infrastructure, drainage measures, earthworks and all other associated works.	Pending	As of 21 18/0406/2026	Unknown	2030	The Base Scenario in the associated Transport Assessment.
Brentwood Borough Council								
BR1	3	19/00782/EIASO	Horndon Industrial Park Station Road West Horndon Essex EIA – Screening Opinion – Development of the site to include a mixed-use, residential led scheme including the provision of up to 750 new residential units (comprising a mixture of houses and apartments) with approximately 2700 m ² of retail/A1/A2/A3/A4/A5/D1/D2 and B class employment within existing buildings (Clocktower House and Systems House) that would be retained and refurbished.	EIA not required	11/06/2019	Unknown	Unknown	n/a
BR2	1	21/01525/OUT	Entire Land East Of A128 South Of A127 Tilbury Road West Horndon Essex - CEG Land Promotions Ltd and Mr P S Dunne and Mrs E A Dunne (Dunton Hills Garden Village) Additional submission following EIA Regulation 25 information request: (Shortened description). Please refer to the application form for full description) Outline application with all matters reserved apart from Access, for: the construction of a Garden Community which includes up to 3,700 dwellings, 3 care homes, 5 gypsy/travellers pitches, secondary and primary schools, children's nurseries and creches. Employment hub, village centre and neighbourhood hubs, mobility hub, community sports hub, football, hub, cricket ground, green and blue infrastructure, sustainable drainage system, accesses to	Pending Appr oved	As of 17 16/0406/2026	Unknown	Unknown	n/a

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			A128 Tilbury Road, footpath and cycle link to the A127 and other associated infrastructure and works including noise barrier, demolition of structures and undergrounding of the overhead lines.					
BR5	3	21/01939/EIASO	Officers Meadow Chelmsford Road Shenfield Essex EIA – Screening development for a proposed development comprising up to 825 residential dwellings, a residential care home, co-located primary school and early years and childcare nursery and employment land.	EIA not required	22/12/2021	Unknown	Unknown	n/a
		22/01324/FUL	Construction of 191 dwellings (Class C3), public open space, landscaping, sustainable urban drainage, access and associated infrastructure	Approved	10/10/2025			
		23/01159/OUT	Outline application with all matters reserved for safeguarded land for a 2FE primary school and early years facility.	Approved	23/05/2025			
		23/01164/FUL	Hybrid planning application for 344 units including 35% affordable housing, safeguarded land for a 2FE primary school and early years facility, public open space and associated landscaping, drainage and highways infrastructure.	Appeal allowed	01/05/2025			
		24/00051/FUL	Hybrid Application: Full application for the construction of 142 residential dwellings, including affordable housing, open space, a children's play area, and landscaping. Outline planning permission is also sought for the construction of a Care Home (Use Class C2) with reserved matters for appearance, layout, landscaping, and all other matters in detail	Pending	As of 17 18/0406/2026			
BR9	2	23/01393/EIASO	Land to the South of West Horndon Railway Station Approach West Horndon Brentwood Essex CM13 3TZ - James Jaulim EIA Scoping Opinion for the proposed development at land within and south of West Horndon Station.	EIA Scoping Opinion Issued	19/12/2023	Unknown	Unknown	n/a
BR11	1	24/01263/FUL	Land Adjacent To Billericay Power Generation. Construction and operation of a Solar PV Farm together with ancillary infrastructure and equipment, landscaping and access.	Approved	30/04/2025	By late 2027	By late 2027	Relevant Representation [RR-0695]

ID	Tier	Application Reference	Project	Project Consenting Timeframes		Indicative Project Construction and Operation Programmes		Data Source
				Status	Status Date	Indicative Construction Phase	Expected Start of Operation	
BR19	1	26/00400/OUT	<u>Land South Of A127 East Of Childerditch Lane, West Horndon, Brentwood, Essex, CM13 3EH</u> <u>Outline planning application with all matters reserved, except for means of access, comprising a range of interdependent uses to create a sustainable new settlement including community uses, a new primary school, a local centre with commercial/retail uses; flexible employment space; hotel use; mixed tenure residential development comprising up to 1,025 homes; creation of a new internal bus and active travel route; open space and public realm; new planting and landscaping, and ecological enhancement works; sustainable urban drainage systems; creation of a new vehicular access and pedestrian accesses into the site from the A127, Thorndon Avenue, and Childerditch Lane, and creation of a new vehicular, pedestrian and cycle network within the site; improvements to the existing highway and local road network; lighting; engineering works, infrastructure and associated facilities; including demolition of nos. 107 and 109 Thorndon Avenue; together with interim works or temporary structures required by the development and other associated works, including temporary meanwhile uses.</u>	Pending	As of 18/06/2026	2029 – 2035	2035	<u>HRI14: Environmental Statement Vol 1 Chapter 3: Proposed Development Construction and Description of Alternatives (April 2026) (paragraphs 3.57 – 3.62)</u>
Thurrock Council								
TH1	1	19/01524/SCR	Langdon Hills Golf And Country Club Lower Dunton Road Bulphan Essex RM14 3TY. (Iceni Projects)	EIA not required	24/10/2019	2025	2028	Construction Environmental Management Plan submitted under discharge of condition application 25/00977/CONDC
		19/01662/FUL	Hybrid application for the redevelopment of Langdon Hills Golf and Country Club. Detailed approval sought for: a redesigned club house (with health spa, reception area; restaurant area; bar areas; function areas (for 250 guests); professional golf shop; gym; swimming pool; changing rooms; office space; kitchens and food preparation areas and other necessary ancillary areas). The creation of a new health led community to include, 84 no. homes for independent living - extra care (over 55's use class C2); 36 no. apartments for independent living extra care (Use Class C2); 42 no. close care apartments and a 64-bed residential care home with dementia facilities (Use Class C2); 4 no. key worker apartments (Use Class C3) encompassing a care workers administration health hub. Demolition of existing buildings (clubhouse, hotel and green keepers building) and supporting infrastructure to include: a reconfigured main car park; a new car park for the golf academy; widening of the existing vehicular access onto the Lower Dunton Road; landscaping; new bowling green; new walkways; erection of a security gatehouse and security surveillance. Outline approval sought for: 12 no. apartments for independent living extra care (Use Class C2); a new golf	Approved	21/09/2022			

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				Status	Status Date	Indicative Construction Phase	Expected Start of Operation	
			academy (with driving range; tuition areas and function space for 150 guests); a new quick play golf course and a new redesigned green keepers building.					
TH12	1	21/01812/FUL	Land Adjacent And To The Rear Of The George And Dragon East Tilbury Road Linford Essex. Detailed planning application for the construction of 230 affordable dwellings with associated parking, access, landscaping, open space and infrastructure.	Approved	30/06/2023	Unknown	Unknown	n/a
TH18	2	18/00549/SCO	Tilbury Energy Centre Fort Road Tilbury Essex. Planning Inspectorate Consultation to the LPA for an EIA Scoping Opinion for a future DCO to develop a new Combined Cycle Gas Power Station with a generating capacity up to 2500 MW, Open Cycle Gas Turbines with a generating capacity up to 300 MW and an energy storage facility, all on the Tilbury Power Station site.	EIA required	14/05/2018	Unknown – scheme not progressing at the current time	n/a	Solar Power Portal website [Accessed 30 January 2026]
TH22	1	19/01709/FUL	Ingrebourne Valley Ltd Orsett Quarry Buckingham Hill Road Linford Essex SS17 0PP - Ingrebourne Valley Ltd Mineral extraction and processing at Orsett Quarry and extension into adjoining land at Walton's Hall Farm, erection of a processing plant and ancillary activities, importation and treatment of reclamation material with progressive restoration to farmland with landscape planting [Revised plans and documents].	Refused	27/03/2026	n/a	n/a	n/a
TH23	1	19/00052/CV	National Power PLC Tilbury Power Station Fort Road Tilbury Essex RM18 8UJ. Application for the variation of conditions No. 3 (Restoration Date) to allow extension of time to complete works, 4 (Phasing Strategy Area A2) and 5 (Phasing Strategy Area B) of Application Reference Number: 13/00497/FUL (Recovery for beneficial use of pulverised fuel ash deposited on Tilbury Power Station ash disposal site areas A2, A3 and B).	Pending	As of 17/18/04 06/2026	Unknown	Unknown	n/a
TH24	3	22/00812/SCR	Thurrock Flexible Generation Plant Fort Road Tilbury Essex. Request for EIA Screening Opinion with regard to the proposed development of Thurrock Hydrogen Plant, a facility for the production of hydrogen by electrolysis, on land south-west of Station Road in Tilbury, Thurrock.	EIA not required	01/07/2022	Unknown	Unknown	n/a
TH30	2	23/00897/SCO	Land Adjacent Sandown Road Collingwood Farm Quarry And East Quarry Stanford Road Orsett Essex. Request for an EIA Scoping Opinion pursuant to Part 4(15) of the Town and Country Planning (EIA) Regulations 2017: Proposed residential-led mixed-use development comprising	EIA Scoping Opinion Issued	16/08/2023	Unknown	Unknown	n/a

ID	Tier	Application Reference	Project	Project Consenting Timeframes		Indicative Project Construction and Operation Programmes		Data Source
				Status	Status Date	Indicative Construction Phase	Expected Start of Operation	
			approximately 775 residential dwellings (Class C3), with a new village centre and public square; land for a junior school; sports pitches; external amenity spaces; eco-parkland for informal recreation and nature conservation; new pedestrian routes and cycleway connections; landscaping; and associated works.					
TH33 / TH37	1	23/01321/SCO 23/01501/FUL	Land South of Borough Boundary and East of Dunning Lane West Horndon Essex Outline planning application with all matters reserved except access, for the creation of a new settlement and multi modal transport hub adjacent to West Horndon Railway Station. The new settlement would include a range of interdependent uses to create a sustainable new settlement including community uses (Use Class F1 and F2), primary school (Use Class F1), hotel (Class C1), commercial uses (Use Class E), general industrial and storage (Class B2 and B8), care home and Integrated Retirement Community (Class C2); mixed tenure residential development comprising up to 2,100 dwellings (Use Class C3), a new bus and active travel route over St Marys Lane road bridge, enhancements to the Freshwell Gardens underpass, open space and public realm; new planting and landscaping, ecological enhancement works; sustainable urban drainage systems; creation of new vehicular and pedestrian accesses into the site from the A128, creation of a new vehicular, pedestrian and cycle network within the site; improvements to the existing highway and local road network; lighting; engineering works, meanwhile uses and infrastructure and associated facilities, including demolition of all existing buildings on site.	EIA required Planning committee resolved to approve, subject to the completion of s106 obligations	31/01/2024 22/12/2025	2027 to 2036	2036	HSM1 Volume 1, Environmental Statement, Main Report (September 2024)
TH35	1	23/01502/FUL	Land To The South Of National Grids Electrical Substation For New Cable Tunnel Fort Road Tilbury Essex. Proposed construction a new cable tunnel beneath the River Thames between Tilbury and Gravesend to provide additional transmission capacity. Above-ground infrastructure in the form of a new Cable Sealing End compound and a new head house building along with associated electricity infrastructure, access, parking, boundary treatment and two overhead gantry structures for future overhead lines.	Approved	24/01/2025	2025 to 2029	2029	Construction Environmental Management Plan submitted under planning application reference: 25/00611/CONDC
TH38	2	24/01023/SCO	Land Part Of Tilbury Energy Centre (Tilbury 3) Fort Road Tilbury Essex Request for Scoping Opinion – Regulation 15 Of The Town And Country Planning (EIA) Regulations 2017 (As Amended) at Land At Tilbury3, Port Of Tilbury London Limited (Potll).Hybrid	EIA required	05/11/2024	Unknown 2027	Unknown 2030	n/a ES Volume 1 Chapter 6: The Works
TH70	1	25/00598/FUL	planning application, comprising (1) in the Outline element the following phased development: B2 General Industrial and B8	Pending	As of 18/06/2026			

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			Storage & Distribution including external storage and ancillary offices, Port-related uses including general haulier parking and a CMAT (Construction Materials and Aggregates Terminal); AND (2) in the Full element the following enabling infrastructure and other works: access and Port estate roads, a rail terminal connecting to the Tilbury2 railway siding, land re-grading and development platforms, utilities, drainage and ecological mitigation.					
TH40	2	25/00333/SCO	Land East of Chadwell St Mary Brentwood Road Chadwell St Mary Essex. Request for an EIA Scoping Opinion for residential development of up to 1,500 dwellings (Use Class C3), a primary school (Use Class F1), retail floor space and healthcare floor space as part of a mixed use neighbourhood centre (Use Classes E, F1, F2, C3, C2, Sui Generis hot food takeaway, drinking establishment), site accesses and highway works (Scenario A without Lower Thames Crossing and Scenario B with Lower Thames Crossing), associated infrastructure, ancillary works, green and blue infrastructure including sustainable drainage systems, ecological habitat areas, children's play areas, public open space, playing fields and Suitable Alternative Natural Greenspace.	EIA required	28/04/2025	Early phases to start in 2027	Unknown	Relevant Representation [RR-0374] ⁶
TH55	1	25/00801/DMI	Bevan House And Morrison House Jesmond Road Grays Essex Proposed demolition of 168 residential flats within Keir Hardie House, Bevan House and Morrison House (three 12-storey tower blocks), and 168 associated single-storey garages.	Prior Approval Granted	13/08/2025	Unknown	Unknown	n/a
TH57	3	25/01031/SCR	Land To West Of Turnpike Lane And South Of Linford Road Chadwell St Mary Essex Request for Environmental Impact Assessment (EIA) Screening Opinion: 25/30032/PMAJ - Residential Development (Up to 99 units)	Advice Given	22/10/2025	Unknown	Unknown	n/a
TH58	3	25/00969/SCR	Land To The North Of Godman Road Cedar Road Barry Close And Adjacent Heath Road Chadwell St Mary Essex EIA screening opinion application with respect to land north of Chadwell St Mary, Thurrock, regarding the proposed	EIA not required	15/09/2025	Unknown 2027/2028	Unknown 2034	n/a Planning Statement (April 2026)

⁶ The representation states 'A planning application will be submitted imminently and is expected to be positively determined in 2026'

ID	Tier	Application Reference	Project	Project Consenting Timeframes		Indicative Project Construction and Operation Programmes		Data Source
				Status	Status Date	Indicative Construction Phase	Expected Start of Operation	
TH75	1	26/00413/OUT	development of approximately 350 new homes with associated access, landscaping and infrastructure. Outline planning application (with all matters reserved except for access) for up to 385 residential dwellings (Use Class C3), provision of public open space, and associated infrastructure.	Pending	As of 18/06/2026			
TH59	1	25/00845/OUT	Land Adjacent St Cleres School Railway Line And Butts Lane Stanford Le Hope Essex Outline planning application with all matters reserved, except means of access, for the erection of up to 121 homes (Use Class C3) (including a mix of market and affordable dwellings), associated car parking, open space, hard and soft landscaping, biodiversity enhancements, boundary treatments, surface water drainage basins and associated works.	Pending	As of 21/18/04 18/06 /2026	2027	2029	Outline Construction Management Plan (June 2025)
TH66	1	25/01426/PAPNA F	Agricultural Buildings Land Adjacent Buckingham Hill Road And Stanford Road Stanford Le Hope Essex Prior Notification for the erection of two identical agricultural storage buildings, General-purpose grain store	Prior Approval Given	31/12/2025	Unknown	Unknown	n/a
TH71	1	26/00245/FUL	Land Adjacent And To Rear Of 192D To 246, Blackshots Lane, Grays Essex Full planning application for erection of 54 dwellings with new access, landscaping, associated parking, garages, amenity space and other supporting infrastructure.	Pending	As of 18/06/2026	Unknown	Unknown	n/a
Local Plan Allocations								
South Norfolk Council								
A2 (SNC)	1	2023/2037	Land south and south-west of Lotus Cars, Hethel. Greater Norwich Local Plan. Policy STR.12 Hethel Strategic Employment Area. 20.98ha of employment land.	Approved	30/10/2024	Unknown	Unknown	n/a
Babergh Council and Mid Suffolk Councils								
No Local Plan Allocations identified from the Long List of Other Developments for further assessment.								
Essex County Council								
No Local Plan Allocations identified from the Long List of Other Developments for further assessment.								
Colchester City Council								
A1 (CoCC)	3	N/A	Dedham Depot. Colchester Local Plan Part 2 2017-2033. Policy SG3 and SS9 Dedham Depot. Local Economic Area.	No planning application	n/a	n/a	n/a	n/a

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A2 (CoCC)	1	191830	School Lane (east site), Langham. Colchester Local Plan Part 2 2017-2033. Policy SG1, SG2, SS8. Housing Allocation (13 new dwellings).	Approved	17/12/2020	Unknown – first phase has been completed second phase completion date is unknown	Since September 2022 (first phase)	East Anglian Daily Times news article 6 November 2022 (Langham housebuilder supports local businesses at launch) [Accessed 26 January 2026]
A6 (CoCC)	3	N/A	School Road, Great Horkesley. Colchester Local Plan Part 2 2017-2033. School Road, Great Horkesley. Housing allocation for 13 new dwellings.	No planning application	n/a	n/a	n/a	n/a
A10 (CoCC)	3	192151	Lodge Lane, Langham. Colchester Local Plan Part 2 2017-2033. Policy SG3.	Approved	17/08/2020	Unknown – appears under construction	Unknown	Google Maps
		212967	Employment allocation.	Approved	24/02/2022			
A11 (CoCC)	3	190665 252596	Rugby Club site, Mill Road, Colchester. Colchester Local Plan Part 2 2017-2033. Housing allocation for 300 new dwellings.	Approved	14/12/2022	Unknown	Unknown	n/a
				Pending	As of 21/18/04 06/2026			
A15 (CoCC)	3	See ID CO30	Land north of London Road, Stanway. Colchester Local Plan Part 2 2017-2033. Policy SG2. Housing allocation to contribute to delivery of 956 dwellings.	See ID CO30	-	-	-	-
A16 (CoCC)	3	See ID CO29	Land west of Lakelands, Stanway. Colchester Local Plan Part 2 2017-2033. Policy SG2. Housing allocation to contribute to delivery of 956 dwellings.	See ID CO29	-	-	-	-
A17 (CoCC)	3	N/A	Stanway. Colchester Local Plan Part 2 2017-2033. Policy WC1. Employment allocation to contribute to delivery of 32 ha of employment land.	No planning application	n/a	n/a	n/a	n/a
A18 (CoCC)	3	231640	Land west of Hall Road, Copford. Colchester Local Plan Part 2 2017-2033. Policy SG2. Housing allocation to contribute to delivery of 120 dwellings.	Approved	20/12/2023	n/a	In operation since April 2024	Daily Gazette news article 18 April 2024 (Copford New Oaklands housing development launching soon) [Accessed 26 January 2026]
A19 (CoCC)	3	211788	Timbers Yard, Marks Tey. Colchester Local Plan Part 2 2017-2033.	Approved	27/07/2023	2023-2024 (does not appear constructed)	Unknown	Construction Environmental

ID	Tier	Application Reference	Project	Project Consenting Timeframes		Indicative Project Construction and Operation Programmes		Data Source
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			Policy SG3. Employment allocation to contribute to the delivery of 32ha of employment land.					Management Plan submitted under planning application reference: 242585
Tendring District Council								
A1 (TDC)	3	N/A	Tendring and Colchester Garden Community. Tendring and Colchester Borders Garden Community. Deliver between 2,200 and 2,500 homes in the plan period. 7,000 to 9,000 homes and 26 hectares of employment land beyond 2033.	No planning application	n/a	n/a	n/a	n/a
Braintree District Council								
A1 (BDC)	3	N/A	Feering Strategic Allocation. Braintree District Council Local Plan 2033. Feering Strategic Growth Area FEER232 and FEER233B delivering up to 755 dwellings.	No planning application	n/a	n/a	n/a	n/a
A3 (BDC)	3	N/A	Land east of Great Notley, South of Braintree. Braintree District Council Local Plan. Policy LPP16 and LPP17. Housing allocation for 1,750 dwellings.	No planning application	n/a	n/a	n/a	n/a
A7 (BDC)	3	N/A	Crittall Works and adjoining Finishing Company, Western Road, Silver End. Braintree District Council Local Plan. Policy S2. Housing allocation for 65 homes.	No planning application	n/a	n/a	n/a	n/a
Chelmsford City Council								
A5 (ChCC)	3	See ID CH20	Great Leighs – Land east of London Road. Chelmsford Local Plan 7b – Housing allocation. 250 new specialist residential homes for older persons.	See ID CH20	-	-	-	-
A6 (ChCC)	3	14/01791/OUT	Great Leighs – Land east of Main Road. Chelmsford Local Plan - 7d – Housing allocation. 100 new homes including affordable housing.	Appeal allowed	26/09/2016	n/a	In operation since March 2022	Property & Development Magazine online article 15 March 2022 article (All homes built at Great Leighs development) [Accessed 26 January 2026]
		17/01949/REM		Approved	15/03/2018			
Basildon Borough Council								
No Local Plan Allocations identified from the Long List of Other Developments for further assessment.								
Brentwood Borough Council								

ID	Tier	Application Reference	Project	Project Consenting Timeframes		Indicative Project Construction and Operation Programmes		Data Source
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A3 (BrBC)	3	See ID BR2	Dunton Hills Garden Village. Dunton Hills Garden Village Supplementary Planning Document (SPD).	See ID BR2	-	-	-	-
A4 (BrBC)	3	N/A	Land at West Horndon Industrial Estate. Brentwood Local Plan (2016 – 2033). Policy R02: Land at West Horndon Industrial Estate. Allocated for 580 new homes, residential care home, 5% self-build and custom build of allocation area, 2 ha of land for employment and retail/commercial/leisure floorspace.	No planning application	n/a	n/a	n/a	n/a
A5 (BrBC)	3	See ID BR5	Land north of Shenfield, Shenfield. Brentwood Local Plan (2016 – 2033). Policy R03: Land north of Shenfield. Allocated for 825 new homes, 2.1ha for a primary school and nursery, 60 bed residential care home, and 2ha of employment land.	See ID BR5	-	-	-	-
A11 (BrBC)	3	17/01815/OUT	Site adjacent to Ingatestone Garden Centre (former A12 works site) Ingatestone Garden Centre, Roman Road.	Appeal allowed	11/05/2021	n/a	In operation since May 2022	whathouse.com 23 May 2022 news article (New Homes To Be Unveiled In Ingatestone This Weekend) [Accessed 26 January 2026]
		21/01589/REM	Brentwood Local Plan (2016 – 2033). Policy R21. Housing allocation for 161 new homes.	Approved	15/12/2021			
		21/01489/REM		Approved	15/12/2021			
Thurrock Council								
A1 (TC)	3	14/00486/FUL	Tilbury.	Approved	01/09/2014	n/a	In operation	
		15/01483/FUL	Thurrock Council Core Strategy. Policy CSSP2: Key Strategic Economic Hubs.	Approved	06/07/2016	n/a	In operation 2017	BBC Website article (news, Essex) 18 August 2016 (Amazon to open Tilbury docks packing centre) [Accessed 26 January 2026]
		22/00547/FUL		Approved	07/10/2022	n/a	In operation	
A2 (TC)	1	18/01660/REM	Stanford-le-Hope/Corringham urban extension. Thurrock Council Core Strategy. Policy CSSP1: Sustainable housing and locations. Housing allocation for 330 new dwellings	Approved	01/10/2020	n/a	In operation 2023	Offsite Hub website 2 January 2023 (Councillors Visit Pioneering Hope Green Development) [Accessed 23 January 2026]
Local Plan Emerging Allocations								
Essex – Replacement Minerals Local Plan 2025 to 2040 (2024)								

ID	Tier	Application Reference	Project	Project Consenting Timeframes		Indicative Project Construction and Operation Programmes		Data Source
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		N/A	A47 Bradwell Monks Farm. Replacement Essex Minerals Local Plan Review 2025 to 2040 (Regulation 18 – Issues and Options (February 2024)). Extension to existing mineral Site.	No planning application	n/a	n/a	n/a	n/a
		N/A	A59 Lowleys Farm, Little Leighs. Replacement Essex Minerals Local Plan Review 2025 to 2040 (Regulation 18 – Issues and Options (February 2024)). New mineral site.	No planning application	n/a	n/a	n/a	n/a
		N/A	A79 Crown Quarry. Replacement Essex Minerals Local Plan Review 2025 to 2040 (Regulation 18 – Issues and Options (February 2024)). Extension to existing quarry.	No planning application	n/a	n/a	n/a	n/a
		N/A	A85 Martells (North of Frating Road (East)). Replacement Essex Minerals Local Plan Review 2025 to 2040 (Regulation 18 – Issues and Options (February 2024)). Extension to existing mineral Site.	No planning application	n/a	n/a	n/a	n/a
		N/A	A86 Martells (North of Frating Road (West)). Replacement Essex Minerals Local Plan Review 2025 to 2040 (Regulation 18 – Issues and Options (February 2024)). Extension to existing mineral Site.	No planning application	n/a	n/a	n/a	n/a
Colchester – Preferred Options Local Plan Regulation 18 (2025)								
EA1 (CO)		N/A	PP18: Land North of A120, Marks Tey Growth Area. Colchester Preferred Options Local Plan Regulation 18 Consultation (2025). Garden Village scale allocation for 1,000 new dwellings.	No planning application	n/a	n/a	n/a	n/a
EA2 (CO)		N/A	Policy PP37: North of Park Lane, Langham. Colchester Preferred Options Local Plan Regulation 18 Consultation (2025). Allocation for 900 dwellings.	No planning application	n/a	n/a	n/a	n/a
EA4 (CO)		N/A	Policy PP9: North East Colchester. Colchester Preferred Options Local Plan Regulation 18 Consultation (2025). Allocation for 2,000 dwellings.	No planning application	n/a	n/a	n/a	n/a
EA5 (CO)		N/A	Policy OA4: Northern Gateway Colchester Preferred Options Local Plan Regulation 18 Consultation (2025). Allocation for 540 dwellings and employment land. Increased housing provision of adopted allocation. ID A11 (CoCC).	No planning application	n/a	n/a	n/a	n/a
EA7 (CO)		See ID CO25	Policy PP34: Land North of Coach Road, Great Horkesley.	See ID CO25	-	-	-	-

ID	Tier	Application Reference	Project	Project Consenting Timeframes		Indicative Project Construction and Operation Programmes		Data Source
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			Colchester Preferred Options Local Plan Regulation 18 Consultation (2025). Allocation for approximately 400 new dwellings.					
EA14 (CO)		See ID CO44	Policy PP32: Land North of Halstead Road and West of Fiddlers Wood, Eight Ash Green. Colchester Preferred Options Local Plan Regulation 18 Consultation (2025). Allocation for 250 dwellings.	See ID CO44	-	-	-	-
EA19 (CO)		N/A	Policy PP29: Land east of School Road, Copford. Colchester Preferred Options Local Plan Regulation 18 Consultation (2025). Allocation for 300 dwellings.	No planning application	n/a	n/a	n/a	n/a
EA28 (CO)		N/A	Policy PP17: Land South of Marks Tey Colchester Preferred Options Local Plan Regulation 18 Consultation (2025). Allocation for a mixed-use development including commercial uses and approximately 1,500 new dwellings.	No planning application	n/a	n/a	n/a	n/a
Chelmsford – Pre-Submission Regulation 19 Consultation (2025)								
EA1 (CH)		N/A	Strategic Growth Site Policy 18a – Land north west of Chelmsford (North of Hollow Lane). Chelmsford Focused Consultation Additional Sites (Regulation 19) Document (2025). 100 new homes.	No planning application	n/a	n/a	n/a	n/a
EA2 (CH)		N/A	Strategic Growth Site Policy 19 – Land west of Patching Hall Lane. Chelmsford Focused Consultation Additional Sites (Regulation 19) Document (2025). Around 200 new homes.	No planning application	n/a	n/a	n/a	n/a
n/a		N/A	Strategic Growth Site Policy 9a – Waltham Road Employment Area, Boreham. Chelmsford Focused Consultation Additional Sites (Regulation 19) Document (2025). Around 14,000sqm new employment area.	No planning application	n/a	n/a	n/a	n/a
n/a		N/A	Growth Site Policy 9b – Land to the east of 118 to 124 Plantation Road, Boreham. Chelmsford Focused Consultation Additional Sites (Regulation 19) Document (2025). Around 60 new homes for older people to include affordable housing.	No planning application	n/a	n/a	n/a	n/a
n/a		N/A	Growth Site Policy 9c – South of Main Road and Dukes Wood Close, Boreham. Chelmsford Focused Consultation Additional Sites (Regulation 19) Document (2025). Around 22 new homes for older people, including affordable housing.	No planning application	n/a	n/a	n/a	n/a

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n/a		N/A	Growth Site Policy 14b – Land south of Ford End Primary School. Chelmsford Focused Consultation Additional Sites (Regulation 19) Document (2025). Around 75 new homes.	No planning application	n/a	n/a	n/a	n/a
Basildon – Regulation 18 Consultation Part 3 (2025)								
EA10 (BA)		See ID BA24 and ID BA6 (part of allocation)	H11: Land West of Mayne. Basildon Local Plan Regulation 18 Consultation Part 3 (2025). Sustainable urban extension to the west of Basildon.	See ID BA24 and ID BA6 (part of allocation)	-	-	-	-
EA11 (BA)		N/A	E2: Dunton Boot Sale. Basildon Local Plan Regulation 18 Consultation Part 3 (2025). Employment allocation.	No planning application	n/a	n/a	n/a	n/a
EA12 (BA)		N/A	E5: Friern Manor Farm. Basildon Local Plan Regulation 18 Consultation Part 3 (2025). 17 hectares of employment development.	No planning application	n/a	n/a	n/a	n/a
EA4 (BA)		25/00788/SCREE N (part of allocation)	H6: Land south of London Road, Billericay. Basildon Local Plan Regulation 18 Consultation Part 3 (2025). Urban extension for mixed-use development.	EIA not required	20/06/2025	Unknown	Unknown	n/a
Thurrock – Regulation 18 Consultation (2023)								
		See ID TH40	Chadwell St. Mary.	See ID TH40	-	-	-	-
		25/00969/SCR	Thurrock Local Plan Initial Proposals (Regulation 18 Consultation) December 2023. Two proposed options for a new neighbourhood of either between 1,200-1,400 or 2,900-3,400 new homes.	EIA not required	15/09/2025	Unknown	Unknown	n/a
		N/A	Southfields Opportunity Area. Thurrock Local Plan Initial Proposals (Regulation 18 Consultation) December 2023. Potential for 1,250-1,750 new homes with two primary schools, employment opportunities and new local/neighbourhood centre.	No planning application	n/a	n/a	n/a	n/a
		N/A	Proposed Tier 1 Employment Site at Tilbury (land east of Dock Approach Road). Thurrock Local Plan Initial Proposals (Regulation 18 Consultation) December 2023.	DCO5 falls within part of allocation boundary. No planning application for reminder of the allocation.	n/a	n/a	n/a	n/a
Braintree Draft Local Plan Preferred Options (Regulation 18) Consultation March 2026								

ID	Tier	Application Reference	Project	Project Consenting Timeframes		Indicative Project Construction and Operation Programmes		Data Source
				Status	Status Date	Indicative Construction Phase	Expected Start of Operation	
EA3 (B)	3	N/A	Land South of Colchester Road Coggeshall - COGG2084 - capacity of 200 dwellings	No planning application	n/a	n/a	n/a	n/a
EA6 (B)	3	N/A	Land east of Great Notley Policy LPR 19 (BLAN 114) – up to 1,750 new homes, employment uses, primary school, early years and childcare nursery, community facilities, village centre	No planning application	n/a	n/a	n/a	n/a
EA8 (B)		N/A	North, West and South West of Kelvedon Policy LPR 26 (KELV2209, KELV2208 and KELV2217) – around 5,600 new homes, employment land, neighbourhood centres	See ID B13 (part of allocation)	=	=	=	=
EA15 (B)	3	N/A	Allshots Farm, Rivenhall Policy LPR 7 – allocated for employment use	No planning application	n/a	n/a	n/a	n/a
EA19 (B)	3	N/A	A120 Braintree to Marks Tey Route Option D Safeguarding Area Policy LPR 55 – new road infrastructure	No planning application	n/a	n/a	n/a	n/a
<u>Tendring Draft Local Plan – Preferred Options Consultation Document (Regulation 18) March 2026</u>								
EA2 (T)	3	N/A	Hare Green Garden Village Strategic Policy SAMU8 – delivery of 4,500 homes, gypsy and traveller accommodation and 70-80 hectares of employment land	No planning application	n/a	n/a	n/a	n/a
EA3 (T)	3	N/A	Horsley Cross Garden Village Strategic Policy SAMU9 – delivery of 6,000 homes, gypsy and traveller accommodation and 50-60 hectares of employment land	No planning application	n/a	n/a	n/a	n/a
EA9 (T)	3	N/A	Groveswood Business Park, Collierswood Farm, Land north of the A120 Allocated for 78ha of employment land.	No planning application	n/a	n/a	n/a	n/a
EA10 (T)	3	N/A	Crown Business Centre, Old Ipswich Road, Ardleigh/Colchester	See ID T34 (part allocation site)	=	=	=	=

3. Approach Taken to Coordinate Between Projects

3.1 Introduction

- 3.1.1 This section of the report describes how the Applicant has coordinated the Project with other projects in terms of considering physical interfaces between the Project and other projects – for example where the Project Order Limits overlap with other project order limits / red line boundaries. The other projects are those identified in the Rule 6 Letter - i.e. the ten NSIPs listed there, the Tarchon Interconnector Project and the other projects that are in the ES Chapter 17 short list – together with EcoPower Suffolk Solar [and Tasway Energy Park](#), to the extent there is a physical interface. Reference is also made to East Pye Solar, as requested by the Examining Authority. As illustrated by Table 2.1 of this report, these other projects are at various stages of the development process – whether emerging, in the consenting process, recently consented, in construction or implemented / in operation.
- 3.1.2 The Applicant's inter-project cumulative effects assessment on receptors during construction and operation (and maintenance) of the Project has been provided in **6.17.1 Environmental Statement Chapter 17 - Cumulative Effects - Response Update [\[Revision B\]](#)**. The Applicant's consideration and assessment of traffic generated by committed developments and transport schemes is detailed in sections 5.4 to 5.5 of **7.11 Transport Assessment [APP-333]** and in **7.11 Transport Assessment - Appendix D - Committed Developments [APP-337]**. The conclusions for these assessments are not duplicated in this report.
- 3.1.3 The Applicant's approach to coordination between projects has been and continues to be based on the following considerations:
- The ES Chapter 17 short list
 - Whether there is a physical interface and, if so, the degree of complexity of that interface. The Applicant is fully committed to an enhanced level of engagement where there could be construction overlaps and strong interface management requirements; an example is the Project's interface with the Lower Thames Crossing project
 - Using SoCGs to report dialogue and continued cooperation with other projects through pre-application, pre-examination and examination stages, as well as formalising cooperation through agreements where appropriate

- Demonstrating compliance with the relevant National Policy Statements (NPSs) (Overarching NPS for Energy (EN-1)⁷ and the NPS for Electricity Networks Infrastructure (EN-5)⁸, on the criteria for good design.

3.1.4 Section 4.6 and Table 4.4 of 6.4 Environmental Statement Chapter 4 - Project Description [APP-130] provides a summary of 19 elements of the Project design where different design options within the Order Limits are under consideration to provide flexibility to respond to ongoing discussions and detailed design between the Project and stakeholders, including developers of other projects. These are referred to as 'scenarios'. ~~Table 4.4 of this ES document outlines how each scenario has been assessed~~ Each scenario contains two or more options. In the case of each scenario, a single design option was assessed from an EIA perspective. The option assessed was the 'most likely case' option (at the time the assessment was carried out), with sensitivity testing then applied for each topic or aspect chapter to ensure that the likely significant environmental effects arising from the flexibility represented by alternative design options within the scenario were robustly considered and assessed. Both the assessment of effects arising from the single assessed option and the assessment of the flexibility afforded by the alternative options were reported in the ES.

3.1.5 The Applicant ~~is continuing~~ has continued to engage with stakeholders during the examination to agree a position on the preferred scenario ~~or, and for some design scenarios has confirmed to the ExA~~ where design flexibility needs to be maintained. A tracker was initially appended to **8.6.1 Deadline 1 Cover Letter [REP1-141]** and now is found in **8.11 Approach to Scenarios ([Revision B]E)**, which covers all of the 19 design scenarios that exist within the Project design. This tracker provides the Applicant's current position on each scenario, and may provide an updated position to that presented in this version of this report. For each scenario, the tracker records the following information:

- The type or nature of the options in the scenario
- A description of the options
- The relevant stakeholder(s)
- The current status of the scenario and options in the scenario (e.g. progress of negotiations to resolve the preferred option in the scenario)
- Legal securing mechanism for preferred option (assuming there is one)
- The interim / final Project decision in respect of the each scenario.

3.1.6 ~~3.1.5~~ The Applicant ~~is keeping~~ has kept the tracker updated ~~on an ongoing basis and is submitting~~ during examination, and has submitted updates to the ExA at key intervals during the examination to report on progress with respect to each scenario.

3.1.7 ~~3.1.6~~ This section, in 3.2, firstly considers all the other NSIPs in the order they are listed in the Rule 6 Letter then the additional NSIPs subsequently added to this report as noted in paragraph 1.2.1 of this report, using the Planning Inspectorate references

⁷ Department for Energy Security and Net Zero (DESNZ) (2024) Overarching National Policy Statement for Energy (EN-1) <https://assets.publishing.service.gov.uk/media/695e4a71e83db7562d671929/overarching-nps-for-energy-en1-withdrawn.pdf>

⁸ Department for Energy Security and Net Zero (DESNZ) (2024) National Policy Statement for Electricity Networks Infrastructure (EN-5) <https://assets.publishing.service.gov.uk/media/695e4a307ad4bff6f7afdfc5/nps-electricity-networks-infrastructure-en5-withdrawn.pdf>

for those projects. [The East Anglia THREE offshore windfarm and the East Anglia ONE offshore windfarm are covered at the end of section 3.2.](#) Non-NSIPs relevant to this section of the report are then considered [in 3.3](#), as identified by the IDs used in the ES Chapter 17 short list in the headings and planning application references in the text, in the order they are listed in the ES Chapter 17 short list.

- [3.1.8](#) ~~3.1.7~~ Any summary logs of discussions with developers of other projects up to this point are contained in the SoCGs identified in Section 11 of this report. Please refer to Section 11 of this report and Appendix B for identification of the SoCGs and other documents developed by the Project and other projects. [The latest Applicant and developer positions on interrelationships are in the latest version of the relevant SoCG submitted to the examination.](#)
- [3.1.9](#) ~~3.1.8~~ Section 6 of this report (Interaction with Mitigation or Enhancement Measures of Other Projects) provides further information about interactions between the Project and mitigation or enhancement measures of other specified projects.
- [3.1.10](#) ~~3.1.9~~ Section 7 of this report (Consideration of Good Design Alongside Other Projects) provides further context to this section in terms of how iterative project design development has considered other projects, and highlights key examples.
- [3.1.11](#) ~~3.1.10~~ ~~Appendix C~~ [Appendix C](#) of this report presents updated versions of plans that were provided at Deadline 3 of the examination in **8.9.1 Applicant's Responses to First Written Questions [REP3-074]**, which the ExA also asked to be included in this report. These plans comprise:
- A combined plan showing the Project's East Anglia Connection Node (EACN) substation, the onshore substations for each of the offshore wind farm projects and other surrounding detail, which has been provided in response to the ExA's questions GEN 1.14, and DES 1.8 – this plan was revised for inclusion in the Deadline 4 update of this report to show the updated Order Limits of the Project, reflecting acceptance of the change request near Little Bromley
 - Separate plans for the Norwich Main, Bramford and Tilbury North substations, which have been provided in response to the ExA's question GEN 1.15 – [versions of sheet 1 showing Norwich Main with and without landscaping have been provided. Sheet 1](#) of this plan was revised for inclusion in the Deadline 4 update of this report to reflect the Applicant's correction of the order limits for the Sheringham and Dudgeon Extension Projects.
- [3.1.12](#) ~~3.1.11~~ Looking forward to construction, the Applicant has made ~~a commitment~~ [commitments](#) to coordinated delivery of the Project alongside other projects. ~~This is commitment~~ [These are commitments](#) S04 [and S07](#) in **7.2 Outline Code of Construction Practice ([Revision D)G]**, secured by Requirement 4 of **3.1 Draft Development Consent Order ([Revision D)G]**, which ~~is~~ [are](#) replicated below:
- 'Engagement will take place between National Grid, its Main Works Contractor(s) and developers of other planning applications within the Order Limits. Engagement will occur throughout the pre-construction and construction phase of the Project to understand the construction programme of relevant planning applications where available. Access to land where construction is proposed for planning applications that fall within the Order Limits will be maintained'.*
- ['Engagement will take place between National Grid, its Main Works Contractor\(s\) and developers of other planning applications within the Order Limits in relation to, where](#)

relevant, mitigation and / or enhancement measures within their planning applications that interact with the Order Limits, to facilitate delivery of both parties' projects.'

- 3.1.13 ~~3.1.12~~ Moreover, the Applicant has committed to coordination with other projects specifically with relation to management of cumulative effects of construction traffic, see paragraphs 6.6.1 and 6.6.2 of **7.3 Outline Construction Traffic Management Plan (Revision C)[REP6-082]**. The wording of these paragraphs ~~in Revision B~~ is replicated below, ~~in advance of the Applicant's response in 8.5.8 Applicant's Response to Issue Specific Hearing 2 Action Points to the ExA's request to widen this commitment beyond the Essex Developer's Forum:~~

'National Grid will ensure liaison takes place by the Main Works Contractor(s) with [Local Highway Authorities] and National Highways and other developments, including but not limited to North Falls and Five Estuaries Offshore Wind Farm and [Lower Thames Crossing], to ensure a coordinated approach to construction traffic management. Additionally, this liaison ~~with~~by the Main Works Contractor(s) should occur for significant local events within the area of the construction project, such as the Tendring Show.

'National Grid has committed to join and engage with ~~the~~a Developer's Forum ~~(Essex)~~to be set up by Essex County Council, subject to agreeing suitable terms of reference, to continue and formalise project coordination. National Grid envisages that when the build programmes are available from the Main Works Contractor(s) these will be brought to the Developer's Forum and discussed with the Final Construction Traffic Management Plan developed. National Grid will engage with other Forums set up and managed by other Local Highway Authorities or National Highways, where appropriate.

- 3.1.14 ~~3.1.13~~ National Grid also responds to relevant local plan consultations both in respect of its existing infrastructure / assets and its proposed infrastructure, including the Project.

3.2 Other NSIPs

Hornsea Project Three Offshore Wind Farm (EN010080)

- 3.2.1 This is a consented application for development consent which overlaps with the Order Limits for the Project. This project connects to the National Grid transmission network at Norwich Main Substation. ~~A crossing agreement is needed due to the Project's oversail of Hornsea's cable corridors and haul roads.~~ The Order Limits of the Project have been designed to avoid significant cumulative effects impacting with the consented wind farm Development Consent Order (DCO). It is unlikely that the Project's construction programme will overlap with Hornsea Project Three Offshore Wind Farm's construction programme in a way which could impact the Applicant's ability to construct or operate the Project. It is expected that the offshore wind farm project will be completed in advance of the Project's arrival on site. In a worst-case scenario, if there should be any delays to the Hornsea Project Three Offshore Wind Farm, it is still only expected that this may overlap with the Project's enabling works. As stated in 8.7 Statutory Undertaker Tracker [Revision F], the Applicant is engaging with Hornsea Project Three (UK) Limited on a side agreement; the Applicant will provide any update on these matters using this tracker.

Sheringham and Dudgeon Extension Projects (EN010109)

- 3.2.2** The projects were promoted by Equinor New Energy Limited on behalf of the projects' undertaker, Sheringham Shoal and Dudgeon Extensions ProjCo Limited. Development consent was granted in April 2024. The projects connect to the National Grid transmission network at Norwich Main Substation. There are various interfaces with the Order Limits for the Project, ~~including in the vicinity of Hall Green Cottages and Vale Farm~~. The Applicant understands that the Sheringham and Dudgeon Extension projects (SSDE) propose an open cut crossing through the area of land in common to accommodate the cables and the erection of an onshore substation to connect into Norwich Main Substation. ~~The Applicant provided a mid-examination~~
- 3.2.3** The Applicant included wider order limits, as illustrated by design scenario 1 in Table 4.4 of **6.4 Environmental Statement Chapter 4 - Project Description [APP-130]**, to allow flexibility to change the alignment should a nearby energy storage proposal not proceed. A decision on this scenario has been dependent on the resolution of detailed design interactions between the different projects. The latest position on scenario 1 is provided in Table 2.1 in the latest submitted version of **8.11 Approach to Scenarios [Revision E]**. Equinor New Energy Limited have expressed a preference for the Applicant to utilise the western corridor, which would result in less interactions between the Project and SSDE.
- 3.2.4** Various physical interfaces have been identified between the Project's Order Limits and the SSDE order limits, including:
- The location of pylon RG6, along with associated infrastructure, within the SSDE cable corridor, as well as the locations for the related overhead line pulling zones; the final location of pylon RG6 is to be confirmed in a side agreement between the parties
 - The Project's mitigation planting and the SSDE permanent access road to their substation as well as the SSDE cable corridor – **7.4 Outline Landscape and Ecological Management Plan Appendix D - Outline Landscape Proposals [REP6-088]** was amended at Deadline 6 to show the indicative permanent access road for SSDE as well as the Project's Environmental Area
 - The Project's temporary construction haul road and its crossing of the SSDE cable corridor; the parties are engaging to ensure access is maintained to the SSDE cable
- 3.2.5** Equinor New Energy Limited have also raised concerns around the overlapping powers of compulsory acquisition between the SSDE made DCO and the Project's Order Limits, as well as the requirement to maintain access for the SSDE construction works.
- 3.2.6** The SoCG provides further information on the Applicant's position on these interfaces; the Applicant provided an update on the SoCG at Deadline ~~4~~7. As stated in **8.7 Statutory Undertaker Tracker ([Revision ~~C~~)F]**, the Applicant is engaging with Equinor New Energy Limited on bespoke protective provisions and ~~heads of terms for a proposed~~a draft side agreement; ~~the~~ to resolve the interfaces. Protective provisions in favour of SSDE were added to the Project's DCO at Deadline 6 of the examination. The Applicant will provide any further update on these matters ~~later in the examination~~ using this tracker.

Five Estuaries Offshore Wind Farm (EN010115) & North Falls Offshore Wind Farm (EN010119)

- 3.2.7 ~~3.2.3~~ Both of these wind farms are proposed to be located off the coast of East Anglia and connect into the Project's proposed EACN substation. Both projects involve the construction of new substations, which are proposed to be located adjacent to the Project's EACN substation. The Applicant provided a combined plan showing the EACN, the onshore substations for each of the offshore wind farm projects and other surrounding detail at Deadline 3 of the examination in **8.9.1 Applicant's Responses to First Written Questions [REP3-074]**, in response to the ExA's questions GEN 1.14 and DES 1.8. As requested by the ExA, this plan has also been included in this report, at ~~Appendix G~~Appendix C, noting the update explained in section ~~3.1~~3.1 of this report.
- 3.2.8 ~~3.2.4~~ The EACN substation has been located with both local constraints and the contracted connecting customers in mind. It is located to the east of a Network Rail owned railway track which the Project's overhead line and underground cable then must cross. By doing so it avoids causing multiple additional track crossings stemming from the corridors that would be required to accommodate North Falls Offshore Wind Farm, Five Estuaries Offshore Wind Farm and Tarchon Energy Limited Interconnector when connecting to the EACN substation. Please also refer to paragraphs 2.3.1 - 2.3.3, 6.5.9 and 6.5.13 of **5.15 Design Development Report [APP-122]** for further evidence of design coordination between the two offshore wind farm projects and the Project.
- 3.2.9 ~~3.2.5~~ The design teams for the Project and for Five Estuaries and North Falls have worked collaboratively to reduce potential cumulative traffic effects should they be undertaken in parallel, and are coordinating temporary and permanent accesses (to try and minimise the overall land take) and looking into associated mitigation measures like temporary Non-Motorised User paths. The three projects have undertaken independent options appraisals of construction access routes and have shared their proposals with the aim of identifying a coordinated solution minimising the overall land take of the three projects. ~~Subject to~~
- 3.2.10 ~~At the Applicant obtaining the rights to do so~~current time, the Applicant ~~would have use of the offshore wind farm projects' haul road within the cable corridor. This use would be subject to construction of the haul road solely by the offshore wind farm projects, as the Applicant would not seek to construct or reinstate the haul road~~cannot rely on the North Falls and Five Estuaries haul road as part of the Project's construction strategy, as its timing, availability and operational arrangements have not yet been confirmed. Notwithstanding this position, the Applicant recognises the potential benefits that use of the haul road could provide if it is available at the relevant time. The Applicant has added an additional commitment (T13) within Table 6.1 of 7.2 Outline Code of Construction Practice [Revision G] requiring consideration of this matter at a later stage. The Applicant would provide access to their permanent access road to both offshore wind farm projects for the wind farms' Light Goods Vehicles throughout the construction phases of the offshore wind farm projects. During their operational phases, the offshore wind farm projects could utilise the permanent access road for Heavy Goods Vehicles and Abnormal Indivisible Loads, for example, during periods of maintenance.
- 3.2.11 ~~3.2.6~~ The Applicant would use part of Bentley Road to access its site. The three projects acknowledge there would be an increase in traffic numbers along Bentley Road. The three projects therefore have agreed to improve the A120 / Bentley Road

junction and to widen Bentley Road. This is secured within **3.1 Draft Development Consent Order** (~~[Revision D]~~[G](#)). Details are set out within each project's outline Construction Traffic Management Plan, including how communication will be undertaken between projects and how traffic impacts will be managed between the projects, including for example communication around abnormal load delivery timings and routes.

[3.2.12](#) ~~3.2.7~~ The teams also are liaising closely to ensure compatibility with proposals including landscape mitigation. Whilst each project has their own planting scheme, discussions between the Applicant and the two offshore wind farm projects are ongoing to coordinate plans. Where overlap occurs between the Project and the Five Estuaries Offshore Wind Farm's order limits in the field boundary to the north of Ardleigh Road, the coordinated utilisation of this overlap by both parties has been mutually agreed within a cooperation agreement. The Applicant requires land within the overlap for permanent drainage outfall requirements and Five Estuaries for landscape screening, and it is possible to accommodate the requirements of each party.

[3.2.13](#) ~~3.2.8~~ The Project has held regular meetings with the Five Estuaries Offshore Wind Farm and North Falls Offshore Wind Farm project teams. The three project teams have prepared two tripartite documents – a Tripartite Position Statement and an Outline Protocol (Onshore substations operational noise and the outline noise complaints protocol) – both of which are provided in this report in Appendix B. ~~The Outline Protocol appended is the version~~ [Both documents are versions](#) updated in ~~May~~[July](#) 2026 for Deadline 4, ~~as noted in Five Estuaries Offshore Wind Farm's response to ExA question GEN 1.9 [REP3-122]~~[7](#). A collaborative approach between the three projects also is evidenced with the Project's responses to the consultations on the North Falls and Five Estuaries' Joint Substations Design Guide, this process is ongoing. The Applicant's first (September 2025) and most recent (March 2026) consultation responses to the North Falls and Five Estuaries' Joint Substations Design Guide are provided in Appendix B. [The Applicant's answer to question DES 2.1 part b\) in Examining Authority's Written Questions 2 \(ExQ2\) \[PD-023\], as provided in 8.9.2 Applicant's Response to Second Written Questions \[REP5-211\], also sets out the substantial and ongoing active engagement that has taken place between the Project and the two wind farm projects.](#)

[3.2.14](#) ~~3.2.9~~ The three projects have considered the approach to avoid any potential significant cumulative effects of operational noise. This subject is covered in Section 5 of this report (Mitigation Measures Shared with Other Projects) and in Appendix B. The Project's draft DCO was revised at Deadline 2 of the examination to add a requirement relating to the control of cumulative noise impacts in the vicinity of the EACN substation during the operational stage; this is requirement 14 in Schedule 3 to the draft DCO (**3.1 Draft Development Consent Order** (~~[Revision D]~~[G](#))).

[3.2.15](#) ~~3.2.10~~ It is expected that a joined-up approach to local liaison will be implemented during overlapping construction periods to enable stakeholders and the local community to receive coordinated updates and minimise confusion around which project is responsible for activities, also explaining where complaints and questions should be directed. Each project will set out its own approach in its own control documents.

[3.2.16](#) ~~3.2.11~~ **3.1 Draft Development Consent Order** (~~[Revision D]~~[G](#)) contains protective provisions for the benefit of Five Estuaries Offshore Wind Farm, as agreed with Five Estuaries Offshore Wind Farm, and was updated at Deadline 3 of the examination to

include protective provisions for the benefit of the North Falls Offshore Wind Farm, as agreed with North Falls Offshore Wind Farm. The Applicant was engaged during the development of the protective provisions for the benefit of National Grid Electricity Transmission (NGET) for both offshore wind farm projects. More information is provided in section [99](#) of this report.

Bramford to Twinstead (EN020002)

[3.2.17](#) ~~3.2.12~~ This is a consented application for development consent also promoted by NGET which overlaps with the Order Limits for the Project. The infrastructure associated with the Bramford to Twinstead overhead lines will interact with the proposed overhead line and accordingly the Order Limits for the Project at Bramford Substation. The Project has taken into account the routeing and siting of the Bramford to Twinstead project along with proposed mitigation areas. The route of the Project's Bramford to EACN substation connection took account of the Bramford and Twinstead project, as the chosen option was selected partly because it avoids creating a third connection between Bramford and Twinstead, see paragraph 5.4.3 of **7.15 Design and Access Statement [REP2-020REP6-090]**. Paragraph ~~5.2.47~~[5.2.63](#) of **7.16 Design Approach for Site Specific Infrastructure (Revision B)[REP6-092]** explains how the Project's connection at Bramford Substation has been designed with consideration of the Bramford and Twinstead project. As both projects are promoted by NGET, their interaction is being managed internally.

Lower Thames Crossing (TR010032)

[3.2.18](#) ~~3.2.13~~ The Order Limits interact with the red line boundary for the consented A122 Lower Thames Crossing project from north of Orsett Heath Academy and east of Chadwell St Mary. Lower Thames Crossing is an All Purpose Trunk Road, connecting the A2/M2 at Thong (Kent) to the M25 at Thames Chase (London Borough of Havering and Essex), south of Junction 29, with twin bored tunnels under the River Thames. The Lower Thames Crossing project webpage carries an update of 5 March 2026 confirming that early preparation work for the project is underway; this early work includes that relating to utilities, archaeology and ecology.

[3.2.19](#) ~~3.2.14~~ The Applicant has taken the Lower Thames Crossing project into account since the early pre-application stages of the Project. The publication of documents relating to the Lower Thames Crossing application for development consent in November 2022, including confirmation of the order limits applied for, has facilitated the Applicant's consideration of this project. An example of the Project's regard for Lower Thames Crossing in its own early stages is found in **7.20 2023 - Design Development Report for the Project [APP-358]**. This Project application document dates from June 2023 and responds to feedback from the non-statutory public consultation held between April and June 2022. It explains how consideration of feedback and ongoing studies led to changes then presented at the 2023 non-statutory consultation, including the following noted in paragraph 3.2.12 of the 2023 document:

'proposal to adopt underground cable technology from the north of the Lower Thames Crossing (LTC) proposals into Tilbury Substation to facilitate construction of LTC and the Project as efficiently as possible and respond to extent of flood storage areas. This change of technology also favoured routeing to the east of both existing overhead lines beneficially reducing the potential for interaction with the proposed development to the east of Chadwell St Mary.'

- 3.2.20 ~~3.2.15~~ The Project necessarily interacts with the Lower Thames Crossing to reach Tilbury, and the Applicant considers that the two projects are able to coexist. The Applicant acknowledges the road alignment itself as a significant constraint. The Applicant also considers that certain other aspects of the Lower Thames Crossing project retain a degree of flexibility in their exact siting. Where the Applicant seeks to use permanently acquire land over which powers already have been granted in the Lower Thames Crossing DCO, ~~it would be for~~ the Applicant's DCO ~~to~~ will secure alternative provision ~~for these aspects, through agreement with Lower Thames Crossing~~. This alternative provision relates to ~~key mitigation and compensation~~ ancient woodland and nitrogen deposition areas secured in the Lower Thames Crossing DCO. Detailed and regular discussion between the Applicant and Lower Thames Crossing ~~continues~~ will continue through the detailed design phase of both projects, as recorded in the ~~mid-examination~~ update to the SoCG submitted at Deadline 47.
- 3.2.21 ~~3.2.16~~ The consideration of potential locations for the Tilbury North Substation is covered in Section 11.4 of **5.15 Design Development Report [APP-122]** (DDR). The sites considered are shown in Figure 11.4 of the DDR; the site selected is Site 3. The Applicant understands that Lower Thames Crossing would prefer a site north of Site 4 and south of Stamford Road and pylon TB255. Paragraph 11.4.18 of the DDR explains that Site 4 was discounted due to additional / increased effects and costs relating to a housing allocation area (Southfields) and Orsett Golf Course, compared with Site 3. A location north of Site 4 would have the same effects, but also bring the Project into conflict with two high-pressure gas pipelines. The Applicant held a meeting with Lower Thames Crossing on 2 March 2026 to answer Lower Thames Crossing's questions on this topic, and this matter is now agreed in the SoCG between the parties - see matter 3.2.12 in 8.3.4 Draft Statement of Common Ground - Lower Thames Crossing [Revision C].
- 3.2.22 ~~3.2.17~~ Feedback received from this project's promoters, National Highways, to the Targeted Consultation during February and March 2025 highlighted the interaction between the environmental mitigation proposals associated with both projects. National Highways identified the potential of the Project to constrain their proposed ancient woodland and nitrogen deposition ~~mitigation proposal~~ compensation. The Applicant ~~has~~ identified alternative sites adjacent to Rainbow Wood and Orsett Golf Course to mitigate the effects both on ancient woodland and nitrogen deposition, in addition to a site adjacent to the Tilbury North Cable Sealing End Compound. Further detail on the Project's consideration of Lower Thames Crossing's ancient woodland and nitrogen deposition areas is provided in Table 6.1 in this report.
- 3.2.23 ~~3.2.18~~ In the application documents, the Applicant had widened the Limits of Deviation and Order Limits to the south of the proposed new Tilbury North Substation to allow a change to the design should the Lower Thames Crossing project not be progressed or if ongoing coordination ~~identify a~~ identifies that a change is required. Should Lower Thames Crossing not be progressed, an alternative Environmental Area was also proposed. See design scenario 11 in Table 4.4 of **6.4 Environmental Statement Chapter 4 - Project Description [APP-130]**. Design scenario 15 in ES Chapter 4 Table 4.4 considers alternative access routes. **6.4.F1 Environmental Statement Figure 4.1 - Proposed Project Design (Revision B) [REP4-109]** and **6.4.F2 Environmental Statement Figure 4.2 - Proposed Project Design - Permanent Features (Revision B) [REP4-110]** present the temporary and permanent works to existing overhead line infrastructure (pylon routes YYJ and ZB) to the south of the new Tilbury North Substation.

3.2.24 ~~3.2.19~~ The Project's modifications to the connection arrangements at Tilbury North Substation require some diversion of the existing overhead lines (into and out of Tilbury North Substation) to make the connection from them to the new substation. The diversions have to cross the Lower Thames Crossing project. In response to feedback to the 2025 targeted consultation, the Applicant reviewed whether the diversions could be achieved either by overhead line (~~scenario~~option A) or underground cable (~~scenario~~option B). See design scenario 18 in Table 4.4 of **6.4 Environmental Statement Chapter 4 - Project Description [APP-130]**, as well as Section 11.4 of **5.15 Design Development Report [APP-122]**. Both arrangements are possible and acceptable, but interact differently with the Lower Thames Crossing and a housing development area (Bloor Homes, see Section 3.3 of this report). ScenarioOption A was the proposal at the point of the Project's application. ScenarioOption A ~~is~~was for the ZB line to be replaced by a short section of underground cable to allow the YYJ to be diverted as overhead line. ScenarioOption A ~~has the~~had a greater impact than option B on the area of proposed housing development and on the Lower Thames Crossing of the two ~~scenarios, but there remained the opportunity to modify this through scenario B subject to ongoing discussions with Lower Thames Crossing and Bloor Homes, as well as resolution of various interactions. Scenariooptions. Option~~ B diverts the YYJ route as underground cable which reduces the interaction with the potential housing allocation from around eight hectares affected to around three hectares affected. ~~Since~~During the examination of the application ~~was submitted for development consent~~, the Project ~~has~~ decided to proceed with scenariooption B, which is the preferred option of the Lower Thames Crossing project. The Applicant ~~has~~ confirmed this decision both to Lower Thames Crossing and to the ExA in **Additional Submission - Letter to the Examining Authority dated 9 February 2026 [AS-084]**. The Applicant's decision to proceed with scenariooption B also removes the Project's interaction with Lower Thames Crossing's works in relation to the Gammonfields Traveller Site- which is welcomed by the Lower Thames Crossing project.

3.2.25 The Applicant ~~is submitting~~submitted documents to the examination at Deadline 4 and at Deadline 5 to confirm the progression of scenariooption B and the removal of scenariooption A, so resolving design scenarios 11 and 18. The Applicant has confirmed in 8.11 Approach to Scenarios [Revision E] that they need to maintain the flexibility in design scenario 15, due to as yet unresolved programme interfaces with third party development and to ensure the coordination of concurrent works. Regular updates on the status of all design scenarios ~~are being~~have been submitted to the examination in **8.11 Approach to Scenarios ([Revision B)E]**.

3.2.26 ~~3.2.20~~ During pre-examination and continuing into the examination of the Project, the following coordination activities have taken place with Lower Thames Crossing:

- Sharing of overlay maps, including CAD drawings
- The Applicant has updated its SoCG with Lower Thames Crossing to reflect additional matters raised in the Lower Thames Crossing relevant representation, ~~and~~ to respond to input on structure and scope from Lower Thames Crossing, and to reflect ongoing engagement between the parties
- The Applicant has informed Lower Thames Crossing of its intention to proceed with scenariooption B and on 27 April 2026 provided Lower Thames Crossing with Geographic Information System files to reflect scenariooption B, information which was discussed at a meeting on 28 April 2026

- Series of fortnightly meetings between Project and Lower Thames Crossing technical teams, including ~~a workshop~~ [workshops](#) to discuss programme, interfaces ~~and~~, environmental mitigation and compensation, [access requirements and land](#)
- Series of meetings between the Project Directors for Lower Thames Crossing and the Project
- Series of meetings between legal teams to discuss DCO drafting [and the drafting of a legally binding agreement between the parties](#)
- Discussions around the need for further information sharing and tripartite meetings
- Sharing of draft survey programmes.

~~3.2.21 As stated in 8.7 Statutory Undertaker Tracker (Revision C), the Applicant is engaging with National Highways on the wording for protective provisions and a draft side agreement.~~

3.2.27 [The Applicant is engaging with Lower Thames Crossing on a set of bespoke protective provisions \(which would operate alongside protective provisions already proposed for the benefit of National Highways\) and a draft side agreement. The Applicant has reviewed Lower Thames Crossing's proposed protective provisions submitted into the examination at Deadline 6, with the Applicant's preferred form of those protective provisions submitted at Deadline 7 alongside an explanation as to the changes made to the version issued by Lower Thames Crossing.](#)

3.2.28 ~~3.2.22 Table 3.1~~ Table 3.1 below provides a high-level view of the temporal interface between Project and Lower Thames Crossing construction stages / activities.

Table 3.1 Temporal interface between Project and Lower Thames Crossing construction stages

Construction Stage / Activity	Project Draft Programme	Lower Thames Crossing Draft Programme
Enabling works		
Surveys	Q2 2027 – Q4 2027	Q2 2026 – Q1 2027
Habitat creation	Q3 2029 – Q3 2030	Q1 2026 – Q3 2029
Overhead line diversions	Q2 2027 – Q3 2030	Q2 2027 – Q3 2030
Overhead line diversions - ZB Route	N/A	Q2 2027 – Q1 2029
Overhead line diversions - ZJ Route	N/A	Q2 2027 – Q1 2029
Overhead line diversions- 4YN Route	N/A	Q2 2028 – Q1 2030
Overhead line diversions- PAB Route	TBC	Q1 2028 – Q4 2028
Other utility diversions	Q1 2027	Q1 2026 – Q1 2030
Public Right of Way diversions	Q2 2027 – Q2 2030	Q2 2026 – Q3 2026

Construction Stage / Activity	Project Draft Programme	Lower Thames Crossing Draft Programme
Main works	Q4 2027 – Q2 2030	Q2 2028 – Mid 2030s
Connection	Q3 2030	N/A
Operation	Q3 2030	Mid 2030s

Longfield Solar Farm - [EDF Energy Renewables Limited \(EN010118\)](#)

[3.2.29](#) ~~3.2.23~~ There is an overlap between the order limits of the Longfield Solar Farm and the Project at the northern extent of the solar farm site. The Applicant is proposing to modify an existing UK Power Networks PSB overhead line which will necessitate the creation of an access from Terling Hall Road, through Leylands Farm around the eastern edge of the site. It is not considered that the Project would materially impact on the function or use of the site. The Applicant recently met with Longfield Solar Farm (16 April 2026), to discuss the solar farm's concerns about the Project's use of an existing access road within the Longfield Solar Site, along with the sharing of spatial data. [As stated in 8.7 Statutory Undertaker Tracker \[Revision F\], the Applicant is liaising with Longfield Solar Farm, and the parties are in discussions about heads of terms for a side agreement; the Applicant will provide any update on these matters using this tracker.](#)

Tilbury 2 (TR030003)

[3.2.30](#) ~~3.2.24~~ This consented project is promoted by Port of Tilbury. The Project made changes following the 2024 statutory consultation to previous proposals relating to Tilbury Substation. This is explained in the Executive Summary of **7.22 2025 - Design Development Report Addendum for Proposed Changes to Connection at Tilbury [APP-360]**. This change removes any interface with the Port of Tilbury and the adjacent freeport.

Thurrock Flexible Generation Plant (EN010092)

[3.2.31](#) ~~3.2.25~~ Due to the above changes following the 2024 statutory consultation to previous proposals relating to Tilbury Substation, there is no interface with this project.

Rivenhall Integrated Waste Management Facility and Energy Centre (EN010138)

[3.2.32](#) ~~3.2.26~~ The Project has no interface with this development, which is over a kilometre away from the Project at the closest point.

Tarchon Interconnector Project (EN0210009)

[3.2.33](#) ~~3.2.27~~ This project is in its pre-application stage; its Environmental Impact Assessment Scoping Report was published on 8 April 2026. [with the Scoping Opinion adopted by the Secretary of State published on 13 May 2026](#), and the

application for development consent is anticipated to be submitted in November 2027. Its converter station will connect to the Project's EACN substation, via underground cabling. Tarchon Energy is a customer connection that is reliant on the Project's EACN being consented. The Applicant provided ~~a mid-examination~~ [an update on the SoCG at Deadline 47](#).

EcoPower Suffolk Solar (EN0110019)

[3.2.34](#) ~~3.2.28~~ This project is in its pre-application stage; its Environmental Impact Assessment Scoping Report was published on 26 January 2026, [with the Scoping Opinion - adopted by the Secretary of State published on 4 March 2026. Pre-application consultation is taking place between 22 June 2026 and 16 August 2026](#). The application for development consent is expected to be submitted in January 2027. The EIA Scoping Report published in January 2026 shows the red line boundary is formed of the Principal Area comprising five discrete land parcels proposed for installation of solar PV panels, ecological mitigation or BESS, which are connected by underground cabling. There is an overlap between the Project and EcoPower Suffolk Solar, particularly to the north of Gislingham. The Applicant first engaged with the developer in June 2024, and has provided details of the Project to the developer, as well as some guidance for developing their solar proposals around the constraints of the Project. Given the different stages of development of the projects, the Applicant expects that EcoPower Suffolk Solar will take account of the Project in progressing their proposals. The developer's scoping report supports this, stating that their proposed construction programme will be phased and seek to take into account, where practicable, the Project's construction works.

Tasway Energy Park (Planning Inspectorate reference to be confirmed)

[3.2.35](#) ~~3.2.29~~ This project, promoted by Aukera, is in its early stages. The project is a proposed solar and battery energy storage facility to be located in South Norfolk, and will be designed to generate up to 700 MW of electricity. The project website carries a December 2025 update [\(remaining in place on 15 July 2026\)](#), following the release of Gate 1 grid connections offers from the National Energy System Operator, confirming the developer will be eligible to accept a full grid connection offer only when capacity becomes available in the region. Due to this, there is a delay to the project's programme, including the application for development consent. It is not clear when construction would commence, but the construction period is envisaged to span 24 months. On their website, Aukera acknowledges other nearby energy infrastructure proposals, including the Project, and confirms they are working with other projects to assess cumulative impacts and explore collaborative benefits. The June 2025 Indicative Map on Aukera's website gives consideration to the Project and includes the Project route on the plan. The energy park would be sited on several small parcels of land, of which three parcels interact with the Project's Order Limits between RG91 and RG98 (RG92 to RG97 are located within the parcels). At this stage it is unknown whether solar arrays will be sited in every parcel included in the plan.

East Pye Solar (EN0110014)

[3.2.36](#) ~~3.2.30~~ This project is in the pre-examination stage, having had its application accepted for examination on 2 April 2026. The Applicant's response to question GEN

1.10 in **Examining Authority's Written Questions 1 (ExQ1) [PD-014]**, as provided in **8.9.1 Applicant's Responses to First Written Questions [REP3-074]**, confirmed that the East Pye Solar project is over 3 km from the Project, and that, as this development is located outside the largest 3 km landscape and visual and historic environment Zone of Influence, it is not considered further in the Applicant's ES Chapter 17 cumulative effects assessment. Although East Pye Solar's application for development consent was submitted to the Planning Inspectorate on 5 March 2026, this does not change the Zone of Influence, therefore the Applicant does not consider that an update to their cumulative effects assessment is necessary. Reflecting the distance between the projects, the Applicant is not in direct engagement with East Pye Solar's developer, Island Green Power, which the Applicant notes neither responded to the Project's statutory pre-application consultation nor made a Relevant Representation on the Project's application for development consent. The Applicant is of the view that there is no current or anticipated functional interrelationship between the Project and East Pye Solar. The Applicant is aware that the developers of the East Pye Solar project do not have a confirmed substation position from National Grid. Their gated position is being determined by the independent National Energy Systems Operator and will be communicated to National Grid and the developer in due course.

[ScottishPower Renewables \(UK\) Limited - East Anglia THREE Offshore Windfarm \(EN010056 & BMS45\)](#)

[3.2.37](#) [This is a consented application for development consent promoted by ScottishPower Renewables \(UK\) Limited which overlaps with the Order Limits for the Project; this interface is to the north of Bramford Substation. Onshore construction works are currently anticipated to be completed in 2026/2027. ScottishPower Renewables \(UK\) Limited is the parent company of East Anglia THREE Limited; the latter entity having the benefit of the East Anglia THREE Offshore Wind Farm Order 2017. ScottishPower Renewables \(UK\) Limited is also the freehold owner of land for the East Anglia ONE offshore windfarm onshore substation, which began commercial operation in July 2020; this substation is immediately to the west of that for the East Anglia THREE offshore windfarm. The East Anglia ONE offshore windfarm is not referenced in the Project's ES Chapter 17 short list due to being it being in operation at the time of assessment, but the development is referenced here due to the two windfarms sharing infrastructure.](#)

[3.2.38](#) [The East Anglia ONE offshore windfarm and the East Anglia THREE offshore windfarm share an access route \(using Bullen Lane\) to their respective onshore substations as well as to a sustainable urban drainage systems basin; both the access and the basin are located on land of which ScottishPower Renewables \(UK\) Limited is the freehold owner. This access route is included within the Project's Order Limits. The Applicant will ensure access via Bullen Lane at all times during construction and operation of the Project, a commitment to be secured in a legal agreement between the parties. The Applicant has amended the position of pylon RG207 to no longer interact with the sustainable urban drainage system basin. The Project's Order Limits include plot B-20/199, which covers part of the operational East Anglia ONE offshore windfarm substation; this plot originally was Class 2 \(compulsory acquisition of rights - overhead line\) and now is to be reclassified as \(Class 8 - land not subject to powers of acquisition nor temporary use\). The Project's Order Limits also interacts with the windfarms' mitigation area; this interface is](#)

[covered in Table 6.1 of this report. Pylons RG207 and RG208 oversail land owned by ScottishPower Renewables \(UK\) Limited.](#)

- [3.2.39](#) [The SoCG provides further information on the Applicant's position on these interfaces; the Applicant provided an update on the SoCG at Deadline 7. As stated in **8.7 Statutory Undertaker Tracker \[Revision F\]**, the Applicant and ScottishPower Renewables \(UK\) Limited have been engaging regularly including on bespoke protective provisions and heads of term for a side agreement. The Applicant will provide any update on these matters using this tracker.](#)

3.3 Non-NSIP Projects

- 3.3.1 The approach to this section is to select the projects from the ES Chapter 17 short list with which the Project has a physical interface, and describe the interface, the design solutions and outcomes from engagement arising from the interface. The ID numbers used in the ES Chapter 17 short list and in Table 2.1 in this report have been used in the subtitles (see brackets) in this section to assist identification.

[EDF Energy Renewables Limited / Ashgreen Energyfarm Limited – Bloy's Grove Solar Farm - Land North and South of Brick Kiln Lane Swainsthorpe Norfolk \(SN3\)](#)

- 3.3.2 Approved planning application 2021/2495 relates to the installation of a solar farm. The north-east portion of the red line boundary for the development overlaps with the Order Limits for the Project. Sections of the overhead line would oversail the solar panels and associated electrical connections as well as crossing the project's site entrance and track road (to the north of the site joining onto Church Road). No new pylons are proposed within the area where solar panels are proposed. A pylon is proposed immediately adjacent to the site's entrance and track road. A further planning application was submitted by EDF Energy (reference 2022/2350) for the installation of underground electrical connection and communication cables between Bloy's Grove Solar Farm and Norwich Main Substation. This planning application interacts with the Order Limits at the Norwich Main Substation. The Applicant ~~provided a mid-examination~~ [is engaging with Ashgreen Energyfarm Limited on draft heads of terms for a legal interface agreement. The SoCG provides further information on the Applicant's position on these interfaces; the Applicant provided an update on the SoCG at Deadline 47.](#)

[EDF Energy Renewables Limited / Pivoted Power LLP and Ashgreen Energyfarm LTD - Land North of Hickling Lane Swainsthorpe / Land at Norwich Main Substation Mangreen Hall Lane Dunston Norfolk – \(SN19 & SN24\)](#)

- 3.3.3 Approved planning applications 2023/0617 (along with variation of conditions application 2024/3858, pending as at ~~14 April~~ [18 June](#) 2026) and 2023/3858 (along with variation of conditions application 2025/2669, pending as at ~~14 April~~ [18 June](#) 2026) relate to the construction of a battery storage facility in the vicinity of Norwich Main Substation. The development's underground cables connect this battery storage facility to Norwich Main Substation and interact with the Order Limits in areas to the east and north of Norwich Main Substation. This development interacts with an

overhead line substation compound and the eastern edge of the environmental area reserved for mitigation planting around Norwich Main Substation. The cable routing into the Norwich Main Substation was subject to a second planning application (reference 2023/3858) approved by South Norfolk District Council on 9 December 2024. The alternative cable alignment presented as part of this application broadly follows the same alignment to the east and north of the Norwich Main Substation. The point of connection is further to the west of the existing Norwich Main Substation. The Applicant has been in discussions with ~~the developer~~ [EDF Energy Renewables Limited](#) in respect to the ~~proposed development~~ [interfaces between the developments - principally around ensuring continued access to the other party's cable via a haul road and understanding the interface between the Project's Biodiversity Net Gain land and the cable](#) - and it is not considered that ~~the proposed this~~ development would impact on the Applicant's ability to construct or operate the Project. The [SoCG provides further information on the Applicant's position on these interfaces; the Applicant provided a mid-examination](#) update on the SoCG at Deadline [47](#). As stated in **8.7 Statutory Undertaker Tracker (Revision C)** [\[Revision F\]](#), the Applicant is ~~engaging with Pivoted Power LLP on the need for bespoke protective provisions or negotiating with EDF Energy Renewables Limited on heads of terms for~~ a side agreement; the Applicant will provide any update on these matters ~~later in the examination~~ using this tracker.

Ralos Projects Ltd - Land off Marsh Lane Bracon Ash Norfolk (SN26)

- 3.3.4** Approved planning application 2023/1055 relates to solar farm development to provide approximately ~~25~~[28](#) MW of electricity to the National Grid via an existing 33 kV connection point on the site. The proposal is being delivered across three fields located east of Flordon Road, Bracon Ash. The proposal is fundamentally a redesign of a previously withdrawn application for the same site (reference 2021/1072). [South Norfolk District Council granted consent on 4 July 2025.](#)
- 3.3.5** There is an overlap between the proposed [solar](#) development and the Order Limits of the Project with the conductors between pylon RG18 and RG19 oversailing the proposed solar arrays ~~and in terms of a potential pulling zone location~~. The Applicant has been in discussions with Ralos Projects Ltd in respect of their proposed solar development, and it is not considered that the proposed solar development would impact on the Applicant's ability to construct or operate the Project. ~~The~~ [or that the Project would impact on Ralos Projects Ltd's ability to construct or operate their solar development. The Project's proposed pulling zone at pylon RG18 can be reduced and the proposed sustainable drainage system features relocated south, both Project permanent features therefore avoiding the solar farm panels; details are to be finalised through the ongoing detailed design process. The Project involves a temporary haul road, to be in place during the construction period. The haul road will be aligned to the eastern side of the field containing the solar panels, and require the temporary removal of solar panels. The Project may also require the temporary removal of panels to facilitate stringing construction activities. The SoCG provides further information on the Applicant's position on these interfaces; the Applicant provided a mid-examination](#) update on the SoCG at Deadline [47](#).

National Grid Electricity Transmission - Norwich Main Substation Mangreen Hall Lane Dunston Norfolk NR14 8PG (SN27)

3.3.6 ~~3.3.5~~ Approved planning application 2024/1336 relates to the extension of the existing Norwich Main 400 kV Substation to the west and includes associated temporary access roads. The consented extension is required to accommodate and connect new sources of electricity generation – two contracted windfarms, Hornsea Project Three Offshore Wind Farm and Sheringham and Dudgeon Extension Projects – to the National Electricity Transmission System, as well as accommodate infrastructure for the Project. Works have commenced. The Applicant's response to question GEN 1.11 in **Examining Authority's Written Questions 1 (ExQ1) [PD-014]**, as provided in **8.9.1 Applicant's Responses to First Written Questions [REP3-074]**, confirmed that the majority of items in Work No. 1 (b)-(d) in **3.1 Draft Development Consent Order ([Revision D)G]** had also been included in planning application 2024/1336; these were included in the Project's draft DCO to allow any necessary further works (falling within Work No.1) associated with the Project element of the substation extension to be done under the DCO and outside of the already granted 2024/1336 permission. The only element under DCO Work No. 1 that has been commenced to date pursuant to consented application 2024/1336 is the busbar extension to enable the Project's bays. This is currently under construction. The Project will connect into the substation extension, specifically with the environmental and mitigation area, overhead line, and two gantries. Norwich Main Substation is a National Grid owned asset, therefore discussions around interactions between the two projects will be managed internally.

Innova Renewables Limited - Hall Farm BESS - Hall Farm Land North of Hickling Lane Swainsthorpe Norfolk NR14 8DS (SN47)

3.3.7 ~~3.3.6~~ Approved planning application 2024/3750 relates to the development of a 400 MW Energy Storage System, including a 132-400 kV substation and associated infrastructure. The development would interact with the Order Limits of the Project. Drawing V16 of the layout plan submitted by Innova to South Norfolk Council (2 April 2025) illustrates the proposed energy storage development connecting into the Norwich Main Substation Extension. The Project oversails the planning application boundary, with pylon RG4 positioned within the development site. The development's amended design places a drainage pond at the site of pylon RG4 and near the Project's proposed haul road. The proposed energy storage unit is positioned to the east of the proposed overhead line route Order Limits with ~~the only~~an additional overlap between the two projects associated with an oversail of a permanent access road (providing a connection between the energy storage unit and the B1113). The proposal is reliant on construction of the Norwich Main Substation extension to connect to the National Grid network.

3.3.8 ~~3.3.7~~ The Applicant ~~has~~ included wider order limits, as illustrated by design scenario 1 in Table 4.4 of **6.4 Environmental Statement Chapter 4 - Project Description [APP-130]**, to allow flexibility to change the alignment should the energy storage proposal not proceed. A decision on this scenario has been dependent on the resolution of detailed design interactions between the different projects. The latest position on scenario 1 is provided in Table 2.1 in the latest submitted version of **8.11 Approach to Scenarios ([Revision B)E]**. The Applicant's response to question GEN 1.13 in **Examining Authority's Written Questions 1 (ExQ1) [PD-014]**, as provided

in **8.9.1 Applicant's Responses to First Written Questions [REP3-074]**, confirmed that the Applicant is in ongoing engagement with Innova Renewables Limited to reach a mutually agreeable design, in consideration of the developer's design, which had been amended from what was previously communicated to, and agreed with, the Applicant through earlier engagement. Therefore, the option to utilise the eastern corridor, within the current DCO order limits, may be one the Applicant seeks to investigate further if of benefit to either party pending the outcome of the ongoing attempts to reagree a design solution.

3.3.9 ~~3.3.8~~ The Applicant has responded to Innova Renewables Limited's oral submission at Compulsory Acquisition Hearing 2 (30 April 2026) on its status as a statutory undertaker in **8.5.9 Applicant's Response to Compulsory Acquisition Hearing 2 Action Points**. ~~The [REP4-304]. As stated in 8.7 Statutory Undertaker Tracker [Revision F], the Applicant is engaging with Innova Renewables Limited on heads of terms for a side agreement; the Applicant will provide any update on these matters using this tracker. The SoCG provides further information on the Applicant's position on these interfaces; the~~ Applicant provided ~~a mid-examination~~ an update on the SoCG at Deadline 47.

Verdant Energy - Bramford Solar Farm and Battery Storage - Land to the South of Church Farm Somersham and Land to the East of The Channel, Burstall Suffolk (BMS31 & BMS42 & BMS52 & BMS68)

3.3.10 ~~3.3.9~~ This site relates to applications for an energy generating station comprising ground-mounted PV solar arrays and battery-based electricity storage. Planning application DC/20/05895 was refused. This development crosses the administrative boundary between Mid Suffolk and Babergh districts. Permissions DC/21/00060 and DC/23/02118 are the respective permissions, and development on the site has commenced. The Project interacts with the consented solar farm where pylons RG206 and RG207 – along with their associated mitigation work area, pulling location and part of the haul road serving the construction compounds – oversail the proposed cable connection between the solar farm and its point of connection within the Bramford Substation. Interaction also is due to UK Power Networks infrastructure to be dismantled pursuant to the Project. As there is no physical overlap of built development or uses (including access points), the proposed development would not impact on the Applicant's ability to construct or operate the Project, nor should the Project constrain the implementation of this consented planning application. The interaction between the two projects will be limited to below ground interaction during construction which can be managed through National Grid's standard crossing agreement. The SoCG provides further information on the Applicant's position on these interfaces; the Applicant provided ~~a mid-examination~~ an update on the SoCG at Deadline 47.

Aura Power Developments Limited - Marsh Lane Solar Farm - Land North of Lion Road Palgrave Part in the Parishes of Wortham and Diss (BMS44 & BMS69)

3.3.11 ~~3.3.10~~ The approved solar farm planning application (DC/23/05426) area covers an area of 49.1 hectares of which 26.38 hectares would be covered by solar panels. The developer intends to start construction in 2027. This is a cross-boundary planning

application with the main solar farm development in Mid Suffolk and the point of connection at Diss Substation in South Norfolk (Mid Suffolk planning application reference DC/23/05426 (DC/23/02362 relates to EIA Scoping Opinion application) and South Norfolk planning application reference 2023/3574). The Order Limits for the Project would interact with the eastern portion of the solar development site. There is no direct interaction between the pylon locations and proposed solar panels.

~~Pylon RG91~~The Project's new overhead line between RG91 and RG92 is above solar panels. However, pylon RG91 is located within an area identified by the developer on planning application drawing GBR.0010.DEV.M4.001.0.D.h (February 2025) as a wildflower planting area with skylark mitigation, with the pulling zone for this pylon interacting with the mitigation area and the solar panels. The Applicant also requires permanent access rights to maintain pylons RG89, RG90 and RG91, an access which crosses over Aura Power's underground cable route. The Applicant met with the developer in April 2026 to discuss ~~the~~these interactions between the Project ~~—including its access routes and pylon RG91—and the different aspects of the~~and the developer's proposals. The SoCG provides further information on the Applicant's position on these interfaces; the Applicant provided an update on the SoCG at Deadline 7.

~~Scottish Power Renewables—East Anglia Three Offshore Windfarm (BMS45)~~

~~3.3.11 This is a consented application for development consent promoted by Scottish Power Renewables which overlaps with the Order Limits for the Project. Onshore construction works are currently anticipated to be completed in 2026/2027. The infrastructure connecting the East Anglia Three Offshore Windfarm to Bramford Substation will overlap with the proposed overhead line and accordingly the Order Limits for the Project. It is common for several developments of this nature to feed into a substation. The Applicant provided a mid-examination update on the SoCG at Deadline 4. As stated in **8.7 Statutory Undertaker Tracker (Revision C)**, bespoke protective provisions are not currently anticipated, but the Applicant and Scottish Power Renewables are engaging regularly including on the nature of agreements required.~~

Egg Power / PACE Nano Energy Limited - Grange Solar Farm - Grange Farm Old Bury Road Palgrave Suffolk IP22 1AZ (BMS63)

- 3.3.12 Consented application DC/22/02667 relates to a mixed-use development including a ground-mounted solar PV farm. This development is under construction. The ground-mounted solar farm is being delivered across several parcels of land to the north and south of Lion Road. The interaction between the Project and the solar development would be limited to the west portion of the solar development's north parcel where there is oversail and interaction with pylon RG92 and the construction haul road. The layout plan (UKZ055_09) of the application documents for the solar development shows solar arrays proposed within this portion of the site. It is anticipated that it may be necessary to remove solar panels to accommodate Pylon RG92.
- 3.3.13 The Applicant has carefully considered the routeing alignment between this solar farm development and the Aura Power development (see BMS44 above). As described in paragraph 5.4.63 of **7.21 2024 - Design Development Report for the Project [APP-359]**, the 2024 preferred draft alignment deviates through a different

solar farm development than the 2023 preferred draft alignment. This alternative further to the east would transfer effects from one planned solar farm development to another, though subject to final design of the solar farm and the overhead line alignment, the more eastern alignment would reduce the interaction with solar panels from three pylons (on the 2023 preferred draft alignment) to one (2024 preferred draft alignment).

- 3.3.14 National Grid has an agreement to underground part of the 11 kV line which runs along this proposed development's north boundary to offset the affected solar panels.
- 3.3.15 The Project includes proposals to modify an existing third-party 132 kV overhead line (PKF overhead line) which is currently routed through the application site. Pylons (PKF35 and PKF4) which interact with the solar farm proposal will be removed. Subject to the granting of development consent for the Project, UK Power Networks will provide an alternative means of connection to mitigate the removal of the PKF overhead line. The Applicant and PACE Nano have agreed ~~Heads~~heads of ~~Terms~~terms and are in the process of negotiating a commercial agreement to manage the interface. The SoCG provides further information on the Applicant's position on these interfaces; the Applicant provided ~~a mid-examination~~an update on the SoCG at Deadline 47.

Clearstone Energy - Land Adjacent to Bullen Lane Bramford IP8 4JN (BMS70)

- 3.3.16 Approved planning Application DC/24/05090 relates to the construction of a Battery Energy Storage System. The consented development is located to the east of Bramford Substation. The application red line boundary also shows the underground grid connection to Bramford Substation overlapping with the Order Limits for the Project. The Applicant has been cognisant of the interaction between the two projects and has adjusted its proposed mitigation measures to remove any potential conflict between the two proposals. The interaction between the two projects will be limited to below ground interaction during construction which can be managed through National Grid's standard crossing agreement. The interaction between the two projects will not adversely affect the implementation of the respective proposals.

Voltwise Power - Brook Farm Energy - Land to the South of Bullen Lane Bramford Suffolk (BMS92)

- 3.3.17 Approved planning application DC/21/05468 relates to the construction of a 100 MW Battery Energy Storage System. This approved development is located to the east of Bramford Substation and is enclosed by the Order Limits for the Project. Both the development and the Project seek to use Bullen Lane as an access route to their sites. An existing access from the development site onto Bullen Lane will be used and it is identified that this will be upgraded. Aside from the shared use of Bullen Lane, which is identified as a primary access route for the Project, there is limited crossover between the two developments. UK Power Networks will remove the existing overhead line and replace it with an underground cabling scheme of works within the Order Limits, north of the battery storage facility. As there is no physical overlap of built development or uses, the proposed development would not impact on the Applicant's ability to construct or operate the Project, nor would the Project constrain the implementation and operation of this consented development. The SoCG provides further information on the Applicant's position on these interfaces; the

Applicant provided ~~a mid-examination~~[an](#) update on the SoCG at Deadline ~~4~~, ~~the first iteration of which was submitted at Deadline~~ [47](#).

[Alcemi Storage Developments 1 Limited - Brunfort BESS - Land near Bramford Substation Bullen Lane Bramford IP8 4JL \(BMS114\)](#)

[3.3.18](#) [Pending applications \(as at 18 June 2026\) DC/26/01910 \(Mid Suffolk District Council\) and DC/26/01983 \(Babergh District Council\) relate to a request for an EIA Scoping Opinion for the construction of a battery energy storage system; the applications were made on 5 May 2026. This proposed battery energy storage system is known as Brunfort BESS and will sit directly to the south of the existing National Grid Bramford substation. Alcemi currently hold an option over land around the existing National Grid Bramford substation for the delivery of the BESS; areas of Alcemi's option land also form part of the Project. The Applicant has been engaging with Alcemi on discussions on the interfaces between the projects, and a legal agreement regarding the arrangements of both developments.](#)

[Sewells Reservoir Construction Limited - Land at Sheepcotes Farm, Sheepcotes Lane, Little Waltham, CM3 3LU \(ECC13 & ECC19\)](#)

[3.3.19](#) ~~3.3.18~~ [Approved planning applications ESS/01/18/CHL and ESS/01/18/CHL/NMA1 relate to the construction of an agricultural reservoir involving the extraction, processing and exportation of sand, gravel and soils; the erection and use of an on-site processing plant with ancillary facilities; and highway and access improvements. The quarry is within the Order Limits, however, the parts of the Sheepcotes site that are within the Order Limits only comprise existing access roads. ~~The~~\[Project utilities will also cross the site. The\]\(#\) proposed infrastructure for the Project will be outside the site's boundary and not within the operational part of the site. The ~~Applicant provided a mid-examination update on the~~\[SoCG provides further information on the Applicant's position on these interfaces; the Applicant submitted the signed version of the\]\(#\) SoCG at Deadline ~~46~~.](#)

[Sewells Reservoir Construction Limited - Land at Martells Quarry, Slough Lane, Ardleigh, Essex, CO7 7RU \(ECC27\)](#)

[3.3.20](#) ~~3.3.19~~ [Allocation site A85 is a proposed western extension to the existing Martells Quarry for the extraction, processing, sale and distribution of silica sand and gravel, and subsequent restoration using inert materials along with the creation of a new access. It is north-east of the existing Martells Quarry, and immediately adjacent to Site A86. The site area is approximately 26.12 ha and is proposed for approximately 1.9 million tonnes of sand and gravel extraction with processing and distribution occurring from Martells processing plant.](#)

[3.3.21](#) ~~3.3.20~~ [Allocation site A86 is a proposed extension to the existing Martells Quarry and is located north-east of Martells Quarry, and immediately adjacent to Site A85. The site area is approximately 28.9 ha and is proposed for approximately 2 million tonnes of sand and gravel extraction with processing and distribution occurring from Martells processing plant.](#)

- [3.3.22](#) ~~3.3.21~~ The Limits of Deviation and the Order Limits have been widened in proximity to the allocated sites, as illustrated by design scenario 3 in Table 4.4 of **6.4 Environmental Statement Chapter 4 - Project Description [APP-130]**. This is to allow flexibility to facilitate a swap of the overhead line and underground cable north or south of Little Bromley Road, subject to the progression of the silica sands minerals site, i.e., locating the underground cables to the north of Little Bromley Road would reduce sterilisation of the potential silica sands mineral site. However, there are also three pylons proposed which will interact with the northern section of the emerging allocation boundary – as shown in **6.4.F1 Environmental Statement Figure 4.1 - Proposed Project Design (Revision B)[REP4-109]** and on **6.4.F2 Environmental Statement Figure 4.2 - Proposed Project Design - Permanent Features (Revision B)[REP4-110]**. At Deadline 6 the Applicant confirmed the decision to proceed with option A (original proposal) at this site, subject to minor micro siting during detailed design. The latest position on scenario 3 is provided in Table 2.3 in the latest submitted version of **8.11 Approach to Scenarios (Revision B)E1**.
- [3.3.23](#) ~~3.3.22~~ The northern parts of these two sites have an unavoidable interface with the connections to the Project's EACN substation. Alternative corridors are likely to increase the potential for adverse effects, either on National Landscapes or through conflict with The Conservation of Habitats and Species Regulations 2017. Any alternative location for the EACN would be likely to continue to retain the interface with these two candidate sites either from Project infrastructure (if the EACN site was moved towards the coast) or from windfarm and interconnector customer cables (if the EACN site was moved further inland).
- [3.3.24](#) ~~3.3.23~~ National Grid logged an objection with Essex County Council to the potential inclusion of the A85 and A86 Martells Quarry sites on the basis that their inclusion will significantly constrain the ability to route the underground and overhead transmission equipment required for the Project. The Applicant has since been notified that the A85 site is the only silica sand site within the proposals being consulted upon. In light of this, the Applicant has explained to Essex County Council that the proposed Order Limits for the Project encompass both temporary and permanent works with the temporary works unlikely to be in conflict with the proposed minerals recovery – given the cables proposed as part of the Project are sited outside the A85 and A86 allocations, and on the basis that positioning the three pylons required to the south of the road imposes a lower restriction on the mineral resource recovery. The Applicant continues to liaise with the site promoters to seek to reduce the extent of conflict. The impact of the interaction with the Project on mineral resource recovery and on any potential claim value for unrecovered resource can be further reduced if some flexibility can be encouraged in the siting of any retained and undisturbed environmental areas to coincide, where possible, with proposed pylon positions. The Applicant's position is therefore modified to maintain an objection only where opportunities to reduce the residual conflict are not taken by or encouraged from relevant parties. ~~The Applicant provided a mid-examination update on the SoCG provides further information on the Applicant's position on these interfaces; the Applicant submitted the signed version of the~~ SoCG at Deadline 46.

Blackwater Aggregates - Bradwell Quarry, Church Road, Bradwell, CM77 8EP (linked to ECC35)

- [3.3.25](#) ~~3.3.24~~ Approved planning application ESS/12/20/BTE relates to the extraction of 6.5 million tonnes of sand and gravel (from site A7 as identified in the Essex Minerals

Local Plan 2014). Pending application ESS/31/25/BTE relates to the continuation of development permitted by ESS/12/20/BTE without compliance with certain conditions. Bradwell Quarry mineral site 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 site A8 (Essex County Council mineral planning department reference site A47 Bradwell Monks Farm). The mineral rights in Monks Farm are owned by Blackwater Aggregates.

3.3.26 ~~3.3.25~~ The Limits of Deviation and Order Limits have been widened between pylons TB84 and TB87 to allow flexibility to change the alignment to reduce effects on the potential mineral extraction site with reference to this mineral plan allocation, as illustrated by design scenario 5 in Table 4.4 of **6.4 Environmental Statement Chapter 4 - Project Description [APP-130]**. ~~This scenario~~ Option B at this location moves TB85 and TB86 further south, with TB84 positioned to the south west near the boundary, to reduce sterilisation of minerals 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 TB84 and TB85. At Deadline 6 the Applicant confirmed the decision to proceed with a hybrid of option A and option B at this site, as well as continuing engagement with landowner / developers. The latest position on scenario 5 is provided in Table 2.5 in the latest submitted version of **8.11 Approach to Scenarios** ~~(Revision B)E~~. The SoCG provides further information on the Applicant's position on these interfaces; the Applicant provided a mid-examination an update on the SoCG at Deadline 47.

Lawford Power Ltd - Land Adjacent to Lawford Grid Substation Ardleigh Road Little Bromley Essex CO11 2QB (T3)

3.3.27 ~~3.3.26~~ Approved planning application 21/02070/FUL relates to construction and operation of a 50 MW Battery Energy Storage System. This development and the Project will interact at Ardleigh Road from which the development proposes to gain access. The Project seeks to utilise Ardleigh Road during construction as a primary access.

Flying Trade Group - Land Adjoining Ipswich Road and Wick Lane Ardleigh Essex CO7 7QL (T17)

3.3.28 ~~3.3.27~~ Approved planning application 20/00594/FUL relates to a food storage and distribution facility and associated development. The Order Limits for the Project overlap with the southern extent of the Flying Trade Group site, where the new overhead line is proposed. Construction is expected to start by the end of 2026. Pylon TB19 would be sited on the north boundary of Flying Trade Group site's red line boundary in an area which is not proposed for built development, as shown in drawing number 2748_100D – Site Layout which forms part of the application documents. The Applicant has actively engaged with the promoters of developments to the north and south of Wick Lane near the junction with the old Ipswich Road (around TB20). Section 7.1 of **5.15 Design Development Report [APP-122]** sets out in more detail the various route alignments that have been considered to reduce the impact to these developments.

3.3.29 ~~3.3.28~~ The Limits of Deviation and Order Limits have been widened between TB18 and TB22 as presented on **6.4.F1 Environmental Statement Figure 4.1 - Proposed**

Project Design (~~Revision B~~)[\[REP4-109\]](#) and on 6.4.F2 Environmental Statement Figure 4.2 - Proposed Project Design - Permanent Features (~~Revision B~~). ~~The potential design change has been assessed in each ES topic chapter. Where flexibility in the design is being sought, the ES has assessed a single scenario within Section 7 of each ES topic chapter with an assessment of the flexibility presented in Section 9 of each ES topic chapter. Further detail is presented in design scenario 4 in Table 4.4 of 6.4 Environmental Statement Chapter 4 – Project Description [APP-130] as to how each element has been assessed within the ES [REP4-110], as there are a number of planning applications associated with the Flying Trade Group and Crown Quarry developments adjacent to the A12. Option B at this location is where the overhead line and access route would pass, within the Order Limits, to the north of the Flying Trade Group warehouse. At Deadline 4 the Applicant confirmed the decision to proceed with option B subject to final sight of access adjustments to confirm they meet highway safety. The latest position on scenario 4 is provided in Table 2.4 in the latest submitted version of 8.11 Approach to Scenarios ([Revision B)E]. The SoCG provides further information on the Applicant's position on these interfaces; the Applicant provided a mid-examination an update on the SoCG at Deadline 47.~~

Sewells Reservoir Construction Limited - Land adjacent to Old Ipswich Road North of Crown Quarry Access Ardleigh CO7 7QR (T34 & ECC45 & ECC47)

- [3.3.30](#) ~~3.3.29~~ Pending (as at ~~14 April~~[18 June](#) 2026) planning application 25/01445/FUL relates to the erection of an asphalt plant, ancillary facilities, together with the use of an existing access road. The development site is within the Project's Order Limits just west of pylon TB20. A small portion of the north-east corner of the development site will be oversailed by the Project's overhead line, but no built development and only landscape planting is proposed in this space. The development and the Project both propose to take permanent access from the existing access onto Old Ipswich Road. ~~The Applicant is engaging with the developer in respect of the interactions with the Project at this site, including with the developer's earlier planning permissions now implemented.~~ This site also is involved in design scenario 4, as considered in the above paragraph on Flying Trade Group; the latest position on scenario 4 is provided in Table 2.4 in the latest submitted version of **8.11 Approach to Scenarios (~~Revision B~~)**. ~~The Applicant provided a mid-examination update on the SoCG at Deadline 4.~~[\[Revision E\]](#). The decision to progress with option B for scenario 4 removes the interaction with the consented development south of Wick Lane and its future change to an asphalt plant.
- [3.3.31](#) A request for an EIA Scoping Opinion (ESS/14/26/TEN/SPO) relating to a northern extension to Crown Quarry for the extraction, processing, sale and distribution of sand and gravel and subsequent restoration using inert materials together with the necessary associated infrastructure and access improvements was submitted to Essex County Council on 17 February 2026. The council issued the scoping opinion on 15 May 2026. The related planning application is anticipated to be submitted by the end of 2026.
- [3.3.32](#) The Applicant is engaging with the developer in respect of the interactions with the Project at this site, including with the developer's earlier planning permissions now implemented. The Applicant has now committed to moving the position of pylon TB20, which had been situated in the existing quarry site. The SoCG provides further

[information on the Applicant's position on these interfaces; the Applicant submitted the signed version of the SoCG at Deadline 6.](#)

Last East of Fiddlers Hill, Fordham Heath Colchester (CO9)

[3.3.33](#)

~~3.3.30~~ Approved planning application 240279 relates to the restoration of wetland features and habitats. The development site is part of the wider Woodland Trust Fordham Hall Estate. The Project's proposed overhead line and a new pylon (TB48) will be sited within the development's red line boundary. In addition, a temporary construction access road is proposed which will route through the site. The positioning of the pylon does not impact on the permanent works illustrated on the site plans submitted with the planning application (Block Plan Sheet 1 of 2 and Block Sheet Plan 2 of 2). However, temporary construction haul roads will impact on the consented restoration scheme. The temporary works will be removed following the completion of the construction works and the site restored to its previous condition.

Innova Renewables Limited - Parkgate Solar Farm - Land West of Park Road Rivenhall Essex (B8)

[3.3.34](#)

~~3.3.31~~ Approved planning application 21/03735/FUL relates to the installation of a solar farm now known as Parkgate Farm Solar Park being developed by Innova Renewables [Limited](#). The local council anticipates that construction will start in 2026. The Project oversails the solar farm site with one pylon (TB94), [in the application documents](#), located in the [solar](#) development ~~site~~. ~~Pylon TB94 is positioned within the consented solar farm~~ site in order to retain a veteran oak tree and reduce effects on the historic entrance to adjacent listed park. The Applicant ~~has~~ sought to minimise direct impacts by positioning pylon TB94 as close as possible to the field boundary and in proximity to a proposed access road and transformer location, ~~however, it is anticipated that it will be necessary to remove solar panels during construction~~. Section 8.3 of **5.15 Design Development Report [APP-122]** (DDR) sets out how ~~Innova's~~ [Innova Renewable Limited's](#) solar park development (referred to as Park Gate Farm in the DDR) has been considered in the route alignment in relation to other nearby developments to avoid further loss of panel area. [In discussions during the examination the Applicant offered a design solution where there would be no pylon located in the approved solar array, with the aim of reducing panel loss as far as possible](#). The Applicant has been in discussions with the solar farm developer, ~~and an interface agreement letter has been prepared for this development~~. [The on this and other infaces - including Project haul roads and the impact of the Project on Innova Renewable Limited's landscaping and Biodiversity Net Gain - and is engaging on heads of terms for a side agreement](#). [The SoCG provides further information on the Applicant's position on these interfaces; the](#) Applicant provided ~~a mid-examination~~ [an](#) update on the SoCG at Deadline [47](#).

Parker Strategic Land Ltd - Land South West of Coggeshall Road Kelvedon Essex (B13 & EA8 (B))

[3.3.35](#)

~~3.3.32~~ Pending (as at ~~14 April~~ [18 June](#) 2026) planning application 21/03579/OUT relates to housing development with other facilities including a primary school. There is physical overlap of the proposed development with the Order Limits where green infrastructure (including drainage, pedestrian/cycling access) is proposed by Parker Strategic Land Ltd along Coggeshall Road (as illustrated on drawing RG-M-11 Rev

G). The Project would oversail the proposed green infrastructure. A temporary access from Coggeshall Road is also proposed. The proposed access road subject to the planning application to the north interacts with the Order Limits near pylon TB81 and TB82. This conflicts with the crossover bellmouth, haul road, UK Power Networks diversion works and the scaffolding for stringing of the overhead lines. The Applicant believes these issues can be managed with good coordination and phasing providing the interaction is addressed early in planning and construction phases.

3.3.36 [This development forms part of a wider site being promoted by Parker Strategic Land Ltd for residential-led mixed use development comprising around 5,600 new homes as well as employment land; this wider site is known as Kings Dene. The site was included in Braintree District Council Preferred Options Local Plan Regulation 18 Consultation earlier this year \(reference Policy LPR 26\).](#)

3.3.37 [The SoCG provides further information on the Applicant's position on these interfaces; the Applicant provided an update on the SoCG at Deadline 7.](#)

Eden CF Solar Ltd. - ~~Crossing~~[Sheepcote](#) Solar Farm - Land South West of Crossing Temple Witham Road Crossing Essex (B42)

3.3.38 ~~3.3.33~~ Approved planning application 24/02673/FUL relates to installation of a solar farm. The ~~solar farm is also referred to as Sheepcote Solar Farm. The~~ developer has an interest in land which is within the Order Limits for the Project where a pylon and the overhead line are proposed. The proposed solar farm would not extend to the whole red line boundary. The land in common between the two projects will remain as existing woodland and grassland free from any built development (as indicated by the Landscape Plan accompanying the application (102F)). ~~The~~[It is not envisaged there will be permanent or temporary removal of solar farm panels at this site. The SoCG provides further information on the Applicant's position on these interfaces; the Applicant provided a mid-examination](#)an update on the SoCG at Deadline ~~47~~.

PS Renewables - Skye Green Solar Farm - Proposed Solar Farm Land East of Littlebury Coggeshall Road Feering Essex (B44)

3.3.39 ~~3.3.34~~ Approved planning application 24/02658/FUL relates to the installation of a solar farm. There are two areas where the Project would overlap with this consented solar farm. To the east, the Applicant is proposing to underground a section of UK Power Networks' PZD 33kV overhead line which includes a section which oversails the solar farm site. It is noted from the developer's Landscape Mitigation Plan (drawing 0877-SHRK-XX-XX-DR-L-1000 Rev 06) that no solar panels are proposed in this part of the site. On the western boundary of the solar farm site the Project Order Limits interact with the solar farm access road and temporary construction compound. In this area the Applicant is proposing an overhead line crossing protection for the access road. It is not considered that the proposed development would impact on the Applicant's ability to construct or operate the Project nor constrain the implementation of this planning consent.

Essex County Council - Chelmsford North East Bypass - Land North East of Greater Beaulieu Park Beaulieu Parkway Chelmsford (CH17)

3.3.40 ~~3.3.35~~ Planning application 21/02050/CM relates to a new bypass which intersects the Order Limits of the Project between two pylons (TB132 – 133) north of Stonage Wood. Works are currently underway on this project. The Project's Order Limits have been widened to facilitate an alternative haul road off the proposed Chelmsford Bypass new roundabout, which would sever the currently proposed construction haul road that follows the overhead line alignment. Scenario 7 in Table 4.4 of **6.4 Environmental Statement Chapter 4 - Project Description [APP-130]** explains in more detail. At Deadline 4 the Applicant confirmed that flexibility needs to be retained due to remaining uncertainty over the programme for construction of the Chelmsford North East Bypass. The latest position on scenario 7 is provided in Table 2.7 in the latest submitted version of 8.11 Approach to Scenarios (Revision B)E. As there will be no physical interactions or overlap between the two projects, the development does not impact on the Applicant's ability to construct or operate the Project, or on the proposed development's use or operation.

Low Carbon - Crouch Solar Farm Site Dunton Road Dunton Basildon Essex (BA1 & BA13)

3.3.41 ~~3.3.36~~ Approved planning application 21/00758/FULL (Basildon) (as well as 21/00834/FUL (Brentwood)) relates to the installation of a solar farm. Planning application 21/01765/FULL relates to the installation of underground cables and associated works in highways land between Crouch Solar Farm and Lower Dunton Road. This approved solar development will be delivered across five zones. Details to discharge Condition 3 (application reference 23/011/08/COND) illustrate full details of the final locations of the panel arrays and indicate a smaller development footprint (drawing LCS016 PLE-04 – Basildon Site Layout Plan) comprising three out of the five zones only. Development Zones 2, 3 and 5 of the proposal will directly interact with the Order Limits, in particular the overhead line, a pylon (TB224), and a permanent access route. The Project will oversail the development in the vicinity of pylons TB222 to TB224. The positioning of pylon TB224 has taken this the development's layout into consideration in order to minimise any direct impact on the operational solar farm. Part of the solar development (Zones 1 and 2) has already been constructed and appears to be operational. The ~~Applicant is engaging with Low Carbon Ltd to confirm whether the remaining consented zones subject to the planning permission will be developed or not. The~~ SoCG provides further information on the Applicant's position on these interfaces; the Applicant provided ~~a mid-examination an~~ update on the SoCG at Deadline 47.

Barrie Stone, Crest Nicholson Operations Ltd & Verde Land Promotions Ltd - Land to the East of Lower Dunton Road Dunton Basildon Essex (BA6)

3.3.42 ~~3.3.37 Pending (as at 14 April 2026)~~ Approved planning application 24/00729/FULL relates to a residential development site. There is interaction between the Order Limits for the Project and the residential development near the UK Power Networks overhead line and two UK Power Networks pylons, both of which are to be dismantled as part of the Project. The UK Power Networks overhead line currently

oversails the north portion of the residential development where an attenuation basin and open space are proposed. Once dismantled, there will be no interaction with this particular development. The works associated with dismantling the overhead line and pylon removal will not interact with any residential properties, and therefore can be undertaken without impact on the amenity of these properties. There will be interaction during construction works for both projects, therefore requiring standard construction third-party agreements. ~~The~~

3.3.43 Design scenario 8 in Table 4.4 of **6.4 Environmental Statement Chapter 4 - Project Description [APP-130]** confirms that **6.4.F1 Environmental Statement Figure 4.1 - Proposed Project Design [REP4-109]** shows two construction haul roads within the Order Limits between pylons TB225 and TB226. Two haul roads are presented to provide an alternative haul road should a different Crest Nicholson housing development progress. The northern scenario would be withdrawn upon submission of a planning application for this second Crest Nicholson development. The latest position on scenario 8 is provided in Table 2.8 in the latest submitted version of **8.11 Approach to Scenarios [Revision E]**.

3.3.44 The SoCG provides further information on the Applicant's position on these interfaces; the Applicant provided ~~a mid-examination~~an update on the SoCG at Deadline ~~4~~7.

Land West of Mandeville Way Laindon Basildon Essex - Countryside Properties UK Limited (BA24)

3.3.45 ~~3.3.38~~ Pending (as at ~~14 April~~18 June 2026) outline planning application 25/00541/OUT is for up to 375 dwellings and an early years childcare facility together with car parking, public open space, landscaping, drainage, and other associated works. The only interaction would be between the proposal's southern boundary and the Project's Order Limits, where UK Power Networks' cable alignment is to be sited. According to the most up to date plans supporting the proposed development, there would be no residential properties within this location, only landscaping and open space. The Applicant considers that the two projects can therefore coexist providing construction timeframes are managed effectively.

Land Improvement Holdings (LIH) - Entire Land East of A128 South of A127 Tilbury Road West Horndon Essex - CEG Land Promotions Ltd and Mr P S Dunne and Mrs E A Dunne (BR2)

3.3.46 ~~3.3.39~~ Pending ~~(as at 14 April 2026)~~ planningPlanning application 21/01525/OUT was granted on 16 June 2026, and relates to the construction of a Garden Community known as Dunton Hills Garden Village. The development ~~now has been~~was sold to Lands Improvement Holdings. The Order Limits interact with the south-east portion of the development's red line boundary. Within this part of the Order Limits the works proposed include dismantling of UK Power Networks overhead line and erecting new overhead line infrastructure. The development's application documentation (Parameter Plan) shows the south-east portion of the site earmarked for future use as 'Multifunctional Open Space' with development parcels; however, the exact location of residential properties is not shown. As outlined in **5.15 Design Development Report [APP-122]**, the Applicant has sought to identify alternative options to route around the Dunton Hills Garden Village. The Applicant considers it possible for the overhead line to co-exist with the housing proposals and has sought to reduce the interaction by routeing within the 80 m wide safety zone

associated with the high pressure gas pipeline to the eastern edge of the Dunton Hills Garden Village. The Applicant ~~provided a mid-examination~~ is engaging with the developer on terms for a legal agreement. The SoCG provides further information on the Applicant's position on these interfaces; the Applicant provided an update on the SoCG at Deadline 47.

Conrad Energy - Land Adjacent to Billericay Power Generation Plant Old Church Lane Mountnessing Essex CM13 1UP (BR11)

3.3.47 ~~3.3.40~~ Approved planning application 24/01263/FUL relates to the construction of a solar farm. The solar development has an interest in two parcels of land to the east and south of Clapgate Wood which overlap with the Order Limits for the Project. The solar farm proposal red line boundary directly interacts with the location of two pylons (TB203 and TB204) and permanent access routes. Within the parcel of land to the south of Clapgate Wood, the Applicant is proposing to remove an existing 11 kV overhead line and place it underground. The Project's proposed pylons would be sited directly within the land proposed for solar arrays. The Applicant is in active discussions with Conrad Energy to minimise effects to the solar farm development. ~~The~~ As stated in 8.7 Statutory Undertaker Tracker [Revision F], the Applicant is engaging with Conrad Energy on a heads of terms for a side agreement; the Applicant will provide any update on these matters using this tracker The SoCG provides further information on the Applicant's position on these interfaces; the Applicant provided ~~a mid-examination~~ an update on the SoCG at Deadline 47.

Langdon Hills Golf and Country Club Lower Dunton Road Bulphan Essex RM14 3TY (TH1)

3.3.48 ~~3.3.41~~ Approved planning applications 19/01524/SCR and 19/01662/FUL relate to a hybrid redevelopment of Langdon Hills Golf and Country Club, which includes residential as well as leisure development. Whilst the boundaries of the development site encompass the whole Langdon Hills Golf and Country Club site, the development would be sited within the south-east portion of the site with the remainder continuing to operate as the golf course. The portion of the site which will remain as the golf course will be partially oversailed by the overhead line alignment between pylon TB237 and TB238. The plans accompanying the planning application for the development do not show any new development in this portion of the site, which will remain operating as the golf course and driving range. Engagement with the developer has not raised any concerns around the Project's interaction with their proposal, therefore at present it is believed that both projects can coexist.

3.3.49 ~~3.3.42~~ Design scenario 9 in **Table 4.4 of 6.4 Environmental Statement Chapter 4 - Project Description [APP-130]** confirms that the Limits of Deviation and Order Limits have been widened between TB238 and TB240 to allow flexibility to enable an alternative alignment with more angles to facilitate a more perpendicular crossing of the pipeline owned by United Kingdom Oil Pipelines Limited and operated by the British Pipeline Agency. On 12 December 2025 the Applicant notified the ExA of its proposed change application relating to an increase in the Project's Order Limits to facilitate works required for the protection of the British Pipeline Agency pipeline (**9.1 Notification of proposed change to DCO application - Change Request 1 (Bulphan) [AS-049]**). This proposed change responds to feedback concerning accelerated corrosion on existing buried metallic services received from the British

Pipeline Agency. [Updated plans and documents were submitted at Deadlines 3 and 4.](#) Acceptance of the change application supersedes the context for scenario 9.

Ingrebourne Valley Ltd - Orsett Quarry Buckingham Hill Road Linford Essex SS17 0PP (TH22)

[3.3.50](#) ~~3.3.43~~ Planning application 19/01709/FUL was refused in March 2026, and related to mineral extraction and processing at Orsett Quarry and extension into adjoining land at Walton's Hall Farm, along with other development. The Project proposes to use Orsett Quarry's existing access as a temporary construction access and part of the site for crossing protection during conductor stringing activities. There will be slight interaction between the temporary construction access and the proposed quarry development's north-west boundary. The plans accompanying the quarry's application for the proposed development do not show any new permanent development, other than the site office and car parking already present within this area. The Applicant intends to use this portion of the site for a stocking area for Phase 1 – 7 which will cover the 15 years the mineral site will operate for. As such, no built infrastructure is proposed by the Project in this location. The [SoCG provides further information on the Applicant's position on these interfaces; the](#) Applicant provided ~~a mid-examination~~[an](#) update on the SoCG at Deadline [47](#).

Clearbrook Group Plc / [Southfields Village Development Company Ltd](#) - Land Adjacent Sandown Road Collingwood Farm Quarry and East Quarry Stanford Road Orsett Essex (TH30)

[3.3.51](#) ~~3.3.44~~ EIA Scoping Opinion request 23/00897/SCO relates to a new residential development being brought forward on two parcels of Land East of Southfields. The southern portion of the red line boundary relating to the scoping opinion request overlaps with the Order Limits of the Project where three pylons are proposed. There is also overlap with a UK Power Networks asset to be dismantled as part of the Project. The proposed development's documentation shows the proposed site masterplan which earmarks development parcels, a Multi Use Games Area, a community building and areas of landscaping to be sited within the area of overlap.

[3.3.52](#) ~~3.3.45~~ Design scenario 10 in Table 4.4 of **6.4 Environmental Statement Chapter 4 - Project Description [APP-130]** explains that the Limits of Deviation and Order Limits have been widened between TB255 and TB259 for flexibility to allow an alternative alignment if the Southfields housing development does not go ahead. The alignment could then move to the west, removing two crossings of Buckingham Hill Road, a crossing of a historic landfill site and pylons situated within parkland and a quarry site. [At Deadline 4 the Applicant confirmed that progress with the Southfields Development \(allocated as an opportunity area within the Local Plan\) is such that a change to option B will not be taken forward; the Applicant will be proceeding with option A at this site as originally proposed. As a consequence some of this land now is to be reclassified as \(Class 8 - land not subject to powers of acquisition nor temporary use\).](#) The latest position on scenario 10 is provided in [Table 2.10 in the latest submitted version of 8.11 Approach to Scenarios \(Revision B\).](#) [\[Revision E\]. The SoCG provides further information on the Applicant's position on these interfaces; the Applicant provided an update on the SoCG at Deadline 7.](#)

Bloor Homes - Land East of Chadwell St Mary Brentwood Road Chadwell St Mary Essex (TH40)

- [3.3.53](#) ~~3.3.46~~ EIA Scoping Opinion request 25/00333/SCO relates to a new residential development with supporting educational, commercial and other infrastructure. The boundaries of the proposed development overlap with the Project's proposed YYJ temporary and permanent overhead line works, and several cable compounds. The boundary of the site would sit outside, but immediately west, of the Cable Sealing End Compound 2 Tilbury and immediately south of Tilbury North Substation.
- [3.3.54](#) ~~3.3.47~~ The Applicant has reviewed the interaction between the Bloor Homes proposal and the Order Limits of the Project. This review is the same considered in Section 3.2 of this report ([and in the latest submitted version of 8.11 Approach to Scenarios \[Revision E\]](#)) where it considers the interface with Lower Thames Crossing. The ~~scenario~~[option](#) B now selected diverts the YYJ as underground cable, which reduces the interaction with the potential housing allocation from around eight hectares affected to around three hectares affected. The Applicant ~~provided a mid-examination~~[submitted documents to the examination at Deadline 4 and at Deadline 5 to confirm the progression of option B and the removal of option A. The Applicant is engaging with Bloor Homes on a side agreement on the remaining matters, including the interface between the Project's permanent and temporary access requirements and the main access to the Bloor Homes development. The SoCG provides further information on the Applicant's position on these interfaces; the Applicant provided an update on the SoCG at Deadline 47.](#)

4. Key Survey Data Shared with Other Projects

- 4.1.1 Where appropriate, sharing of information has been recorded in the chronology of engagement recorded in the SoCGs listed in Table 11.1 of this report. This includes the sharing or exchange of Geographic Information System data to support assessment of interfaces between projects. Examples of where this has happened include those recorded in the SoCGs with ~~Scottish Power~~[ScottishPower](#) Renewables that relates to the East Anglia Three Offshore Wind Farm (5.9.30 Draft Statement of Common Ground - ~~Scottish Power~~[ScottishPower](#) Renewables -[\(UK\) Limited](#) and East Anglia 1 & East Anglia 3 (~~Three Limited~~ [\[Revision C\)D\]](#)) and with Lower Thames Crossing (8.3.4 Draft Statement of Common Ground - Lower Thames Crossing (~~[Revision B)~~[C\]](#)).
- 4.1.2 In respect to collaboration between the Project, Five Estuaries Offshore Wind Farm and North Falls Offshore Wind Farm:
- Noise baseline data have been shared for the area around the EACN substation – in March 2023, the three projects agreed to use the same noise baseline data
 - 2023: Five Estuaries Offshore Wind Farm shared traffic count data with the Applicant
 - 2025: The Applicant and Five Estuaries Offshore Wind Farm exchanged ecology survey information
 - 2025: The Applicant shared ground investigation results and monitoring data with Five Estuaries Offshore Wind Farm.
- 4.1.3 The Applicant has entered into a cooperation agreement with both wind farms, in which the parties agree to share information and scopes relating to surveys and to share survey data to minimise the need for the three parties to carry out the same or similar intrusive surveys.
- 4.1.4 The Applicant has shared Geographic Information System data with National Highways to support the identification of interfaces between the Project and Lower Thames Crossing. Overlay plans have also been provided to assist in this process, and both projects have exchanged their draft construction programmes. As referred to in section ~~3.23.2~~ of this report, the Applicant ~~is submitting~~[has submitted](#) documents reflecting the progression of ~~scenario~~[option](#) B to the examination at Deadline 4 and at Deadline 5. Discussions between the Applicant and Lower Thames Crossing are ongoing regarding the [future](#) sharing of survey information, including ground investigation, soils, ecology, and geology data, with both parties expressing a willingness to collaborate. Both parties have shared their draft survey programmes. It is anticipated that further engagement through detailed design will be secured through a side agreement ~~rather than through a provision to be included in the DCO.~~ [although the Applicant does acknowledge that the Lower Thames Crossing has submitted draft Protective Provisions into the examination at Deadline 6. The Applicant has reviewed Lower Thames Crossing's proposed protective provisions, with the Applicant's preferred form of those protective provisions submitted at](#)

[Deadline 7 alongside an explanation as to the changes made to the version issued by Lower Thames Crossing.](#)

5. Mitigation Measures Shared with Other Projects

5.1 Five Estuaries Offshore Wind Farm (EN010115) & North Falls Offshore Wind Farm (EN010119)

- 5.1.1 The Five Estuaries Offshore Wind Farm made DCO and the North Falls Offshore Wind Farm ~~draft~~made DCO each secure a requirement relating to the control of noise during their project's operational stages. This is requirement 15 in the Five Estuaries Offshore Wind Farm made DCO and requirement 17 in the North Falls Offshore Wind Farm draft DCO. These two projects, along with Norwich to Tilbury, have substations proposed to be situated in close proximity to each other and therefore consideration has to be given to avoiding any potential significant cumulative effects of operational noise. The EACN substation is the single Project substation in close proximity to both of the wind farm substations.
- 5.1.2 The Outline Protocol (Onshore substations operational noise and the outline noise complaints protocol) provided in Appendix B to this report confirms that the three projects have each agreed to propose a requirement in their respective DCOs relating to the control of noise during the operational stage. The structure of the requirement is ~~to be~~ similar in each DCO, with project-specific detail included, for example project-specific noise limits and receptors. This project-specific detail is set out in the Outline Protocol.
- 5.1.3 The Project's draft DCO was revised at Deadline 2 of the examination to add a requirement relating to the control of cumulative noise impacts in the vicinity of the EACN substation during the operational stage; this is requirement 14 in Schedule 3 to the draft DCO (**3.1 Draft Development Consent Order** (~~[Revision D]~~[G])).

6. Interaction with Mitigation or Enhancement Measures of Other Projects

6.1 Introduction ~~to Table 6.1~~ and context

- 6.1.1 This section of this report provides information about the extent to which the Project interacts with mitigation or enhancement measures of other projects. The other projects are those identified in the Rule 6 Letter – i.e. the ten NSIPs listed there, the Tarchon Interconnector Project and the other projects that are in the ES Chapter 17 short list, as updated during the examination, – to the extent there is a physical interface.
- 6.1.2 This section builds on the information provided in Section 3 of this report (Approach taken to coordinate between projects).
- 6.1.3 The precise nature of interactions with mitigation / enhancement of other projects will be determined at the detailed design stage of the Project. Similarly, some of the other projects' proposals still may not be fixed.
- 6.1.4 The Applicant added commitment S07 to 7.2 Outline Code of Construction Practice [Revision G]. This commits the Applicant to engagement with another project where the mitigation / enhancement measures of that other project fall within the Project's Order Limits, to facilitate delivery of both parties' projects. The Applicant maintains that this general commitment is the most appropriate measure as it applies to all other projects in this circumstance, including emerging developments as well as those where negotiations remain to be concluded. Commitment S07 is in Table 6.1 of 7.2 Outline Code of Construction Practice [Revision G], secured by Requirement 4 of Schedule 3 to 3.1 Draft DCO [Revision G]. Commitment S07 is replicated below:
- 'Engagement will take place between National Grid, its Main Works Contractor(s) and developers of other planning applications within the Order Limits in relation to, where relevant, mitigation and / or enhancement measures within their planning applications that interact with the Order Limits, to facilitate delivery of both parties' projects.'
- 6.1.5 The Applicant cannot ensure or secure the delivery of mitigation by third parties on their projects, as each project is independently required to deliver its own mitigation through its respective consent. Nonetheless, the proposed engagement mechanism in commitment S07 ensures that the Applicant takes steps to achieve coordinated mitigation / enhancement proposals where they interact.
- 6.1.6 Moreover, as explained in paragraph 3.14.3 of 3.2 Explanatory Memorandum [Revision G], Article 10(2) of 3.1 Draft DCO [Revision G] confirms that any other planning permissions or development consent orders which conflict with the authorised development can proceed without the risk of enforcement action being taken notwithstanding any incompatibility between the Project and the development authorised under that planning permission or development consent order.

6.2 Introduction to Table 6.1

6.2.1 ~~6.1.3~~ Table 6.1 overleaf provides details of where the proposed development may affect or interact with any mitigation or enhancement measures that have been proposed by, or secured through, other projects – if the Project does not affect the mitigation or enhancement measures of the other project, this is confirmed too. To clarify, the Project does not affect the mitigation or enhancement measures of all of the other projects listed in Table 6.1; whether the Project does affect the mitigation or enhancement measures of another projects is confirmed in the Interaction with the Project column in Table 6.1. The mitigation or enhancement measures considered are physical landscape or biodiversity measures that the Applicant has been able to identify from planning application documents, particularly plans. Table 6.1 uses the same ID and application references as in the ES Chapter 17 short list. It firstly considers all the other NSIPs listed in the Rule 6 Letter, using the Planning Inspectorate references for those projects. Non-NSIPs relevant to this section of the report are then considered. Other projects are included in Table 6.1 to the extent there is a physical interface and, for non-NSIP projects, where there has been a submitted planning application.

Table 6.1 Interaction with other projects' mitigation and enhancement proposals

ID	Application Reference	Project	Applicant Developer	Closest Pylon(s)	Interaction with the Project	Titles of Other Projects' Documents that Show Mitigation / Enhancement
Nationally Significant Infrastructure Projects (NSIPs)						
DCO1	EN010080	Hornsea Project Three Offshore Windfarm	Orsted Hornsea Project Three (UK) Ltd	RG1 and RG2	Mitigation planting is proposed immediately around the proposal's onshore heating, ventilation, and air conditioning substation located north of Norwich Main Substation near the A47 and another location nearer to Sheringham. Interaction – The Project does not interact with Hornsea Project Three Offshore Wind Farm's mitigation areas. The Project does interact with Work Nos 11 and 12 (onshore connection cables).	Outline Landscape Management Plan Access to Works Plan
DCO2	EN020002 (DC/21/01605) and application DC/25/02343 (approval of details reserved by Requirement 4(1)(d) - Landscape and Ecological Management Plan)	Bramford to Twinstead	National Grid Electricity Transmission	JC1	An area has been designated (immediately west of Bramford Substation) within Bramford to Twinstead's Order Limits to provide an environmental area to deliver mitigation planting. This mitigation area is called ENV01 in the Environmental Gain Plan, which would comprise woodland mix planting and species rich grassland. This area interacts with the Project's permanent drainage works. A permanent spoil bund is located within the Order Limits which overlaps with an areas identified as Mixed Broadleaved Native Woodland planting in document 7.8.2 (b): LEMP Appendix B – Vegetation Reinstatement Plans submitted during the Bramford to Twinstead examination. Interaction - The Order Limits interact with Bramford to Twinstead's mitigation area, as both projects are promoted by National Grid, their interaction is being managed internally.	EN02002 – General Arrangement Plans Landscape and Ecological Management Plan Environmental Gain Report DC/25/02343 - Overarching Landscape Ecological Management Plan
DCO3	TR010032	Lower Thames Crossing	National Highways	TB264	Lower Thames Crossing proposes mitigation to offset the loss of habitats. Mitigation and compensation for impacts to ancient woodland and designated sites. This includes woodland habitat and open mosaic habitat creation and nitrogen deposition mitigation areas. On page 3 of their Deadline 6 submission to the Project's examination, Lower Thames Crossing set out the environmental measures secured by their DCO that interact with the Project's DCO [REP6-153]. Lower Thames Crossing has proposed two nitrogen deposition mitigation areas and one ancient woodland area that the Project interacts with. The Applicant accounted for two scenarios options in its application for development consent. However, the Applicant has subsequently confirmed its intention to proceed with scenario option B, an underground cable swathe into the substation and a sustainable drainage system. The interactions detailed below reflect interactions with scenario option B. Also see Section 3 of this report for more information about the two scenarios options, confirmation that the Project is now progressing scenario option B only, and how the Project is working closely with the Lower Thames Crossing project. Nitrogen Deposition Compensation Nitrogen deposition compensation should comprise 70% woodland planting and 30% grassland habitat. Nitrogen deposition mitigation area one (Buckingham Hill Road): Pylons TB255-TB259 partially oversail this area. Restrictions of tree planting beneath overhead line to be resolved with collaboration between the Applicant and Lower Thames Crossing on detailed landscape planting plans. Due to the requirement for a 70:30 split of woodland planting and grassland habitat, the grassland component could be located under the overhead line, and therefore the total area of nitrogen deposition	9.152 Responses to the Examining Authority's ExQ2 Appendix G – 11. Biodiversity (Part 1 of 2) Project engagement with Lower Thames Crossing Lower Thames Crossing Deadline 6 submission relating to the examination of the Project [REP6-153]

ID	Application Reference	Project	Applicant Developer	Closest Pylon(s)	Interaction with the Project	Titles of Other Projects' Documents that Show Mitigation / Enhancement
					compensation would remain as proposed. <u>and there is a small area to the south of the site which overlaps with the Applicant's temporary works. The precise make up of planting areas, including areas where no planting is permitted or where there would be planting restrictions (such as no trees) are subject to the detailed design of the Applicant's works in the area.</u> Nitrogen deposition mitigation area two (Hoford Road): Tilbury North Substation is located fully within this area, including the permanent access road and sustainable drainage system. This will reduce the area of nitrogen deposition compensation available in this location. An alternative site to the west of Brentwood Road has therefore been provided for nitrogen deposition compensation within the Project's application for development consent. The Applicant understands that Natural England and the Lower Thames Crossing have concerns about the timing of this planting, as the proposed site would be used by the Lower Thames Crossing as a construction compound throughout the duration of their construction phase. The Applicant has proposed an additional 4.3 hectares of nitrogen deposition compensation to the west of the Tilbury North Cable Sealing End Compound to address this delay. The Applicant also understands that Lower Thames Crossing is proposing a design refinement to realign the location of Brentwood Road, which would encroach into the proposed Brentwood Road nitrogen deposition compensation site by 1.5 hectares. The Applicant has therefore included an additional 1.5 hectares of nitrogen deposition compensation to the west of the Tilbury North Cable Sealing End Compound, should the Secretary of State approve the Lower Thames Crossing's proposed Brentwood Road realignment. The Applicant met with Natural England on 28 April 2026 to discuss this matter. The Applicant has reached agreement in principle with Natural England and the Lower Thames Crossing regarding <u>the total provision of</u> nitrogen deposition compensation. <u>Natural England's acceptance of this approach is detailed in matter 3.2.38 of 5.9.13 Signed Statement of Common Ground - Natural England [Revision D].</u> Ancient woodland: The Tilbury North Substation site elips<u>directly overlaps with</u> an area of Lower Thames Crossing's proposed ancient woodland proposed planting. The Applicant has included an alternative site to the west of the Lower Thames Crossing's proposed ancient woodland compensation <u>(Zone A)</u>, in addition to a site to the east <u>(Zone B)</u>, to provide alternative compensation. <u>Both parties' preference is to proceed with Zone A, however this can only be confirmed during detailed design.</u>	
DCO6	EN010109	Sheringham and Dudgeon Extension Projects	<u>Equinor New Energy Limited on behalf of the projects' undertaker.</u> Sheringham Extension Project Shoal and Dudgeon Extensions ProjCo Limited	RG3	Mitigation and screening planting proposed along the boundaries of the parcels of land immediately surrounding the proposal's onshore substation site – located south of Norwich Main Substation. Planting will comprise enhanced hedgerow and proposed native tree, scrub and grassland planting with habitat creation. Interaction – The Project interacts with land earmarked for the proposal's 400 kV cable easement and proposed permanent access to the east of Norwich Main. <u>The Project's proposed planting directly overlaps with areas of the Sheringham Shoal and Dudgeon Extensions consented permanent works, including landscaping, ecological and environmental works. The Environmental Area in 7.4 Outline Landscape and Ecological Management Plan Appendix D – Outline Landscape Proposals [REP6-088] has been updated to accommodate the permanent access road for Sheringham Shoal and Dudgeon Extension Projects. The indicative alignment is shown, as detailed design is to be confirmed.</u>	Outline Landscape Management Plan (Revision D) <u>Equinor New Energy Limited on behalf of Sheringham Shoal and Dudgeon Extensions ProjCo Limited's Responses to ExQ1 [REP3-120]</u>

ID	Application Reference	Project	Applicant Developer	Closest Pylon(s)	Interaction with the Project	Titles of Other Projects' Documents that Show Mitigation / Enhancement
DCO8	EN010115	Five Estuaries Offshore Wind Farm	Five Estuaries Offshore Wind Farm Ltd	TB1 and TB2	Mitigation planting is proposed around Five Estuaries Offshore Wind Farm's proposed converter station immediately east of the Project's EACN substation. Planting will comprise species-rich native hedgerow with tree, pond, wetland area, locally native broadleaved woodland, traditional orchard, neutral grassland, lowland meadow, invertebrate bank. Interaction – The Project interacts with the Five Estuaries Offshore Wind Farm mitigation area, but sufficient coordination is secured between the two projects to minimise any impacts.	Outline Landscape and Ecological Management Plan (Rev E)
DCO9	EN010119	North Falls Offshore Wind Farm	North Falls Offshore Wind Farm Ltd	TB1 and TB2	Mitigation is proposed around North Falls Offshore Wind Farm's proposed converter station which is immediately north of Lawford Substation. Mitigation planting will include proposed native trees, woodland mix, woodland edge mix, hedge planting, emergent/marginal planting, neutral grassland and an attenuation pond. Interaction – The Project interacts with the North Falls Offshore Wind Farm's mitigation area, but sufficient coordination is secured between the two projects to minimise any impacts.	Outline Landscape and Ecological Management Plan (Rev 6)
DCO13	EN010118	Longfield Solar Farm	Longfield Solar Energy Farm Limited	PSB380	Mitigation planting is proposed comprising lowland mixed deciduous woodland, other broadleaved woodland, mixed woodland, heathland and shrub, grassland, a pond, and native species-rich hedgerow. Interaction - The only interaction between Longfield Solar Farm and the Project will be at pylon PSB380 where the Project proposes to remove UK Power Networks' pylons (PSB overhead line) therefore there will be no impact to any mitigation areas proposed by Longfield.	6.5 (A) Biodiversity Net Gain Report (Clean) Revision 2.0
DCO15	EN021009	Tarchon Interconnector Project - A proposed electricity interconnector between Essex, in East Anglia, United Kingdom, and Niederlangen, in Lower Saxony, Germany.	Tarchon Energy Limited	EACN Substation	Tarchon Energy Limited seeks to connect into the Project's EACN substation. Therefore, it is anticipated that the planting will likely be sited around the Tarchon converter station, the location of which is currently unknown but is likely to be around the Project's EACN substation as per Tarchon Energy's Non Statutory Converter Station Map. Interaction – The Tarchon Energy project is at pre-application stage and there are no indicative plans for planting yet.	Non Statutory Converter Station Map (source: Tarchon Energy's website)
DCO16	EN0110019	EcoPower Suffolk Solar - A Solar Farm with an anticipated generating capacity of up to 300MW, comprising photovoltaic (PV) solar panels, a Battery Energy Storage System (BESS), and associated development, with a planned connection to the existing National Grid electricity substation at Leys Lane, Yaxley, Suffolk.	EcoPower Suffolk Limited	RG107, RG110 to RG118	Environmental mitigation and enhancement measures are proposed, including, not limited to, landscaping, hedging, tree planting and habitat management. Interaction – The Project has an interface with the proposed ecological mitigation area to the north of Gislingham.	EIA Scoping Report Section 2.3 (Proposed Development) and Figure 4.1 (Indicative Masterplan)

South Norfolk Council

ID	Application Reference	Project	ApplicantDeveloper	Closest Pylon(s)	Interaction with the Project	Titles of Other Projects' Documents that Show Mitigation / Enhancement
SN3	2021/2495 and subsequent application 2024/1465 (approval of details of Condition 12 (Ecological Design Strategy) and 16 (Landscape and Ecology Management Plan and Landscape Plan))	Bloy's Grove Solar Farm . Installation of a solar farm comprising: ground-mounted solar panels, access tracks; inverter / transformers, substation; storage, spare parts and welfare cabins, underground cables and conduits, perimeter fence; CCTV equipment, temporary new site entrance and access track, temporary construction compounds, and associated infrastructure and planting scheme. Application is accompanied by an environmental statement.	EDF Renewables	RG8 – RG14	Mitigation planting proposed to the west boundary and pockets of planting within the site comprising tree, hedge, wildflower and grass, and orchard. Interaction – The Project's overhead line oversails (between RG11 and RG12) the areas where planting is proposed near the west boundary, but no direct interaction.	2024/1465 – Ecological Design Strategy V2 Landscape Plan V3
SN19	2023/0617 and subsequent application 2024/1738 (approval of details of Condition 10) and 2024/3858 (Condition 10 amongst others). An application for a Screening Opinion request was submitted under 2025/1101 to vary a number of conditions.	Construction and operation of a battery storage facility, underground cabling, fencing, drainage infrastructure, landscape planting and site access road on land to the north of Hickling Lane and up towards the Norwich National Grid Substation.	Pivoted Power LLP (part of EDF Energy Renewables Limited)	The site is located east of RG5 with the cable corridor connecting in from the northeast of Norwich Substation	Mitigation planting is proposed around the battery storage facility compound comprising trees, native hedge, native shrub, and grassland suitable for wet conditions. Interaction – The Project does not interact with the planting areas identified in the Landscape and Ecological Management Plan or the Landscape Planting plan. However, there is an interaction between the Pivoted Power cable corridor and the Environmental Priority Areas. As noted, an application for a Screening Opinion request was submitted under application 2025/1101 to vary a number of conditions however this application does not change the interaction.	2024/3858 Landscape and Ecological Management Plan (revision VF_Rev3) Landscape Planting (revision Tc22067_la.100(1))
SN26	2023/1055	Ground-mounted solar panel array and ancillary equipment	Ralos Projects	RG18	The proposal will deliver its biodiversity mitigation through both on-site and off-site planting. Interaction – The Project oversails the easternmost portion of the on-site planting proposals where wildflower meadow planting is proposed.	Landscape Implementation and Management Plan Planting Strategy (Revision Pv1016-pl-02_rev15)
SN27	2024/1336 and subsequent application 2024/2830 (approval of details of Condition 9)	Extension of the existing Norwich Main 400 kV Substation to the west and includes associated temporary access roads. Works include: Extension of the existing substation platform to the west by approximately 250 m x 188 m. Extension of main	National Grid Electricity Transmission	RG1 and RG2	Mitigation planting is proposed in two areas, to the north and west of the Norwich Main Substation Extension. The mitigation proposals are shown in the Biodiversity Net Gain (BNG) Report accompanying the application. The proposed BNG planting will comprise of replacement planting of woodland, scrub and grassland, as well as two new hedgerows. Interaction – The Project's environmental areas will interact with the proposal's mitigation planting areas. However, given both projects are being brought forward by National Grid Electricity Transmission, the two mitigation areas have been designed to co-exist simultaneously.	Application 2024/1336 - BNG Report Application 2024/2883 – Habitat Management and Monitoring Plan, BNG Plan

ID	Application Reference	Project	Applicant Developer	Closest Pylon(s)	Interaction with the Project	Titles of Other Projects' Documents that Show Mitigation / Enhancement
		and reserve busbar to accommodate addition of customer bays. New bus sections. Bus couplers and circuit breakers. Infrastructure works for customer connections. Extension of substation perimeter to accommodate the new infrastructure and the delivery of a minimum of 10% biodiversity net gain, linked with the proposed Landscape Mitigation Strategy.				
SN47	2024/3750	Hall Farm Energy Storage Project . The development of a 400 MW Energy Storage System, including a 132-400 kV substation and associated infrastructure.	Innova Renewables Limited	RG5	Extensive planting is proposed within the north and east portion of the proposal's red line boundary comprising native woodland, landscape bund, ground to be made better, wildflower meadow, scattered trees, mixed native scrub, mixed native wetland scrub, and native hedgerow. A new pond in addition to the existing pond is also proposed. Interaction – Pylon RG4 is proposed within the central portion of the site where wildflower planting is proposed.	Landscape Masterplan (revision P23-0400_en_001_h)
Babergh District Council and Mid Suffolk District Council						
BMS31 BMS52 BMS68	DC/23/02118 and DC/21/00060 (supersede DC/20/05895) Also to note is subsequent application DC/25/04373 and DC/25/04374 (approval of details Skylark Mitigation, Arboricultural Method Statement, Construction Environmental Management Plan and Soil Management Plan	Installation of renewable led energy generating station comprising ground-mounted photovoltaic solar arrays and battery-based electricity storage containers together with substation, inverter/ transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure, landscaping and biodiversity enhancements including Nature Areas ('Free Go' application following refusal of MSDC Ref: DC/20/05895) (accompanied by EIA Statement).	Bramford Green Limited Verdant Energy	RG206 and RG207	Planting is proposed around the site boundaries mostly comprising new hedgerow, new, structured planting, neutral grassland, neutral grassland with wildflowers and scrub, and hedgerow trees. There is also an area within the south portion dedicated to ecology enhancement area/nature area (tussocky grassland cut on rotation). Interaction – Skylark mitigation is outside the red line boundary, and a small area interacts with 33 kV overhead line undergrounding mitigation.	DC/23/02118: Skylark Mitigation Plan BD-01-P20 Landscape and Ecological Management Plan DC/25/04373 / DC/25/04374: Skylark Mitigation Strategy (Final) 1
BMS44 BMS69	DC/23/05426	Cross Boundary Planning Application - Installation of a solar farm comprising: ground-mounted fixed tilt bifacial solar panels; access	Aura Power	RG90 – RG93	Planting is proposed in the southern portion of the site. This will comprise new hedgerow with scattered trees, a new tree belt. There are also separate parcels proposed for wildflower planting with skylark mitigation, as well as a retained area of wildflower meadow with skylark mitigation.	Biodiversity Net Gain Assessment Site Layout Plan (Revision GBR.0010.DEV.M4.001.0.D.h)

ID	Application Reference	Project	Applicant Developer	Closest Pylon(s)	Interaction with the Project	Titles of Other Projects' Documents that Show Mitigation / Enhancement
		tracks; string inverters; transformers; electrical connection compound; storage containers; underground cables and conduits; perimeter fence; temporary construction compound and associated infrastructure and planting scheme. (EIA Development)			Interaction – Pylon RG91 will be sited within part of the proposed wildflower planting with skylark mitigation located in the north portion of the site. This is the Project's only interaction with the mitigation proposals. The Applicant set out the position within 8.3.91 Signed Statement of Common Ground – Aura Power (Marsh Lane Solar Farm) [Revision B]. ongoing discussions will take place during detailed design.	
BMS45	EN010056 and application DC/22/02061 (approval of details reserved by requirement 12 - Detailed Design Parameters Onshore, Parts 1, 2, 3, 4, 6 and 7)	East Anglia Three Offshore Windfarm order 2017 (Converter Station)	East Anglia Three Limited	RG207 – 240 RG210	Mitigation planting is proposed north of Bramford Substation around East Anglia THREE's proposed converter station. The proposed planting will comprise of a mix of tree, hedge, woodland, amenity grass, species rich grassland, wetland areas, and aquatic planting. Interaction – The Project's Order Limits construction access route and permanent pylon access interacts with the East Anglia THREE Offshore Wind Farm mitigation areas. The Project's Order Limits would interact with an area where species rich grassland and mixed native species hedge is proposed near the development's southern boundary. The interaction is being has been discussed with East Anglia THREE Limited and is set out in the SoCG (ID 6.10 in 5.9.30 Draft) the Applicant has amended the position of pylon RG207 to no longer interact with the SuDs pond, this is confirmed within the SoCG (5.9.30 Signed Statement of Common Ground - Scottish Power ScottishPower Renewables -East Anglia 1 & East Anglia 3 ((UK) Limited [Revision C))D]).	Soft Landscape: General Arrangement
BMS63	DC/22/02667 and subsequent application 2024/1465 (approval of details of Condition 11 – Skylark Mitigation Strategy), DC/25/04389 – Condition 8 (Biodiversity Enhancement strategy) and Condition 13 (Landscape and Ecological Management Plan), DC/25/03526 – Condition 12 (Hard and Soft Landscaping) and Condition 15 (Planting Scheme), and DC/26/0017 –	Grange Farm Solar . Mixed use development comprising installation of a ground-mounted solar photovoltaic farm; along with continued agricultural use, ancillary infrastructure, substation, security fencing, landscaping provision, ecological enhancements and associated works.	Pathfinder Clean Nano UK Dev Ltd PACE Nano Energy Limited	RG92 – RG99, RG93, RG94, RG96 and RG98	Mitigation planting is proposed near the parcel's north and south boundaries and within the centre of the site. Interaction – Pylon RG92 will be sited within the site and would interact with a proposed Permissive Path – as per DC/22/02667 – Layout Plan. Pylons RG93 – RG99, RG94, RG96 and RG98 would interact with the parcels of land reserved for skylark mitigation, some of which are outside the proposal's Red Line Boundary but within land in the developer's ownership – as per application DC/24/04886 - Condition 11 (Skylark Mitigation Strategy). The Skylark Mitigation Strategy sets out that it has been agreed previously with Place Services and Mid Suffolk Local Planning Authority that the mitigation will take the form of off-site skylark plots, with up to 23 such plots being provided annually in the wider landholding when sufficient winter cereal crop is planted. Pylons RG95 and RG97 are within PACE Nano Energy Limited's leased area but are not in skylark mitigation land, and Pylon RG99 is outside of PACE Nano Energy Limited's leased area. PACE Nano Energy Limited's Deadline 5 Responses to ExQ2 [REP5-2611] confirmed that it has a large number of skylark mitigation area plots available to deliver the skylark mitigation and that, while pylons RG93, RG94, RG96 and RG98 are in some of the skylark mitigation area plots, PACE Nano Energy Limited will still be able to discharge its mitigation in other plots available to it.	PACE Nano Energy Limited Responses to ExQ2 [REP5-2611] DC/22/02667: Biodiversity Net Gain Assessment and Layout Plan DC/24/04886 - Condition 11 (Skylark Mitigation Strategy) DC/25/00902 – Condition 10 (Collaborative Biodiversity Plan): Cover Letter DC/25/04389 – Condition 8 (Biodiversity Enhancement strategy) and Condition 13 (Landscape and Ecological Management Plan): Amended Management Plan and Biodiversity Enhancement strategy DC/25/03526 – Condition 12 (Hard and Soft Landscaping) and Condition 15 (Planting Scheme): Planting and Hardworks Proposals (Sheet

ID	Application Reference	Project	Applicant Developer	Closest Pylon(s)	Interaction with the Project	Titles of Other Projects' Documents that Show Mitigation / Enhancement
	Condition 9 (Biodiversity Net Gain Plan)					1 of 4) B25040.401A, (Sheet 2 of 4), (Sheet 3 or 4) and (Sheet 4 of 4). DC/26/0017 – Condition 9 (Biodiversity Net Gain Plan): Biodiversity Gain Plan (Revision Rev03)
BMS70	DC/24/05090	Construction, operation and maintenance of a Battery Energy Storage System with associated infrastructure and works including highway access, landscaping and biodiversity enhancements.	Clearstone Energy	Substation temporary compound near RG-SC02	Planting is proposed around the energy storage site comprising proposed native woodland buffer, species-rich meadow and a sustainable drainage system basin. Interaction - The Project does not interact with the proposed planting mitigation areas. There is an interaction between a temporary attenuation drainage line and a permissive path.	Landscape and Ecological Management Plan – Appendix A BNG Statement
BMS92	DC/21/05468	Brook Farm Energy . Construction and operation of a 100 MW Battery Energy Storage System, and related infrastructure with associated access, landscaping and drainage.	Bramford Voltage Limited Power Ltd	RG-SC02	Planting is proposed around the BESS facility and the site's boundaries. Planting will comprise native woodland block, native trees, native hedgerow, scrub planting, attenuation basin with meadow mixture for wetlands, drainage swale with meadow mixture, and grassland. Interaction - The Project Order Limits (substation construction access route and UKPN OHL mitigation work area) do have a minor overlap with Phase 1 Landscape Works as illustrated on the Landscape Proposals Phasing Plan (DC/25/01278).	Landscape Strategy Plan Phase 1 Landscape Works (DC/25/01278)
BMS114	DC/26/01910 / DC/26/01983	Land Near Bramford Substation Suffolk Request for Environmental Impact Assessment (EIA) Scoping Opinion – Construction and operation of a battery energy storage system (BESS) and associated works	Alcemi Storage Development s 1 Limited	Bramford Substation RG-209, JC1-6	The site is subject to a scoping opinion around Bramford Substation and interacts with the Order Limits to the west and south of Bramford Substation. The Scoping Report, paragraph 2.3.5 states that ecological and landscape planting are still being developed but measures have been embedded into the Proposed Development design responding to initial environmental work, including 15m buffer zones from ancient woodland and 10m buffer zones from existing hedgerows. Paragraphs 4.3.10, 5.2.29 and 7.2.18 confirm a Landscape and Ecological Management Plan and Landscape Masterplan will be prepared. Interaction – as the application is at scoping stage, it is unclear at this stage if the Project would interact with any proposed planting mitigation areas.	Information to Support an Environmental Impact Assessment Scoping Opinion Request
Essex County Council						
ECC45	ESS/57/04/TEN	Winning & Working of minerals, removal of surplus soils & erection of a low profile processing plant concrete batching plant & ancillary buildings (inc a workshop). Interim restoration to lakes & subsequent construct of a public water storage.	Ardleigh Reservoir Cttee & Sewells Reservoir Construction Ltd Limited	TB19 and TB20	The site has been subject to several planning applications relating to the winning and working of minerals, the most recent being ESS/57/04/TEN which was approved in 2007 and ESS/07/20/TEN which sought to allow the continuation of winning and working of minerals associated with the construction of a public water storage reservoir without compliance with condition 2, 34, and 39. The approved development also includes the restoration of the land to lakes and subsequent construction of a public water storage. It is understood these restoration works would be restored no later than 14 th March 2029. Interaction – There will be interaction with the planting and restoration proposals near the north boundary of the site to Wick Lane (as per the Completed Reservoir drawing submitted with ESS/07/20/TEN). The planting will comprise of mostly grass with retained hedgerow and areas of early planting, National Grid expects the Applicant expects the restoration works to be completed prior to the construction of the Project meaning that	

ID	Application Reference	Project	Applicant Developer	Closest Pylon(s)	Interaction with the Project	Titles of Other Projects' Documents that Show Mitigation / Enhancement
					the Project will not sterilise any land used for mineral extraction. National Grid consider that the proposed interaction between TB19 and the land to be restored can be managed coordinated between the two parties in such a way that the two can coexist <u>The Applicant reviewed mitigation options in reference to pylon TB20 and has committed to the alternative option to move the position of the pylon (see 8.11 Approach to Scenarios [Revision E]). The position is also set out within 8.3.29 Signed Statement of Common Ground – SRC Ground (Crown Quarry mineral site A79) [Revision D].</u>	
ECC47	ESS/14/26/TEN/SP O	Land north of Wick Lane, Ardleigh, CO7 7RE EIA Scoping Report: A northern extension to Crown Quarry for the extraction, processing, sale and distribution of sand and gravel and subsequent restoration using inert materials together with the necessary associated infrastructure and access improvements.	Sewells Reservoir Construction Limited	TB18	The site is subject to a scoping opinion, the proposed development includes the restoration of land. The scoping report states that the working and restoration could be undertaken over a period of 8 years between 2029 and 2037. Interaction – There will be interaction with the restoration proposals, including restored agricultural land as illustrated on the Concept Restoration drawing (reference: KD.CRW.4.D.004). The Applicant set out the position within 8.3.29 Signed Statement of Common Ground – SRC Group (Crown Quarry mineral site A79) [REP6-101], ongoing discussions will take place during detailed design.	Report to accompany a request for screening and scoping opinions
Tendring District Council						
T17	20/00594/FUL	Full planning permission for food storage and distribution facility and associated parking, logistics yard and offices.	Flying Trade Group Plc	TB19	Landscaping is proposed within the lower portion of the site's boundaries. Landscaping will comprise ornamental shrub, native hedge, native shrub, wildflower area, and aquatic planting around the proposed reservoir near the south-east boundary. Interaction – Pylon TB19 will be located within the site. The Project will also oversail the lower east portion of the site. Pylon TB19 will be located just outside the area designated for landscape planting. At Deadline 4 the Applicant confirmed the decision to proceed with option B subject to final sight of access adjustments to confirm meet highway safety. The latest position on scenario 4 is provided in the latest submitted version of 8.11 Approach to Scenarios [Revision E].	Landscape Masterplan
T34	25/01445/FUL	Erection of an asphalt plant, ancillary facilities, together with the use of an existing access road.	SRC Sewells Reservoir Construction Limited	TB19	Landscaping is proposed along the site's boundaries. Landscaping will comprise tree planting and scrub alongside existing woodland. Interaction – The site will be oversailed by overhead line structure associated with the Project and will not physically interact with the site or the proposed landscaping. The Applicant set out the position within 8.3.29 Signed Statement of Common Ground – SRC Group (Crown Quarry mineral site A79) [REP6-101], ongoing discussions will take place during detailed design.	
Colchester City Council						
CO9	240279	The restoration of wetland features and habitats at Fiddler's Hill Meadow through naturalising the river with its floodplain by lowering	Essex and Suffolk River Trust	TB48	Restoration of wetland features and habitats at Fiddler's Hill Meadow. Mitigation includes modified grassland, other neutral grassland, temporary pond, swamps, reedbeds and wet woodland.	Biodiversity Net Gain Assessment Block Plan (Sheet 1 of 1) Redacted

ID	Application Reference	Project	Applicant <u>Developer</u>	Closest Pylon(s)	Interaction with the Project	Titles of Other Projects' Documents that Show Mitigation / Enhancement
		the river bank at two locations (maximum 60 cm deep) and the excavation of very shallow scrapes (maximum 30 cm deep) and ponds (maximum 90 cm deep). Extension of fen habitat (maximum 30 m deep), tree planting and the installation of interpretation boards. Reuse of excavated soil on site outside the flood zone to extend scrub, hedgerow and woodland habitats.			Interaction – Pylon TB48 will interact with the north portion of the site where neutral grassland is proposed. The temporary access road will interact with soil re-use areas illustrated on drawing 5220036-ATK-XX-ZZ-DR-C-1003 C02 (Block Plan Sheet 2 of 2).	Block Plan (Sheet 2 of 2) Redacted
Braintree District Council						
B8	21/03735/FUL and subsequent application 25/02463/VAR (Variation of Condition 15 – Skylark Mitigation Strategy to allow: Skylark mitigation measures for a 10-year period rather than for the lifetime of the Solar Farm)	Installation of solar farm and associated development.	Novus Renewable Services Limited (now Innova Renewables)	TB94	Mitigation is proposed in the form of proposed hedgerow, woodland planting, scrub screening. Interaction – Pylon TB94 is proposed within the site whilst pylon TB95 will sit on the boundary of the site. Pylon TB94 will interact with an area of land of retained woodland and part of the solar array.	Landscape and Ecological Mitigation Plan (343/PG/21) Biodiversity Net Gain Plan Site Layout Plan

ID	Application Reference	Project	Applicant Developer	Closest Pylon(s)	Interaction with the Project	Titles of Other Projects' Documents that Show Mitigation / Enhancement
B13	21/03579/OUT	Outline planning application (with all matters reserved apart from access) for up to 600 dwellings, including up to 75 units sheltered housing accommodation, the proposed provision of a primary school, and provision of public open space including associated landscape planting with associated infrastructure, drainage measures, earthworks and provision of new footpath/ cycleway route towards Coggeshall.	Parker Strategic Land Ltd	TB81 and TB82	The Project does not directly overlap with the residential development, but the proposed access road to the north does interact with the Order Limits. The Project would oversail the proposed green infrastructure (cycle route). Interaction - The proposed access road subject to the planning application to the north does interact with the Order Limits near pylons TB81 and TB82. This conflicts with the crossover bellmouth, haul road, UK Power Networks diversion works and the scaffolding for stringing of the overhead lines.	21/03579/OUT: Drawing RG-M-11 Rev G
B42	24/02673/FUL and subsequent applications 26/00168/DAC (Discharge of condition 11- Landscape Planting Details) and 25/02873/DAC (Discharge of condition 4 (CEMP Biodiversity), 5 (Habitat Management and Monitoring Plan) & 16 (Biodiversity Enhancement Strategy)).	Solar Farm with up to 13.8 MW of export capacity, comprising the installation of solar photovoltaic panels and associated infrastructure including customer substation, DNO substation, inverter and transformer substations, customer cabin, spare parts container, storage containers, maintenance tracks, fencing, security cameras, landscape planting, swales and associated works including grid connection.	Eden CF Solar Ltd	TB101	The proposed mitigation will comprise various planting including establishing a safe zone around the existing habitat suitable for skylark nesting. Interaction – Pylon TB101 will be located near the site's southern boundary where no mitigation is proposed, only existing grassland. Pylon TB101 does not interact with any of the identified skylark nesting zones.	22/00860/FUL: Biodiversity Management Plan 26/00168/DAC: Planting Plan Sheet 1 of 2 and Planting Plan Sheet 2 of 2 25/02873/DAC: Biodiversity enhancement strategy
B44	24/02658/FUL	Installation of a solar farm with associated works.	PS Renewables	PZD91	Mitigation planting is proposed throughout the site comprising meadow and native hedgerow, native thicket, and native trees along the site's boundaries. Interaction – There is interaction between the Project and the proposal's north-east corner where the Project is proposing to remove pylon PZD91 and underground UK Power Networks' 33 kV line, therefore the land will be free to be used for mitigation planting. On the western extent of the site, the Applicant is proposing overhead line crossing protection in proximity to a proposed tree.	Figure 5 Landscape Mitigation Plan Drawing No.0877-SHRSK-XX-XX-DR-L-1000

ID	Application Reference	Project	Applicant Developer	Closest Pylon(s)	Interaction with the Project	Titles of Other Projects' Documents that Show Mitigation / Enhancement
Chelmsford City Council						
CH17	21/02050/CM (Determined by Essex County Council)	Chelmsford North East Bypass: A single carriageway road between Roundabout 4 of the Beaulieu Park Radial Distributor Road (RDR1) and a new roundabout on the A131 at Chatham Green plus dualling of the existing A131 between Chatham Green and Deres Bridge roundabout. With one intermediate roundabout, three road overbridges and one pedestrian / cycle / horse overbridge. Together with other associated works and landscaping.	Essex County Council	TB132 – TB133	Mitigation planting is proposed parallel to the proposed highway. Interaction – The Project would oversail TB132 and TB133 where mitigation is proposed in the form of woodland edge planting, amenity grass area, an environmental barrier and a Public Right of Way.	Indicative Landscape and Design
Basildon Borough Council						
BA1 BA13	21/00758/FULL and subsequent application 23/01291/COND (Discharge of condition 15 and 16)	Construction and operation of a solar farm together with all associated works, equipment and necessary infrastructure	Low Carbon Ltd (Crouch Solar Farm)	TB222 - TB224	Enhancement landscape planting is proposed along the north boundary of the site. The proposal also seeks to enhance the existing hedgerow along part of the east and west boundaries. Interactions – Pylon TB224 will be located within the southern portion of the site where species-rich grassland is proposed.	21/00758/FULL: Indicative Layout Plan 23/01291/COND: Landscape Plan
BA6	24/00729/FULL	Redevelopment of the site to provide 146 residential dwellings (Class C3); provision of strategic landscape; provision of new vehicular and pedestrian access routes and associated infrastructure.	Crest Nicholson Operations Ltd	PSC11	Mitigation planting is proposed across the site comprising trees, woodland mix, wet woodland mix, grassland, swale wetland meadow, wildflower meadow and hedgerow planting. Interaction – The only interaction between the Project and the site is in the north-west corner where the removal of the UK Power Networks line and pylon PSC10 are proposed. The removal of the pylon would free the space up for the proposal's BNG delivery.	Landscape General Arrangement Plan
BA24	25/00541/OUT	Outline Planning Application (all matters reserved except for means of vehicular access into the site from Mandeville Way and Lower Dunton Road) for residential development of up to 375 dwellings (Use Class C3) and an early years childcare facility (Use Class E), together with car parking, public open space,	Countryside Properties UK Limited	PAB50	The proposal will include amenity grass, flowering swathes/meadow and dry basins with species-rich wetland meadow. Interaction – The only interaction is between the proposal's southern boundary and the Project's Order Limits, where a UK Power Networks cable alignment is to be sited.	Landscape Masterplan

ID	Application Reference	Project	Applicant Developer	Closest Pylon(s)	Interaction with the Project	Titles of Other Projects' Documents that Show Mitigation / Enhancement
		landscaping, drainage, and other associated works.				
Brentwood Borough Council						
BR2	21/01525/OUT	Outline application with all matters reserved apart from access, for: the construction of a Garden Community which includes up to 3,700 dwellings, three care homes, five gypsy/travellers pitches, secondary and primary schools, children's nurseries and crèches. Employment hub, village centre and neighbourhood hubs, mobility hub, community sports hub, football hub, cricket ground, green and blue infrastructure, sustainable drainage system, accesses to A128 Tilbury Road, footpath and cycle link to the A127 and other associated infrastructure and works including noise barrier, demolition of structures and undergrounding of the overhead lines.	Land Improvement Holdings Dunton Hills Limited (previous applicant CEG Land Promotions Ltd)	TB228 to TB229	The proposal will include outdoor spaces and flexible landscape connections across the site, however, the extent of these spaces is not finalised yet as the application is made in outline. Interaction – Pylon TB229 will be located within the site near the east boundary. At this stage it appears the pylon would interact with proposed grassland/open space. A portion of the PSC route (from pylon PSC3 – 8) proposed for removal is currently located within the site but will be removed as part of the Project. Further details regarding the interaction between the Project and this proposal are set out in Section 3.8 of 8.8.2 Applicant's Comments on Local Impact Reports [REP2-030] and in 8.9.1 Applicant's Responses to First Written Questions [REP3-074] (Written Question GEN 1.23).	Framework Masterplan Part 1 to 11 Illustrative Masterplan (Rev F)
BR11	24/01263/FUL	Construction and operation of a Solar PV Farm together with ancillary infrastructure and equipment, landscaping and access.	Conrad Energy	TB203 and TB204	Mitigation planting is proposed across the site comprising modified grassland, other neutral grassland, native hedgerow, native hedgerow with trees, species-rich native hedgerow and species-rich native hedgerow with trees. Interaction – Pylons TB203 and 204 will be located directly within parts of the site proposed for BNG planting, comprising modified grassland. Temporary construction access roads and UKPN mitigation works will cross proposed native hedgerows and species rich native hedgerows.	Revised BNG Plan (Map 2: Proposed Habitats)

ID	Application Reference	Project	Applicant Developer	Closest Pylon(s)	Interaction with the Project	Titles of Other Projects' Documents that Show Mitigation / Enhancement
Thurrock Council						
TH19	19/01276/CV and 20/01297/CV	Application for the variation of condition no 1 of application 19/01276/CV to continue the importation of material for recycling or infilling void spaces until 31 March 2025, and for the restoration, landscaping and after use of the site to be completed in accordance with agreed details on or before 31 March 2026	Clearserve Ltd	TB262	The planning permission for the works at Rainbow Shaw Quarry requires restoration and landscaping works to be completed on or before 31 March 2026. Aerial image indicates the site is still operational therefore it is unknown whether the works have been completed. A further application is seeking to extend this until 31 March 2032. This application is not included within the ES Chapter 17 short list provided in 6.17.1 Environmental Statement Chapter 17 - Cumulative Effects - Response Update [Revision B] due to the relatively small scale and restorative nature of the works however, it has been included due to the Project's interaction. Interaction - There is interaction between the site at Rainbow Shaw Quarry and the Project's proposed Environmental Area east of Tilbury North Substation. There is also interaction between the site and the Project's permanent access route for the substation/CSEC and the UGC construction access route. The Applicant is in discussion with the operators of Rainbow Shaw Quarry.	Restoration Plan
TH74	26/00342/CV	Application for the variation of condition no 1 of application 20/01297/CV [Application for the variation of condition no 1 of application 19/01276/CV to continue the importation of material for recycling or infilling void spaces until 31 March 2025, and for the restoration, landscaping and after use of the site to be completed in accordance with agreed details on or before 31 March 2026] to continue the importation of material for recycling or infilling void spaces until 31 March 2031, and for the restoration, landscaping and after use of the site to be completed in accordance with agreed details on or before 31 March 2032				
TH66	25/01426/PAPNAF	Agricultural Buildings Land Adjacent Buckingham Hill Road And Stanford Road Stanford Le Hope Essex Prior Notification for the erection of two identical agricultural storage buildings, General-purpose grain store.	Assetrock Essex LTD	TB255	Interaction – The site's red line boundary interacts with the Project's Order Limits, however, it does not interact with the proposed agricultural buildings. No infrastructure is proposed in the area of interaction. The application does not propose any mitigation planting or landscaping which could interact with the Project.	N/A

7. Consideration of Good Design Alongside Other Projects

7.1 Overview to the Good Design Process

- 7.1.1 Good design of electricity transmission infrastructure is guided by the Holford Rules⁹ and the Horlock Rules¹⁰, and delivered through an iterative, evidence-based design process informed by stakeholder engagement, relevant National Policy Statements (NPSs) (Overarching NPS for Energy (EN-1) and the NPS for Electricity Networks Infrastructure (EN-5)), requirements and embedded environmental mitigation identified through the Environmental Impact Assessment (EIA). These design principles are integrated with the technical, regulatory, operational, safety and security requirements that apply to new transmission infrastructure.
- 7.1.2 Paragraph 5.11.23 of EN-1 reinforces the expectation that good design should be applied throughout project development. It states (emphasis added):
- ‘Although in the case of most energy infrastructure there may be little that can be done to mitigate the direct effects of an energy project on the existing use of the proposed site (assuming that some of that use can still be retained post project construction) applicants should nevertheless seek to minimise these effects and the effects on existing or **planned uses** near the site by the application of **good design principles**, including the **layout of the project** and the protection of soils during construction’.*
- 7.1.3 The Project’s design review has been iterative throughout, shaped by extensive stakeholder engagement and the EIA process. Full details of this engagement are set out in **5.1 Consultation Report [APP-066]**. Together, **7.15 Design and Access Statement [REP2-020/REP6-090]** (DAS), **7.16 Design Approach for Site Specific Infrastructure (Revision B) [REP6-092]** (DASSI), and **5.15 Design Development Report [APP-122, APP-358, REP1-069, and REP1-070]** (DDR), form the core explanation of the Applicant’s design approach and document the changes made throughout development of the Project. [In anticipation of the Project moving to the delivery stage, 7.15 Design and Access Statement \[REP6-090\] and 7.16 Design Approach for Site Specific Infrastructure \[REP6-092\] set out the mechanisms securing the Project’s continued advocacy for good design during the detailed design, construction and handback stages.](#)
- 7.1.4 This iterative, consultative and evidence-led design review process is evolutionary in nature, and this ensures that good design remains integral throughout the Project’s development [and delivery](#), continually responding to stakeholder input, environmental considerations and statutory obligations.
- 7.1.5 Effective interface management is also essential where multiple NSIPs are being developed within the same geographic area and involve shared or interdependent

⁹ Holford Rules (National Grid Company, 1992)

¹⁰ Horlock Rules (National Grid Company, 2006)

infrastructure. As described in Section 3 of this report, coordinated design development and cooperation help avoid conflict, ensure compatibility between projects, and secure a coherent approach to design.

Design ~~Champion~~Governance

- 7.1.6 As confirmed in paragraph 5.3.26 of **7.15 Design and Access Statement [REP2-020REP6-090]** and in recognition of the importance of good design, the Project has committed to the appointment of two design champions. These two complementary roles are:
- Development Design Champion – now appointed from the existing Project design team, a senior individual who has been involved throughout the Project and will play an integral role in knowledge transfer to the Project's delivery partner (the Great Grid Partnership)
 - Delivery and Detail Design Champion – to be appointed from the Project's delivery partner to support detailed design development and the delivery of the Project
- 7.1.7 Further detail around these roles is provided in ~~paragraphs 5.6.8—5.6.17~~[Section 5.6 of 7.15 Design and Access Statement \[REP2-020REP6-090\]](#) and in [Section 6.2 of 7.16 Design Approach for Site Specific Infrastructure \[REP6-092\]](#). These design champions will support robust governance, uphold the Project's design principles, and ensure alignment and cooperation with other major infrastructure developments is maintained throughout the full lifecycle of the project. The appointment of a design champion is supported by NPS EN-1.
- [7.1.8](#) [Section 6 of 7.16 Design Approach for Site Specific Infrastructure \[REP6-092\]](#) now establishes a robust design governance framework, including a formal Design Review Panel (DRP) to be implemented post-consent. Hosted by the Great Grid Partnership, the DRP will undertake multidisciplinary design reviews to embed good design principles throughout the detailed design process, drawing on independent design expertise alongside specialists in environmental, landscape, biodiversity, sustainability and community matters. Representatives of the relevant local planning authorities will be invited to participate in the panel, while reviews of the EACN substation will also involve the North Falls and Five Estuaries project teams and have regard to the Joint Substations Design Guide. This collaborative approach will support the delivery of a cohesive and integrated design outcome, facilitating the coordination of cumulative infrastructure and associated landscape proposals where interfaces occur.
- ## 7.2 Examples of Good Design Relating to Other Infrastructure Projects
- 7.2.1 Significant collaborative engagement has taken place between the Project and other infrastructure projects to ensure coordinated and environmentally responsive design solutions. Examples include coordinated working with the promoters of Lower Thames Crossing, North Falls Offshore Wind Farm and the Five Estuaries Offshore Wind Farm, where interaction between offshore and onshore elements has directly influenced scheme design, construction planning and the mitigation of cumulative impacts, particularly around the proposed EACN substation.

Joint Development of Substation Siting and Design Principles

- 7.2.2 The Applicant undertook the siting study and identification of the EACN substation zone (**7.18 2022 - Corridor and Preliminary Routeing and Siting Study [APP-356]**). North Falls Offshore Wind Farm and Five Estuaries Offshore Wind Farm subsequently designed their onshore substations to co-locate within this zone and engaged with the Applicant to ensure compatibility with the evolving EACN design. This has included alignment on layout, access, drainage, landscape strategy and other engineering parameters to ensure coordinated and efficient long-term solutions.

Coordinated Approach to Transport Access and Construction Traffic

- 7.2.3 The Project, North Falls Offshore Wind Farm and Five Estuaries Offshore Wind Farm have collaborated extensively on access routeing to reduce community impacts, avoid duplication, and ensure safe and efficient construction logistics. All three parties identified the need for improvements to the A120 / Bentley Road junction and for widening Bentley Road to accommodate cumulative construction traffic generated by the multiple NSIPs.
- 7.2.4 Discussions between the Project and Lower Thames Crossing ~~are taking~~have taken place to ~~understand potential~~develop the understanding of the interfaces between the two projects, and to identify opportunities for coordination including about access routes and the sharing of haul roads.

Shared Landscape and Visual Mitigation Approach

- 7.2.5 The habitats proposed for creation and enhancement within the EACN area have been designed to deliver both landscape and visual mitigation while also providing ecological benefits. The Applicant has considered and complemented the landscape proposals prepared by North Falls Offshore Wind Farm and Five Estuaries Offshore Wind Farm, as set out in their Outline Landscape and Ecological Management Plans and further developed in their draft Joint Substations Design Guide for their co-located onshore substations. The Applicant's first (September 2025) and most recent (March 2026) consultation responses to the North Falls and Five Estuaries' Joint Substations Design Guide are provided in Appendix B.
- 7.2.6 For the Project, further refinement will be undertaken through the Landscape and Ecological Mitigation Plan, secured under Requirement 4 of **3.1 Draft Development Consent Order** (~~[Revision D]~~G).
- 7.2.7 This early three-way coordination supports the development of coherent, long term visual mitigation across the combined substation cluster, avoiding fragmented or inconsistent landscape treatment.

Joint Operational Noise Management Framework

- 7.2.8 Because the EACN and both offshore wind farm substations will be located in close proximity, the three projects have proactively coordinated to avoid cumulative operational noise effects. A maximum permissible noise level at sensitive receptors has been agreed, with the cumulative limit apportioned between the three projects according to their respective contributions. Each project ~~will secure~~has secured these limits within its DCO, ensuring that cumulative noise effects remain within acceptable

thresholds. Further details are provided in the Outline Protocol (Onshore substations operational noise and the outline noise complaints protocol) at Appendix B of this report.

Design Scenarios

- 7.2.9 Section 4.6 of **6.4 Environmental Statement Chapter 4 - Project Description [APP-130]** ('ES Chapter 4') explains the approach to the application of a Rochdale Envelope and use of design scenarios to provide sufficient flexibility for the Project. Table 4.4 in ES Chapter 4 summarises the design scenarios and explains how they have been assessed in the ES. Many of the scenarios in Table 4.4 in ES Chapter 4 evidence how the flexibility provided by design scenarios has been used to consider other projects. Section 3 of this report cross-references the various entries in Table 4.4 in ES Chapter 4 to evidence where design flexibility considers other projects. Of particular note is how the Applicant has used design scenarios to consider the Lower Thames Crossing project. As stated in Section 3.2 of this report, the Applicant has now confirmed it will not proceed with ~~scenario~~option A. The Applicant is continuing to engage with stakeholders to agree a position on the preferred scenario or where design flexibility needs to be maintained. A tracker was initially appended to **8.6.1 Deadline 1 Cover Letter [REP1-141]** and now is found in **8.11 Approach to Scenarios ([Revision B)E]**, which covers all of the 19 design scenarios that exist within the Project design. The tracker records, amongst other information, the progress of negotiations to resolve the preferred option in the scenario. The Applicant ~~is keeping~~has kept the tracker updated ~~on an ongoing basis and is submitting during the examination, and has submitted~~ updates to the ExA at key intervals during the examination to report on progress with respect to each scenario.

7.3 Consideration of Committed Development

- 7.3.1 The Applicant provided commentary to each relevant infrastructure project, including non NSIPs, explaining how interactions will be managed to ensure that both the Project and other developments can proceed. As set out in the DDR, approved and pending planning applications, other DCOs, and allocated development (emerging or adopted in local plans) have been considered where they have potential interaction with the Project. This approach reflects the principles of good design, which include ensuring coordinated development, minimising cumulative impacts and promoting compatibility between neighbouring land uses and infrastructure.
- 7.3.2 Appendix A of **5.6 Planning Statement [APP-085]** identifies those planning applications that benefit from permission or are awaiting decisions and which interact with the Project's Order Limits.

7.4 Good Design Evolution

- 7.4.1 Good design will continue to be secured throughout the ~~delivery and construction stages~~detailed design, construction and handback stages, as set out in 7.15 Design and Access Statement [REP6-090] and in 7.16 Design Approach for Site Specific Infrastructure [REP6-092], as well as through close ongoing collaboration between the Applicant and other major infrastructure projects. This will be supported by structured interface management processes included in cooperative agreements

or similar and where necessary, ensuring that responsibilities, design interfaces, and coordination requirements are clearly defined as the Project progresses.

7.4.2 The Applicant will retain overall responsibility for ensuring that interface management arrangements are implemented effectively by the Main Works Contractor(s), including ensuring that responsibilities, design interfaces, access requirements, construction sequencing, and mitigation measures are clearly defined and coordinated as the Project progresses through detailed design and construction. This approach will support the continued application of good design principles, minimise the risk of conflict between concurrent activities, and facilitate coordinated delivery alongside other projects.

7.4.3 To secure this commitment, S04 in **7.2 Outline Code of Construction Practice** (~~(Revision D)~~G), secured by Requirement 4 of **3.1 Draft Development Consent Order** (~~(Revision D)~~G) states that:

~~7.4.4~~ *‘Engagement will take place between National Grid, its Main Works Contractor(s) and developers of other planning applications within the Order Limits. Engagement will occur throughout the pre-construction and construction phase of the Project to understand the construction programme of relevant planning applications where available. Access to land where construction is proposed for planning applications that fall within the Order Limits will be maintained.’*

8. Other Projects Reliant on Construction of Norwich to Tilbury

8.1 The Project's Need Case

8.1.1 Chapter 3 of **7.17 Strategic Options Backcheck and Review [APP-355]** sets out the need case for the Project. Without reinforcement, the capacity of the East Anglia and South East existing network is insufficient to accommodate the connection of proposed new power sources.

8.1.2 Paragraph 3.5.3 of the above document confirms:

'In the East Anglia region, connection agreements have been signed in respect of 26,919.9 MW of new generation (total generation of 33,472.3 MW minus Existing Generation of 6,552.4 MW). These future connection agreements comprise a large volume of offshore wind generation (including East Anglia Offshore Wind), gas-fired generation, energy storage projects, and a nuclear power station (at Sizewell C). Table 3.2 below gives details.'

8.1.3 Section 3.6 then explains how the total 33,472.3 MW of future installed generation capacity has been scaled to a forecast total maximum contracted generation at the time of maximum demand of 26,115.5 MW.

8.1.4 Table 3.2 in **7.17 Strategic Options Backcheck and Review [APP-355]** is the list of projects that are planned generation for East Anglia, i.e., requiring grid connections, which provides the need case for the Project. Table 3.2 is in two parts, and is replicated (as Table 8.1 of this report) below.

Table 8.1 Table 3.2 – Planned Generation for East Anglia, replicated from 7.17 Strategic Options Backcheck and Review [APP-355]

Table 3.2 - Planned Generation for East Anglia Generation Data from the NESO TEC registers as of 11/06/25 (#Generation in Sizewell genration group *Generation Impacting ECSN, \$Generation using Fossil Fuels)									
Completion Year	Generation Name	Substation	Plant Type	Total Installed Capacity (MW)	Availability Factor	Scaled Generation Capacity (MW)			
Existing	Sizewell B	Sizewell 400kV	Nuclear	1,230.0 MW	0.85	1,045.5 MW			#
Existing	Greater Gabbard Offshore Wind	Lieston 400kV	Wind	500.0 MW	0.7	350.0 MW			#
Existing	Great Yarmouth	Norwich 400kV	CCGT	420.0 MW	0.83	348.6 MW	*	\$	
Existing	Sherringham Schoal Offshore Wind	Necton 400kV	Wind	315.0 MW	0.7	220.5 MW	*		
Existing	Gunfleet Sands II	Gunfleet	Wind	64.0 MW	0.7	44.8 MW			
Existing	Gunfleet Sands I	Gunfleet	Wind	99.9 MW	0.7	69.9 MW			
Existing	Kings Lynn A	Walpole 132kV	CCGT	395.0 MW	0.83	327.9 MW	*	\$	
Existing	Sutton Bridge A	Sutton Bridge 400kV	CCGT	850.0 MW	0.83	705.5 MW	*	\$	
Existing	Peterborough	Walpole 132kV	CCGT	245.0 MW	0.83	203.4 MW	*	\$	
Existing	Dudgeon Wind Farm	Necton 400kV	Wind	400.0 MW	0.7	280.0 MW	*		
Existing	Peak Gen	Walpole 132kV	AGT	20.5 MW	0.83	17.0 MW	*	\$	
Existing	Race Bank Windfarm	Walpole 400kV	Wind	565.0 MW	0.7	395.5 MW	*		
Existing	Lincs Wind Farm	Walpole 400kV	Wind	265.0 MW	0.7	185.5 MW	*		
Existing	Gallopier Windfarm	Sizewell 132kV	Wind	348.0 MW	0.7	243.6 MW			#
Existing	EPR Thetford	Bramford 400kV	Biomass	41.0 MW	0.83	34.0 MW			
Existing	Pivoted Power (Walpole)	Walpole 400kV	Energy Storage	57.0 MW	0.83	47.3 MW	*		
Existing	Damoson Green (Bramford)	Bramford 400kV	Energy Storage	57.0 MW	0.83	47.3 MW			
Existing	East Anglia One	Bramford 400kV	Wind	680.0 MW	0.7	476.0 MW			
2022	Brook Farm BESS	Bramford 400kV	Energy Storage	49.9 MW	0.83	41.4 MW			
2024	Yare Power	Norwich 400kV	Energy Storage/PV Array	49.5 MW	0.83	41.1 MW	*		
2025	Walpole Green Ltd	Walpole 400kV	Energy Storage	57.0 MW	0.83	47.3 MW	*		
2025	Pivoted Power (Norwich)	Norwich 400kV	Energy Storage	57.0 MW	0.83	47.3 MW	*		
2024	LionLink (EuroLink)	Friston	Interconnector	1,600.0 MW	1	1,600.0 MW			#
2025	Vanguard	Necton 400kV	Wind	1,320.0 MW	0.7	924.0 MW	*		
2026	Hornsea Power Station 3 - Stg 1	Norwich 400kV	Wind	2,250.0 MW	0.7	1,575.0 MW	*		
2026	East Anglia Three stg1	Bramford 400kV	Wind	1,200.0 MW	0.7	840.0 MW			
2026	Bramford Green Stg 1	Bramford 400kV	Energy Storage	57.0 MW	0.83	47.3 MW			
2027	ENSO Green Holdings	Walpole 400kV	Energy Storage	100.0 MW	0.83	83.0 MW	*		
2028	East Anglia Two stg 1	Lieston 400kV	Wind	860.0 MW	0.7	602.0 MW			#
2028	East Anglia One North	Lieston 400kV	Wind	860.0 MW	0.7	602.0 MW			#
2028	Vanguard East 1	Necton 400kV	Wind	400.0 MW	0.7	280.0 MW	*		
2028	East Anglia Three stg 2	Bramford 400kV	Wind	100.0 MW	0.7	70.0 MW			
2028	Hornsea Power Station 3 - Stg 2	Norwich 400kV	Wind	750.0 MW	0.7	525.0 MW	*		
2028	Vanguard East 2	Necton 400kV	Wind	920.0 MW	0.7	644.0 MW	*		
2029	Norfolk Boreas (stage 1)	Necton 400kV	Wind	400.0 MW	0.7	280.0 MW	*		
2029	Lapwing Fen II	Walpole 400kV	Energy Storage	249.6 MW	0.83	207.2 MW			
2029	Bramford BESS	Bramford 400kV	Energy Storage	400.0 MW	0.83	332.0 MW	*		
2030	Scira-Dudgeon Extension stg1	Norwich 400kV	Wind	719.0 MW	0.7	503.3 MW	*		
2030	East Anglia Two stg 2	Lieston 400kV	Wind	20.0 MW	0.7	14.0 MW	*		
2030	Norfolk Boreas (stage 2)	Necton 400kV	Wind	920.0 MW	0.7	644.0 MW	*		
2030	Alcemi Bramford Battery	Bramford 400kV	Energy Storage	500.0 MW	0.83	415.0 MW			
2031	High Grove Solar	Necton 400kV	Energy Storage/PV Array	720.0 MW	0.83	597.6 MW	*		
2031	Evolution Power Norfolk	Walpole 400kV	Energy Storage/PV Array	860.0 MW	0.83	713.8 MW	*		
2031	Scira-Dudgeon Extension stg2	Norwich 400kV	wind	231.0 MW	0.7	161.7 MW			
2031	Norwich Green Energy Centre	Norwich 400kV	Energy Storage	400.0 MW	0.83	332.0 MW	*		
2031	Norwich 100MW BESS	Norwich 400kV	Energy Storage	100.0 MW	0.83	83.0 MW	*		
2032	GF Norwich BESS	Norwich 400kV	Energy Storage	400.0 MW	0.83	332.0 MW	*		
2032	Bramford 2 GEC (Ethos Green)	Bramford 400kV	Demand/Energy Storage/PV	57.0 MW	0.83	47.3 MW	*		
2032	Norwich Main BESS - Long Stratton Stg1	North Anglia 400kV	Energy Storage	249.9 MW	0.83	207.4 MW	*		
2032	Necton Greener Grid Park	Necton 400kV	Energy Storage/Reactive Comp	78.0 MW	0.83	64.7 MW	*		
2033	Walpole flexible Generation	Walpole 400kV	CCGT/Energy Storage	2,000.0 MW	0.83	1,660.0 MW	*		
2033	Bramford GEC (Ethos Green)	Bramford 400kV	Demand/Energy Storage/PV	650.0 MW	0.83	539.5 MW	*		
2033	ER BRF 2 Energy	Bramford 400kV	Energy Storage/PV Array	249.0 MW	0.83	206.7 MW	*		
2033	Bradeham-Thetford (Necton) GEC (Ethos Green)	Necton 400kV	Demand/Energy Storage/PV	850.0 MW	0.83	705.5 MW	*		
2033	Norwich 2 EDF	Norwich 400kV	PV Array/Wind	28.0 MW	0.7	19.6 MW	*		
2033	Intwood Farm BESS	Norwich 400kV	Energy Storage	240.0 MW	0.83	199.2 MW	*		
2034	Norwich Main BESS - Long Stratton Stg2	North Anglia 400kV	Energy Storage	700.0 MW	0.83	581.0 MW	*		
2034	Scira-Dudgeon Extension stg3	Norwich 400kV	wind	400.0 MW	0.7	280.0 MW	*		
2034	Wymondham Road Farm	Norwich 400kV	Energy Storage	228.0 MW	0.83	189.2 MW	*		
2034	Necton High Impact Energy Hub	Necton 400kV	Energy Storage/PV Array/Onshore	1,000.0 MW	0.7	700.0 MW	*		
2034	Zenobe Necton BESS	Necton 400kV	Energy Storage	300.0 MW	0.83	249.0 MW	*		
2035	Sizewell C Stage 1	Sizewell 400kV	Nuclear	1,670.0 MW	0.85	1,419.5 MW			#
2036	Sizewell C Stage 2	Sizewell 400kV	Nuclear	1,670.0 MW	0.85	1,419.5 MW			#

	Total Installed Capacity (MW)		Total Scaled Generation Capacity (MW)		
Total Existing Generation (MW)	6,552.4 MW		5,042.3 MW		
Total Generation Sizewell generation group # (MW)	8,738.0 MW		7,282.1 MW		
Total Generation Impacting ECSN* (MW)	21,404.9 MW		16,378.7 MW		
Total Generation Existing and Contracted with No Fossil Fuel Contribution \$ (MW)	31,541.8 MW		24,513.2 MW		
Total Generation Existing and Contracted	33,472.3 MW		26,115.5 MW		
Forecast ACS Peak Demand 2030/31			1,280.8 MW		
Forecast ACS Peak Demand 2030/31 Impacting ECSN*			604.7 MW		
Existing Planned Transfer at ACS Peak with All Generation (Existing Scaled Generation - Existing Demand)			4,365.0 MW		
Transfer at ACS Peak with All Generation Sizewell Group (Total Scaled Generation# - No Demand in the group)			7,282.1 MW		
Minimum Planned Transfer EC5 at ACS Peak with All Generation ECSN (Total Scaled Generation (\$ excl fossil fuel) - Peak Demand)			14,171.7 MW		
Maximum Transfer at ACS Peak with All Generation Impacting ECSN (Total Scaled Generation* - Peak Demand*)			15,774.0 MW		
Minimum Planned Transfer EC5 at ACS Peak with All Generation (Total Scaled Generation (\$ excl fossil fuel) - Peak Demand)			23,232.4 MW		
Maximum Planned Transfer EC5 at ACS Peak with All Generation (Total Scaled Generation - Peak Demand)			24,834.7 MW		

8.1.5 Paragraph 3.7.17 then confirms the Applicant also has contracted connections for new generation and interconnectors located off the Essex Coast. These three proposed connections are proposed to be made to the network at a location which can accommodate the combined 3,480 MW of total generation, and are as follows:

- Tarchon Energy Limited Interconnector (1,400 MW by 2030)
- North Falls Offshore Wind Farm (1,000 MW by 2030)
- Five Estuaries Offshore Wind Farm (1,080 MW by 2030).

8.1.6 Paragraph 3.8.1 concludes the section on need case, confirming the five distinct issues that need to be resolved by system reinforcements:

- Provision of 9,928 MW of capacity across East Anglia EC5 Boundary and 7,520 MW of capacity across EC5N Boundary
- Provision of 7,476 MW of capacity across the LE1 Boundary
- Provision of 352.1 MW of capacity to the Sizewell Generation Group
- Provision of 3,480 MW of connection capacity from the Essex Coast Generation Group
- Provision of 8,470 MW of capacity from the SC2 Boundary Group.

9. Provisions in Development Consent Orders

9.1 Provisions in Norwich to Tilbury Draft DCO

- 9.1.1 This section of this report provides a summary of any provisions within **3.1 Draft Development Consent Order (Revision D)G1** for the Project which include reference to the other listed NSIPs referred to in the Rule 6 Letter. The Applicant does not currently anticipate including any further drafting within the draft DCO beyond what is set out below in order to address the interrelationship between the Project and any other third party developments.

Schedule 3 - Requirements

- 9.1.2 The Project's draft DCO was revised at Deadline 2 of the examination to add a requirement relating to the control of cumulative noise impacts in the vicinity of the EACN substation during the operational stage; this is Requirement 14. Requirement 14 has been agreed between the Applicant and the developers of Five Estuaries Offshore Wind Farm and North Falls Offshore Wind Farm, given the interactions between the three projects at the EACN substation.

Schedule 6 – Streets Subject to Alteration of Layout

- 9.1.3 There are various references throughout Schedule 6 to street alterations that would take place if Lower Thames Crossing comes forward and street alterations that would take place if Lower Thames Crossing does not come forward.

Schedule 9 – Access to Works

- 9.1.4 There are various references throughout Schedule 9 to access that would be used if Lower Thames Crossing comes forward and access that would be used if Lower Thames Crossing does not come forward.

Schedule 16 – Protective Provisions

- 9.1.5 Part 6 provides protective provisions in favour of the Five Estuaries Offshore Wind Farm. Part 7 was added at Deadline 3 of the examination, and provides protective provisions in favour of the North Falls Offshore Wind Farm. Part 5 provides protective provisions in favour of National Highways, the promoter of Lower Thames Crossing, generally, with additional bespoke protective provisions in favour of Lower Thames Crossing added in Part 17 at Deadline 7. Part 10 was added at Deadline 6, and provides protective provisions in favour of the Sheringham and Dudgeon Extension projects.

Article 10 - Planning Permission and other consents

- 9.1.6 Additionally, this article has been included by the Applicant in order to regulate any potential interface between the Project and other third party developments including NSIPs. Reference is made to Section 3.14 of **3.2 Explanatory Memorandum** ~~([Revision D]G)~~, which explains the effect of Article 10(2) and 10(3) as follows:

'Given the size of the Project, it is inevitable that there will be planning permissions that are granted, or have already been granted, within the Order limits. Likewise, there are close interactions between some existing and proposed development consent orders, including North Falls, Five Estuaries and Lower Thames Crossing.

Article 10(2) further confirms that any other planning permissions or development consent orders which conflict with the authorised development can proceed without the risk of enforcement action being taken notwithstanding any incompatibility between the Project and the development authorised under that planning permission or development consent order. In light of the Supreme Court's ruling in Hillside Parks Ltd v Snowdonia National Park Authority [2022] UKSC 30, this provision is considered necessary to ensure that developments under such planning permissions or development consent orders are not prohibited. ...

Article 10(3) deals with the converse situation and confirms that development within the Order limits which is constructed or used under a standalone planning permission or development consent order does not prevent the carrying out of any development authorised under the Order-'.~~...~~

Article 10(4) was added at the request of the Examining Authority and emphasises that nothing in the article prevents any enforcement action under the 1990 Act or the 2008 Act from being taken in relation to any breach of that permission or consent where that breach is not an inconsistency for the purposes of article 10(2). Identical wording is included in the draft Sea Link DCO.'

- 9.1.7 More specifically, the Applicant is cognisant of the fact that certain elements of the existing Lower Thames Crossing DCO are likely to require modification and amendment in order to ensure compatibility between Lower Thames Crossing and the Project. It is noted that provisions allowing for such amendment and modification are capable of being included in the draft DCO in accordance with section 120(5) of the Planning Act 2008 and, indeed, that there is recent precedent to support that approach.

~~9.1.8 The Applicant therefore intends to work with Lower Thames Crossing to agree the scope of those provisions, noting that the exact content of such provisions will likely be contingent upon the resolution of certain other substantive matters as set out in the Lower Thames Crossing Relevant Representation.~~

- 9.1.8 Following extensive engagement with Lower Thames Crossing, the Applicant included certain amendments within the draft Development Consent Order submitted at Deadline 6 (3.1 Draft DCO [Revision F] [REP6-030], now replaced by 3.1 Draft DCO [Revision G]), the purpose and effect of which was explained in response to Issue Specific Hearing 3 Action Point 10 on pages 24 - 25 in 8.5.11 Applicant's Written Summary of Oral Submissions and Response to Action Points for Issue Specific Hearing 3 [REP6-117]. The Applicant is aware that submissions made at Deadline 6 on behalf of Lower Thames Crossing [REP6-153] proposed broadly equivalent drafting amendments. The Applicant has responded to those submissions at Deadline 7 in 8.4.18 Applicant's Comments on Post-Hearing Submissions and

9.2 Provisions in Other Projects' DCOs

- 9.2.1 This section of this report provides a summary of provisions which include references to the Project that are within consented DCOs for the other listed NSIPs referred to in the Rule 6 Letter.
- 9.2.2 It is relatively common for DCOs to contain protective provisions for National Grid or for NGET, but in most cases these are due to National Grid's existing apparatus. Such protective provisions and other provisions relating to National Grid generally are not considered in detail here.
- 9.2.3 Section 1.3 and Figure 1 of **5.1 Consultation Report [APP-066]** confirms that the Project launched publicly in January 2022. Therefore, it is not feasible that provisions referring to the Project (including under its earlier name of East Anglia GREEN) would appear in DCOs promoted by other project developers where a DCO was granted development consent or even where the examination had closed prior to January 2022. This situation relates to the DCOs listed below, which are not considered further in this section. Whilst all three DCOs contain protective provisions for NGET, these relate to National Grid apparatus generally and not to the Project:
- Tilbury 2 (TR30003) – consent granted 20 February 2019
 - Hornsea Project Three Offshore Wind Farm (EN010080) – consent granted 31 December 2020
 - Thurrock Flexible Generation Plant (EN010092) – consent granted 16 February 2022
- 9.2.4 Consent for the Rivenhall Integrated Waste Management Facility and Energy Centre (EN010138) was granted on 19 December 2024. There is no reference to National Grid in the DCO. This is a very short order; the project is an extension to an existing generating station that had been consented under the Town and Country Planning Act 1990 and is over a kilometre from the Project.
- 9.2.5 Bramford to Twinstead (EN020002) is also promoted by NGET. This project was consented on 12 September 2024. The DCO itself makes no reference to the Project. Consideration of the Project is made in this project's Recommendation Report¹¹. Paragraph 1.3.19 confirms that the Project had been included in the cumulative assessment carried out for the Bramford to Twinstead application. Paragraph 3.6.37 reports Bramford to Twinstead's commitment to work internally with the Project, to engage with other developers to ensure a joined-up approach to landscaping proposals around the Bramford Substation. Paragraph 3.16.10 states the Examining Authority's agreement with the Bramford to Twinstead cumulative assessment and mitigation conclusions in relation to cumulative landscape and visual amenity effects with the Project, attributing this little weight against the making of that DCO.

¹¹ The Planning Inspectorate (2024): Bramford to Twinstead Reinforcement Examining Authority's Report of Findings and Conclusions and Recommendation to the Secretary of State for Energy Security and Net Zero - paragraphs 1.3.19, 3.3.39, 3.3.50, 3.6.37, 3.16.4, 3.16.8, 3.16.10

<https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN020002-001913-BTTR%20-%20ExA%20Recommendation%20Report.pdf>

- 9.2.6 The following DCOs contain protective provisions for National Grid / NGET, but make no reference to the Project:
- Longfield Solar Farm (EN010118) – consent granted 26 June 2023. East Anglia GREEN is referenced in this project's Recommendation Report¹².
 - Sheringham and Dudgeon Extension Projects (EN010109) – consent granted 18 April 2024. Consideration of the Project is made in this project's Recommendation Report¹³. Paragraph 5.4.20 reports the Examining Authority's satisfaction that this project's signed grid connection contract does not depend on the delivery of the Project.
 - Lower Thames Crossing (TR010032) – consent granted 25 March 2025. East Anglia GREEN is considered in Section 6.6 of this project's 2022 application document, Interrelationship with other Nationally Significant Infrastructure Projects and Major Development Schemes¹⁴. Paragraph 6.6.3 of this document confirms that, as East Anglian GREEN was at the early stages of option identification and selection, it had been included in the long list in Lower Thames Crossing's Cumulative Effects Assessment, but not the short list.

Five Estuaries Offshore Wind Farm

- 9.2.7 The Five Estuaries Offshore Wind Farm (EN010115) was granted consent on 17 December 2025. This DCO's Work No. 16 concerns electrical works to connect to a new National Grid substation. Schedule 9 Part 14 provides protective provisions for NGET.
- 9.2.8 These protective provisions define the term 'New National Grid Substation' as:
- 'the substation to be constructed by National Grid within the EACN Substation Area as part of the NTT [Norwich to Tilbury] project, and in to which the undertaker will connect as part of the authorised development'.*
- 9.2.9 Article 172 prevents the acquisition compulsorily of NGET land, interests or apparatus without the agreement of NGET. Articles 173 to 176 concern the compulsory acquisition of land and rights within the New National Grid Substation Boundary. Articles 179 – 181 relate to works in the EACN substation Area *'at all times after National Grid has commenced construction...'*. Within the New National Grid Substation area, Five Estuaries cannot compulsorily acquire any land or interest, or rely on any right already compulsorily acquired before NGET take occupation. Five

¹² The Planning Inspectorate (2023): Longfield Solar Farm Examining Authority's Report of Findings and Conclusions and Recommendation to the Secretary of State for Energy Security and Net Zero – paragraphs 2.4.5-2.4.7, 6.2.29-6.2.31, 6.4.4-6.4.5

<https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010118-001296-Longfield%20Solar%20Farm%20Recommendation%20Report%20Final%20and%20Appendix%20FINAL.pdf>

¹³ The Planning Inspectorate (2023): Sheringham Shoal and Dudgeon Offshore Wind Farm Extension Project Examining Authority's Report of Findings and Conclusions and Recommendation to the Secretary of State for Energy Security and Net Zero - paragraphs 5.4.16-5.4.20

<https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010109-002344-SADEP%20Recommendation%20Report.pdf>

¹⁴ National Highways (2022): 7.17 Interrelationship with other Nationally Significant Infrastructure Projects and Major Development Schemes - section 6.6

<https://nsip-documents.planninginspectorate.gov.uk/published-documents/TR010032-001496-7.17%20Interrelationship%20with%20other%20Nationally%20Significant%20Infrastructure%20Projects%20and%20Major%20Development%20Schemes.pdf>

Estuaries also cannot exercise temporary possession powers over any part of the EACN site once NGET is in occupation unless consent to that exercise is granted by NGET. NGET therefore retains appropriate control over and protection of the EACN substation site notwithstanding the rights and powers granted to Five Estuaries in its DCO.

- 9.2.10 In Schedule 2 Part 1 (Requirements), requirement 15 relates to the control of noise during the operational stage. It sets out the agreed limits to ensure that the cumulative impact is controlled and remains acceptable, and requires the approval of a detailed noise investigation protocol:

‘...a noise investigation protocol must be submitted to and approved by the discharging authority. The protocol must set out a process for the investigation of cumulative operational noise from the proposed National Grid substation and the proposed North Falls substation as and when one or both is operational.’

- 9.2.11 See also section 10.6 of this project’s Recommendation Report¹⁵ for the Examining Authority’s consideration of a request by Suffolk County Council and supported by Essex County Council for a phasing requirement. This would preclude the commencement of certain works in the Five Estuaries Offshore Wind Farm DCO until there was certainty the Project’s EACN would be provided. The Examining Authority discounted this request.

North Falls Offshore Wind Farm

- 9.2.12 The North Falls Offshore Wind Farm (EN010119) ~~is currently in the decision stage, with the deadline for the decision being 14 May 2026. Whilst this is not a consented DCO, information has been provided in this report as a basis for future iterations of this report where the North Falls Offshore Wind Farm may be consented. The information below relates to the draft DCO submitted for Deadline 8 of the examination (Revision 9) and published on 25 July 2025.~~ was granted consent on 14 May 2026.
- 9.2.13 The ~~draft~~ DCO’s Work No. 14 concerns electrical works to connect to a new National Grid substation. Schedule 14 Part 11 provides protective provisions for NGET. These protective provisions define the term ‘New National Grid Substation’ as:
- ‘the substation to be constructed by National Grid within the EACN Substation Area as part of the NTT [Norwich to Tilbury] project, and into which the undertaker will connect as part of the authorised development’.*
- 9.2.14 Article ~~144~~145 prevents the acquisition compulsorily of NGET land, interests or apparatus without the agreement of NGET. Articles ~~145~~146 to ~~148~~149 concern the compulsory acquisition of land and rights within the New National Grid Substation Boundary. Articles ~~151~~152 – ~~153~~154 relate to works in the EACN substation Area ‘at all times after NGET [National Grid] has commenced construction [...]’. Within the New National Grid Substation area, North Falls cannot compulsorily acquire any land or interest, or rely on any right already compulsorily acquired before NGET take occupation. North Falls also cannot exercise temporary possession powers over any part of the EACN site once NGET is in occupation unless consent to that exercise is granted by NGET. NGET therefore retains appropriate control over and protection of

¹⁵ The Planning Inspectorate (2025): Five Estuaries Offshore Wind Farm Examining Authority’s Report of Findings and Conclusions and Recommendation to the Secretary of State for Energy and Net Zero, section 10.6

<https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010115-002037-Final%20Recommendation%20Report.pdf>

the EACN substation site notwithstanding the rights and powers that would be granted to North Falls in its DCO.

- 9.2.15 In Schedule 1 Part 3 (Requirements), requirement 17 relates to the control of noise during the operational stage. It sets out the agreed limits to ensure that the cumulative impact is controlled and remains acceptable, and requires the approval of a detailed noise investigation protocol.

10. Changes to the Environmental Statement

10.1.1 A cut-off date of 1 April 2025 was used to compile the cumulative effects assessment long list in **6.17.A2 Environmental Statement Appendix 17.2 - Long List and Short List of Other Developments [APP-283]**. This cut-off date was used to allow sufficient time for the inter-project cumulative effects assessment to be undertaken, given the scale of the Project, prior to the application for development consent being submitted in August 2025. However, since 1 April 2025, the Applicant has been undertaking monthly reviews of planning registers and ~~will continue~~has continued to do so during the examination period, to check whether there are any new relevant developments.

10.1.2 The Applicant submitted an initial update to the ES Chapter 17 assessment at Deadline 4 of the examination, in **6.17.1 Environmental Statement Chapter 17 - Cumulative Effects - Response Update [REP4-163]**. This update to ES Chapter 17 and the version of this report submitted at Deadline 4 of the examination ~~take~~took into account planning applications submitted up to 31 January 2026. The Applicant also ~~has taken~~took into account ~~of~~ the updated Table 2.1 in this report, e.g. amended construction dates, in the update to ES Chapter 17.

10.1.3 The Applicant submitted a second and final update to the ES Chapter 17 assessment at Deadline 7 of the examination, in **6.17.1 Environmental Statement Chapter 17 - Cumulative Effects - Response Update [Revision B]**. This update to ES Chapter 17 and the version of this report submitted at Deadline 7 of the examination take into account planning applications submitted up to 8 May 2026. The Applicant also has taken account of the updated Table 2.1 in this report, e.g. amended construction dates, in the update to ES Chapter 17.

11. Matters Agreed or Outstanding with Other Projects

11.1 Statements of Common Ground

- 11.1.1 Table 11.1 below signposts the SoCGs with other project developers that the Applicant submitted with the application, as updated at Deadline ~~4~~⁷ of the examination, ~~together with any SoCGs submitted for the first time at Deadline 4~~. The SoCGs listed in Table 11.1 concern the other projects referenced in the Rule 6 Letter – being the ten listed NSIPs, the Tarchon Interconnector Project and the projects in the ES Chapter 17 short list – where parties have agreed there is a physical interface that renders a SoCG useful to the examination of the Project. The SoCGs set out any matters agreed or outstanding with the other party, together with any planned next steps.
- 11.1.2 The Applicant's response to question GEN 1.20 in **8.9.1 Applicant's Responses to First Written Questions [REP3-074]** confirms that SoCGs are not being sought with Five Estuaries Offshore Wind Farm and North Falls Offshore Wind Farm. The Applicant does not see SoCGs with these parties would have added value beyond the coordination arrangements already in place and secured in other agreements. The parties have agreed that the Tripartite Position Statement addresses the issues between the parties. These other agreements are covered in Sections 3 and 5 of this report, along with Appendix B.
- 11.1.3 Planning Inspectorate (Examination Library) reference numbers are not provided in the table below where these are awaiting confirmation by the ExA.

Table 11.1 Statements of Common Ground with other project developers

<u>Examination Library Reference</u>	Applicant Document Reference	Revision	Other Party	Table 2.1 References		Name and / or Address of Development
				ID	Planning Reference	
	5.9.25	B	Innova Renewables Limited	SN47	2024/3750	Hall Farm Energy Storage Project - Hall Farm Land North of Hickling Lane Swainsthorpe Norfolk NR14 8DS
	5.9.30 8.3.94	D CA	ScottishPower Renewables (UK) Limited Scottish Power Renewables East Anglia Three Limited	BMS45	EN010056 DC/23/05819	East Anglia Three Offshore Wind Farm (onshore components north of Bramford substation)
	8.3.4	BC	National Highways	DCO3	TR010032	Lower Thames Crossing
	8.3.6	B	Flying Trade Group	T17	20/00594/FUL	Land adjoining Ipswich Road and Wick Lane Ardleigh Essex CO7 7QL
	8.3.10	BC	Equinor New Energy Limited	DCO6	EN010109	Sheringham and Dudgeon Extension Projects
	8.3.12	B-C	LIH Dunton Hills Garden Village Limited	BR2	21/01525/OUT	Dunton Hills Garden Village - Entire Land East of A128 South of A127 Tilbury Road West Horndon Essex
	8.3.13	BC	Bloor Homes	TH40	25/00333/SCO	Land East of Chadwell St Mary Brentwood Road Chadwell St Mary Essex
	8.3.14	BC	Barrie Stone, Crest Nicholson Operations Ltd & Verde Land Promotions Ltd	BA6	24/00729/FULL	Land to the east of Lower Dunton Road Dunton Basildon Essex

<u>Examination Library Reference</u>	Applicant Document Reference	Revision	Other Party	<u>Table 2.1 References</u>		Name and / or Address of Development
				ID	Planning Reference	
	8.3.15	<u>BC</u>	EDF <u>Energy</u> Renewables <u>LTD</u>	SN3	2021/2495	Bloy's Grove Solar Farm - Land North and South of Brick Kiln Lane Swainsthorpe Norfolk
	8.3.17	<u>BC</u>	Ralos Projects	SN26	2023/1055	Land off Marsh Lane Bracon Ash
	8.3.18	<u>BC</u>	Innova Renewables Limited	B8	21/03735/FUL	Parkgate Solar Farm - Land West of Park Road Rivenhall Essex
	8.3.19	<u>BC</u>	Conrad Energy	BR11	24/01263/FUL	Land adjacent to Billericay Power Generation Plant Old Church Lane Mountnessing Essex CM13 1UP
	8.3.20	<u>BC</u>	Low Carbon	BA1 BA13	21/01765/FULL 21/00758/FULL	Crouch Solar Farm Site Dunton Road Dunton Basildon Essex
	8.3.21	<u>BC</u>	Verdant Energy	BMS31 BMS42 BMS52 BMS68	DC/21/00060 DC/23/04729 DC/20/05895 DC/23/02118	Bramford Solar Farm and Battery Storage - Land to the south of Church Farm Somersham and land to the east of The Channel Burstall
	8.3.22	<u>BC</u>	Eden CF Solar Ltd	B42	24/02673/FUL	Crossing <u>Sheepcote</u> Solar Farm - Land South West of Crossing Temple Witham Road Crossing Essex
	8.3.23	<u>BC</u>	PACE Nano Energy Limited	BMS63	DC/22/02667	Grange Farm -Solar <u>Farm</u> - Grange Farm Old Bury Road Palgrave Suffolk
	8.3.25	<u>BC</u>	Pivoted Power Battery Storage <u>LLP and Ashgreen Energyfarm LTD (subsidiaries of EDF Energy Renewables LTD)</u>	SN19 SN24	2023/0617 2023/3858	<u>Pivot Battery Project</u> - Land North of Hickling Lane Swainsthorpe / Land at Norwich Main Substation Mangreen Hall Lane Dunston Norfolk

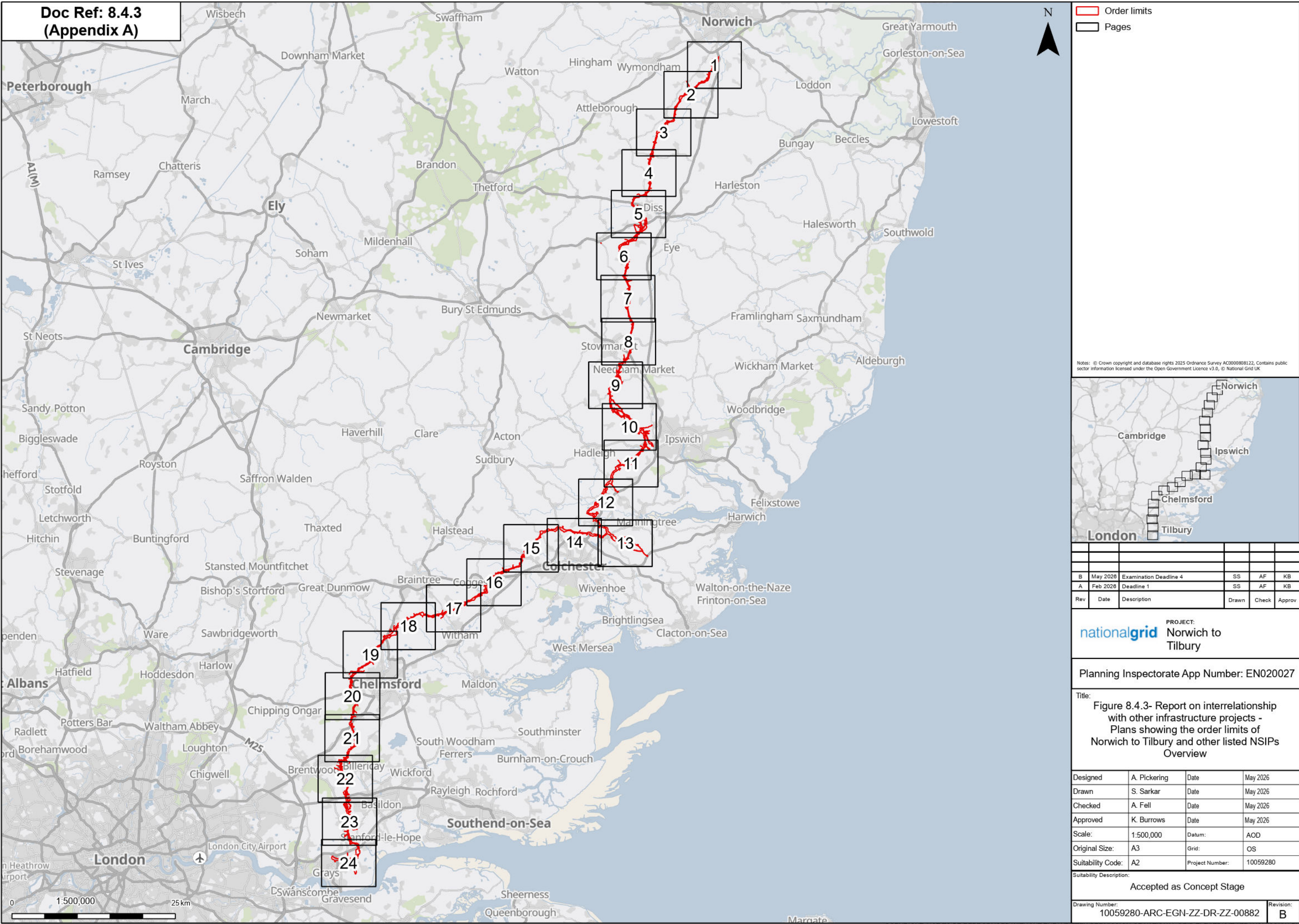
Examination Library Reference	Applicant Document Reference	Revision	Other Party	Table 2.1 References		Name and / or Address of Development
				ID	Planning Reference	
	8.3.27	BC	Blackwater Aggregates	Linked to ECC35	ESS/12/20/BTE ESS/31/25/BTE ESS/08/24/BTE/SPO	Bradwell Quarry, Church Road, Bradwell, CM77 8EP
REP6-099	8.3.28	BD	Sewells Reservoir Construction Limited	ECC27	A85 A86	Martell Minerals A85 & A86 - Land at Martells Quarry, Slough Lane, Ardleigh, Essex, CO7 7RU
REP6-101	8.3.29	BD	Sewells Reservoir Construction Limited	T34 ECC45 ECC47	25/01445/FUL ESS/14/26/TEN/SPO	Crown Quarry - Land adjacent to Old Ipswich Road North of Crown Quarry Access Ardleigh CO7 7QR
	8.3.30	BC	Ingrebourne Valley Ltd	TH22	19/01709/FUL	Ingrebourne Valley Mineral Site - Orsett Quarry Buckingham Hill Road Linford Essex SS17 0PP
REP6-103	8.3.31	BD	Sewells Reservoir Construction Limited	ECC13 ECC19	ESS/01/18/CHL ESS/01/18/CHL/NMA1	Sheepcote Quarry - Land at Sheepcotes Farm, Sheepcotes Lane, Little Waltham, CM3 3LU
	8.3.62	BD	Tarchon	DCO15	EN0210009	Tarchon Interconnector Project
	8.3.65	B	Southfields Development Group	TH30	23/00897/SCO	Land Adjacent Sandown Road Collingwood Farm Quarry and East Quarry Stanford Road Orsett Essex
	8.3.90	AB	Voltwise Power	BMS92	DC/21/05468	Brook Farm Energy - Land to the South of Bullen Lane Bramford Suffolk
	8.3.91	B	Aura Power Developments Limited	BMS44 BMS69	DC/23/02362 DC/23/05426	Marsh Lane Solar Farm - Land North of Lion Road Palgrave Part in the Parishes of Wortham and Diss

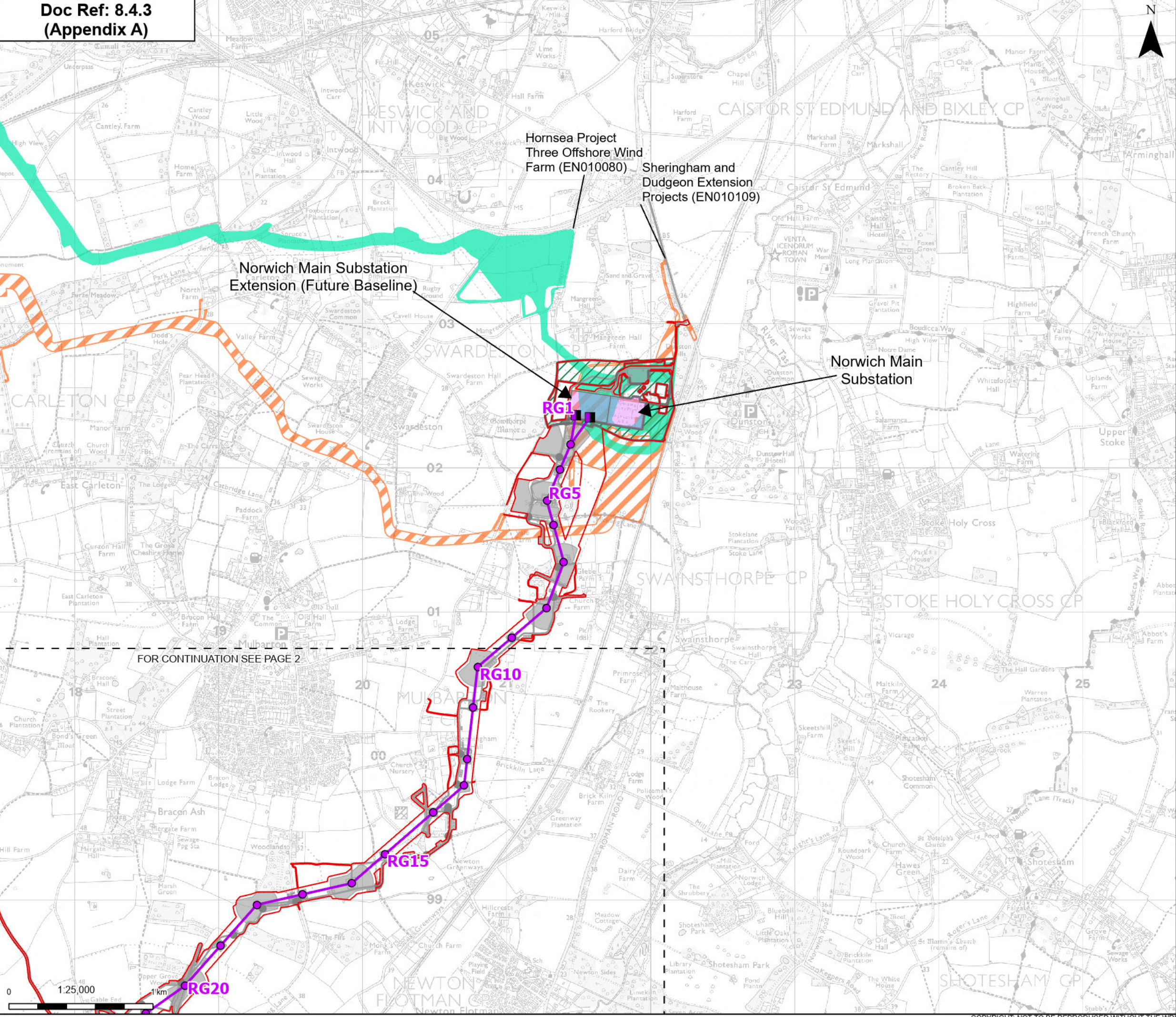
<u>Examination Library Reference</u>	Applicant Document Reference	Revision	Other Party	Table 2.1 References		Name and / or Address of Development
				ID	Planning Reference	
	<u>8.3.93</u>	<u>A</u>	<u>Parkers of Leicester and Parker Strategic Land</u>	<u>B13</u> <u>EA8</u> <u>(B)</u>	<u>21/03579/OUT</u> <u>Policy LPR 26</u>	<u>Land South West of Coggeshall Road Kelvedon Essex</u>

Abbreviations

Abbreviation	Full Reference
BESS	Battery Energy Storage System
BNG	Biodiversity Net Gain
CCTV	Closed circuit television
DAS	Design and Access Statement
DASSI	Design Approach to Site Specific Infrastructure
DCO	Development Consent Order
DDR	Design Development Report
DESNZ	Department of Energy Security and Net Zero
DNO	Distribution Network Operator
EACN	East Anglia Connection Node
EIA	Environmental Impact Assessment
EN-1	Overarching National Policy Statement for Energy (2024)
EN-5	National Policy Statement for Electricity Networks Infrastructure (2024)
ES	Environmental Statement
ExA	Examining Authority
kV	Kilovolt
MW	Megawatt
NSIP	Nationally Significant Infrastructure Project
NGET	National Grid Electricity Transmission
NPS	National Policy Statement
PV	Photovoltaic
SoCG	Statement(s) of Common Ground

Appendix A. Plans Showing the Order Limits of Norwich to Tilbury and Other Listed NSIPs





- Order limits**
- Sheet index cutline
- Proposed project design details**
- Proposed full line tension gantry
 - Proposed standard lattice pylon location
 - Proposed overhead line alignment
 - Norwich Main Substation
 - Norwich Main Substation Extension (future baseline)
- Environmental area**
- Other temporary and permanent construction and operational works
- Other NSIPs**
- Hornsea Project Three Offshore Wind Farm (EN010080)
 - Sheringham and Dudgeon Extension Projects (EN010109)

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A	Feb 2026	Deadline 1	SS	AF	KB

PROJECT:
nationalgrid Norwich to Tilbury

Planning Inspectorate App Number: EN020027

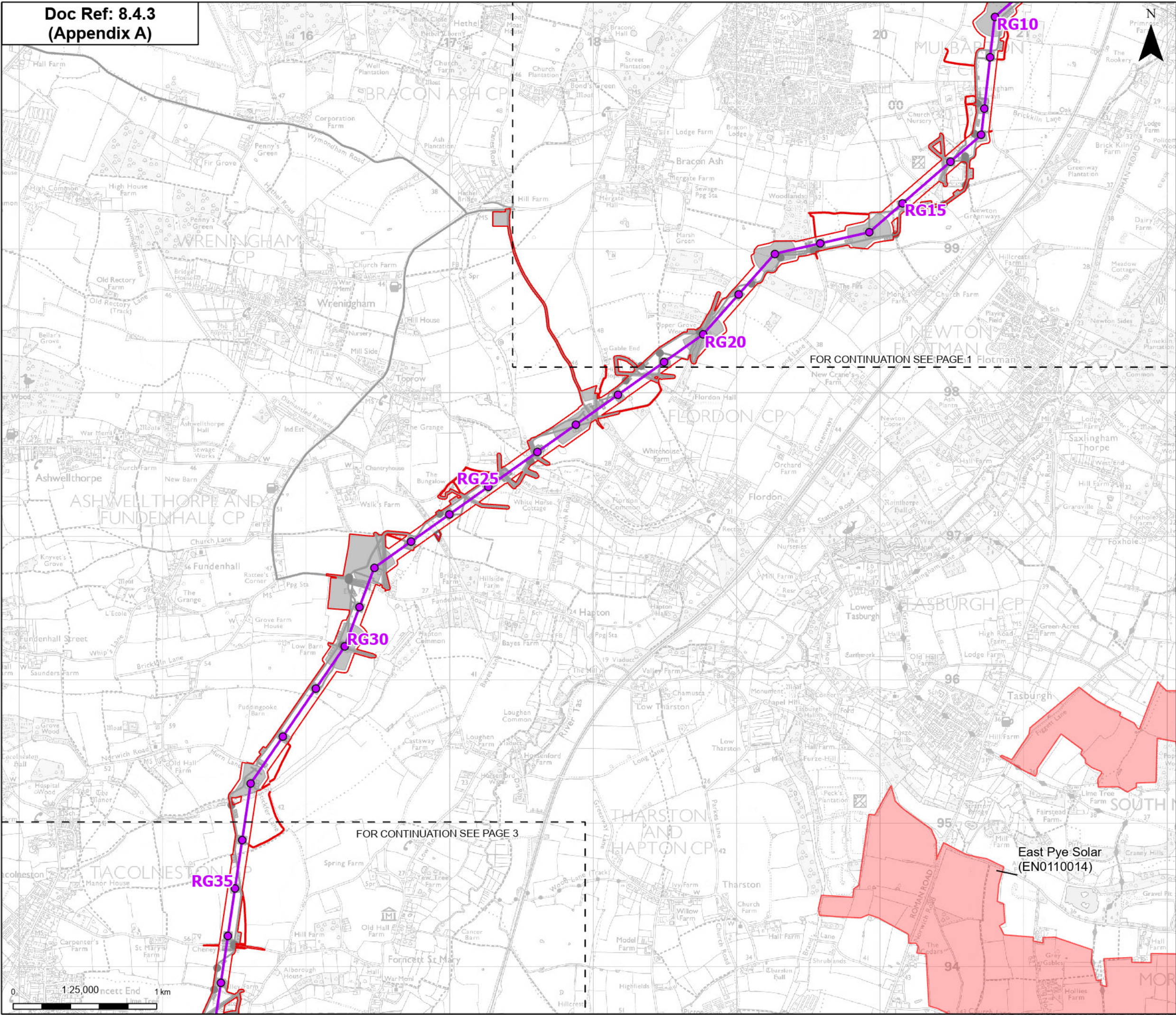
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Figure 8.4.3- Report on interrelationship with other infrastructure projects - Plans showing the order limits of Norwich to Tilbury and other listed NSIPs
Page 1 of 24

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Approved	K. Burrows	Date	May 2026
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Suitability Code:	A2	Project Number:	10059280

Suitability Description:
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Drawing Number:
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Order limits

Sheet index outline

Proposed project design details

Proposed standard lattice pylon location

Proposed overhead line alignment

Environmental mitigation

Other temporary and permanent construction and operational works

Other NSIPs

East Pye Solar (EN0110014)

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Planning Inspectorate App Number: EN020027

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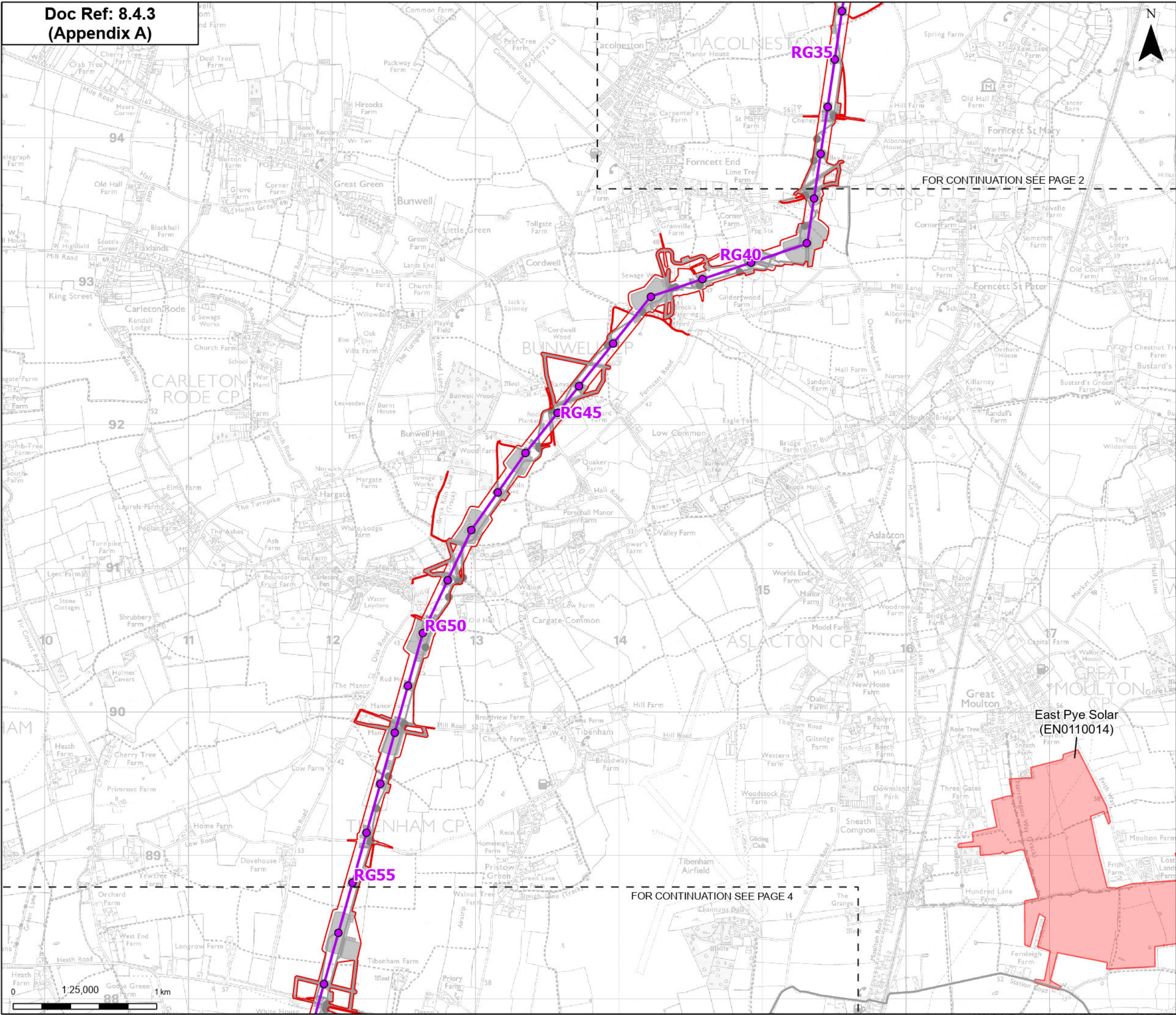
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Order limits

Sheet index outline

Proposed project design details

- Proposed standard lattice pylon location
- Proposed overhead line alignment
- Other temporary and permanent construction and operational works

Other NSIPs

- East Pye Solar (EN0110014)

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Planning Inspectorate App Number: EN020027

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Figure 8.4.3- Report on interrelationship with other infrastructure projects - Plans showing the order limits of Norwich to Tilbury and other listed NSIPs
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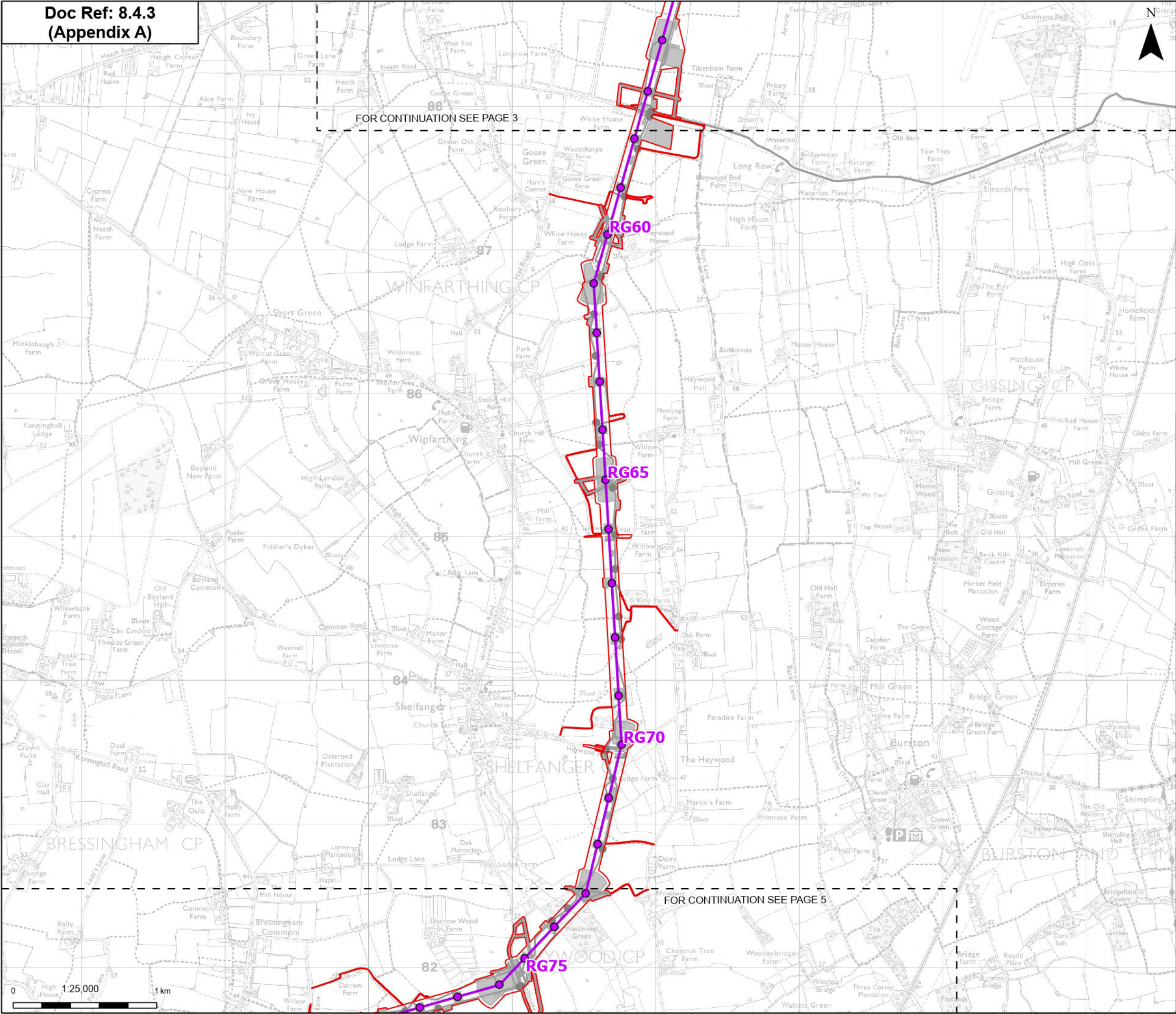
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Order limits

Sheet index outline

Proposed project design details

- Proposed standard lattice pylon location
- Proposed overhead line alignment
- Other temporary and permanent construction and operational works

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London

Cambridge

Ipswich

Chelmsford

Tilbury

Norwich

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Figure 8.4.3- Report on interrelationship with other infrastructure projects - Plans showing the order limits of Norwich to Tilbury and other listed NSIPs

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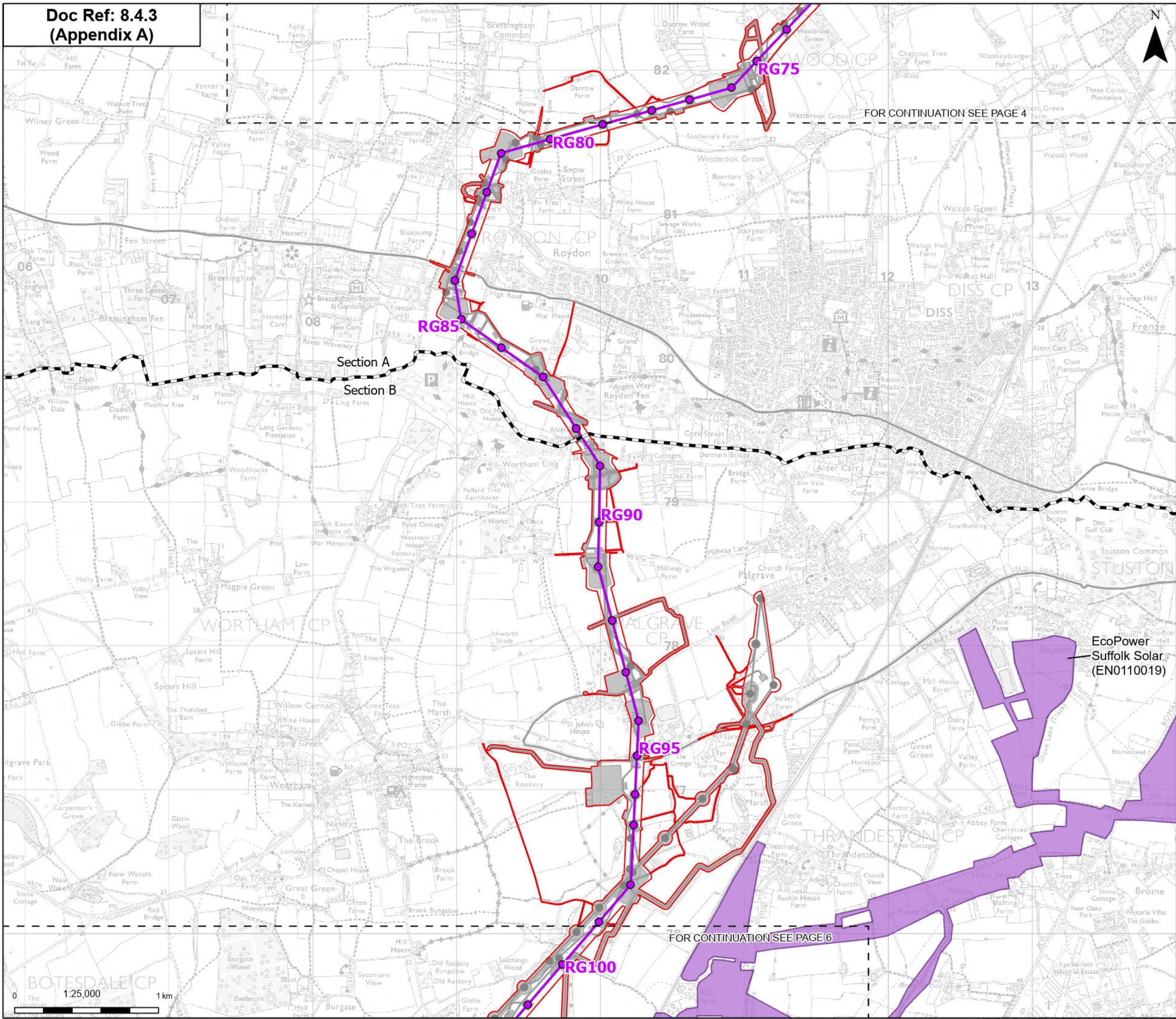
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Order limits
Sheet index outline
Project section line

Proposed project design details

- Proposed standard lattice pylon location
- Proposed overhead line alignment
- Environmental mitigation
- Other temporary and permanent construction and operational works

Other NSIPs

- EcoPower Suffolk Solar (EN0110019)

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Map of the East of England region showing the project location relative to major cities: Norwich, Cambridge, Ipswich, Chelmsford, London, and Tilbury.

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nationalgrid Norwich to Tilbury

Planning Inspectorate App Number: EN020027

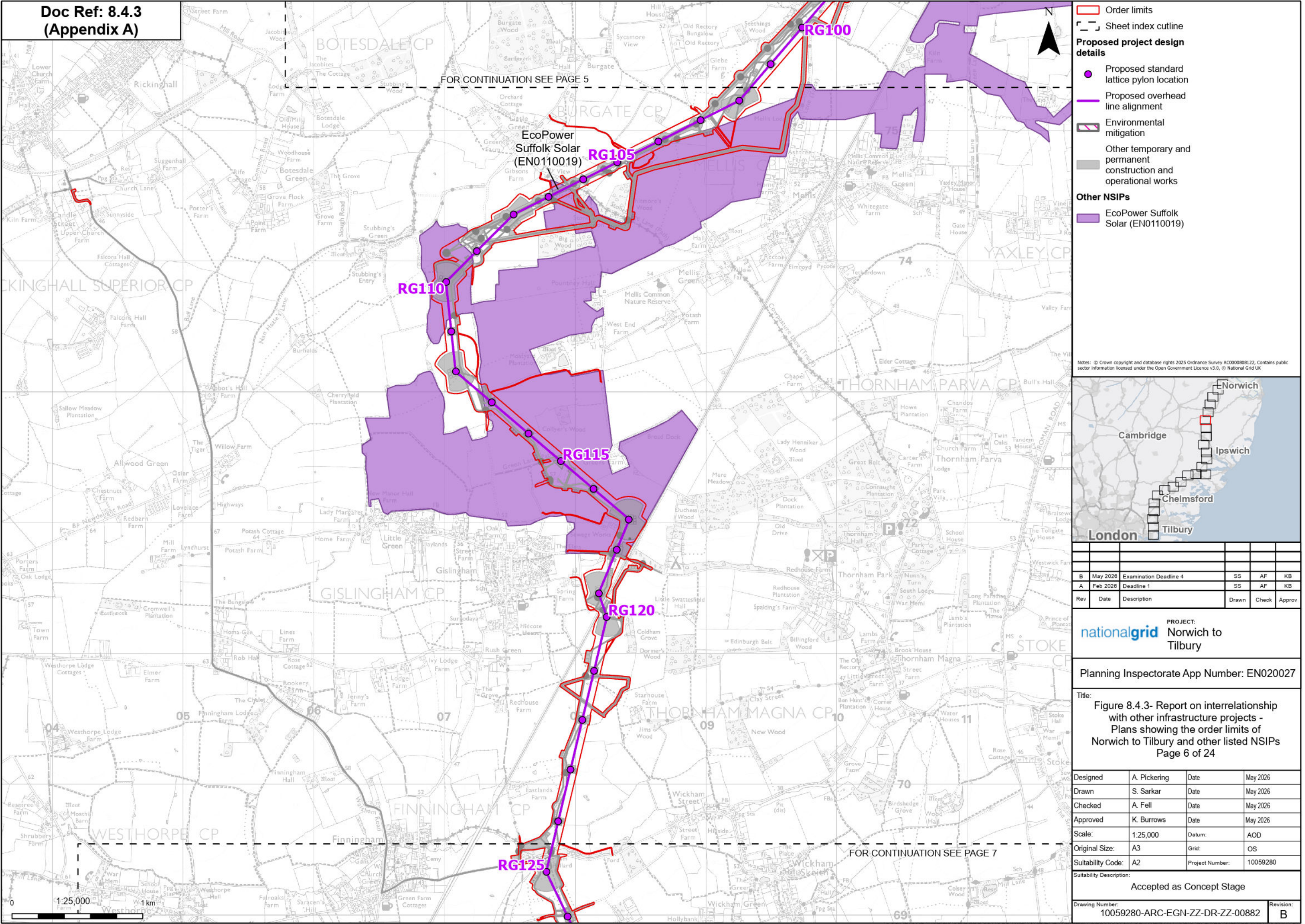
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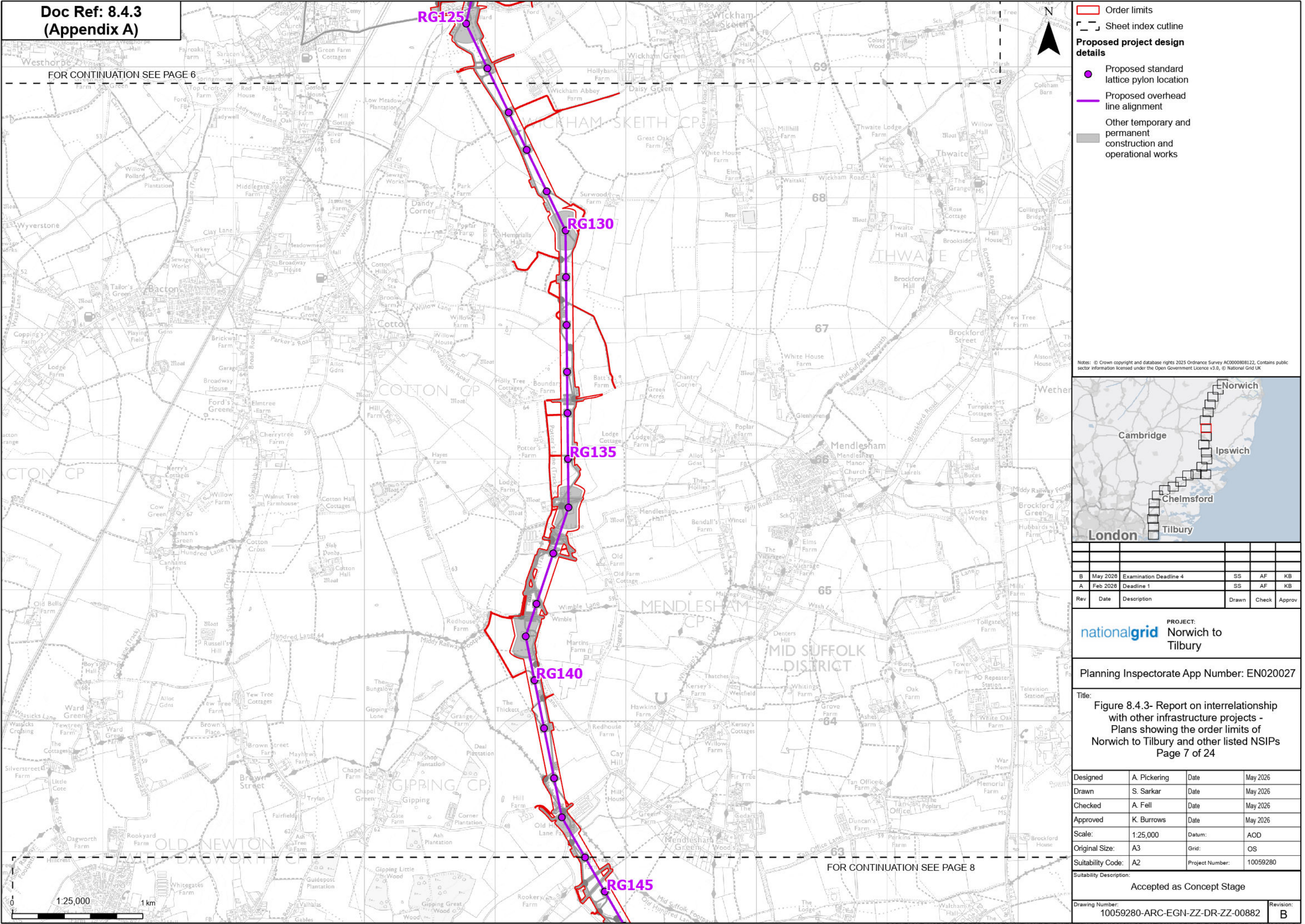
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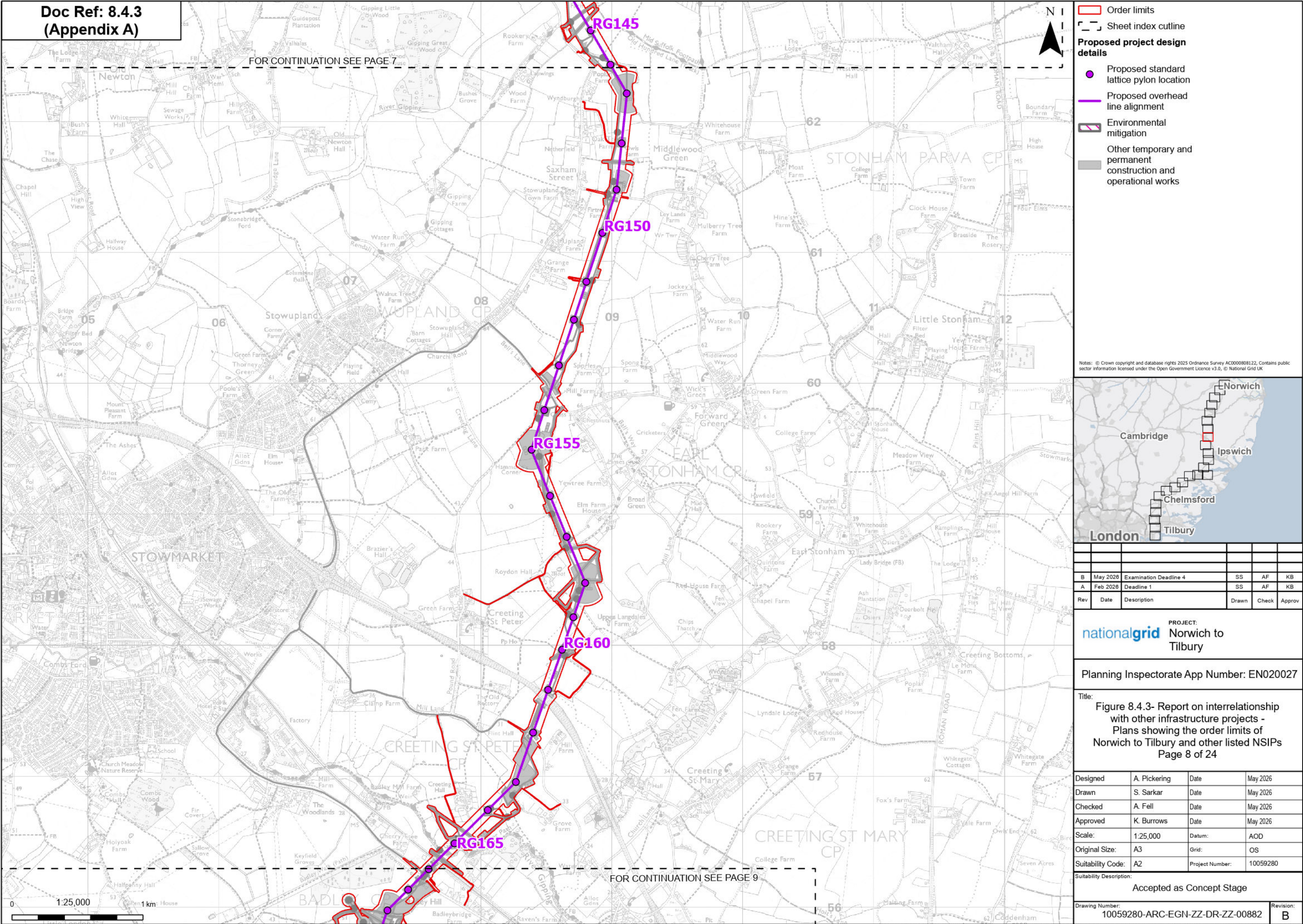
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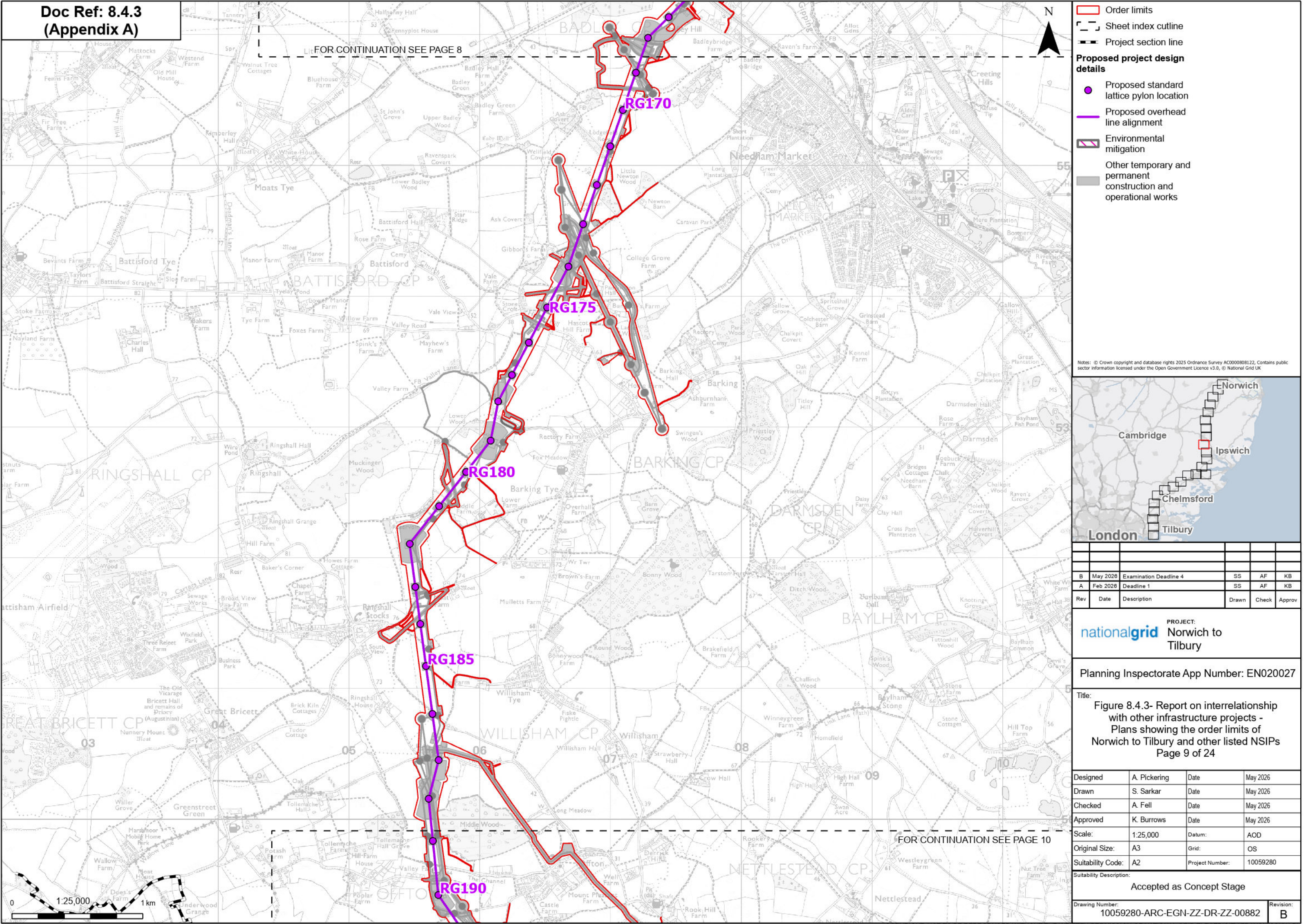
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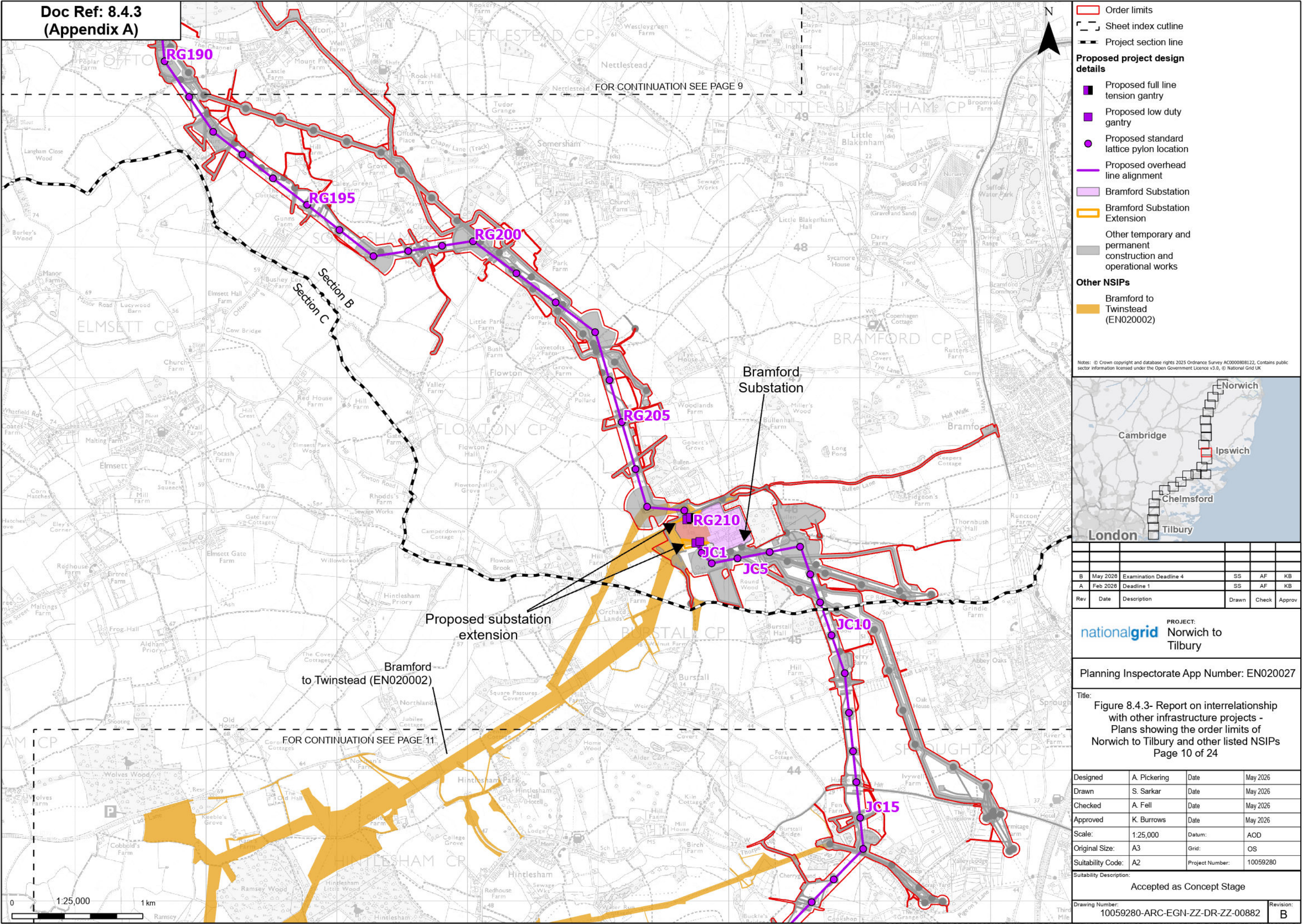
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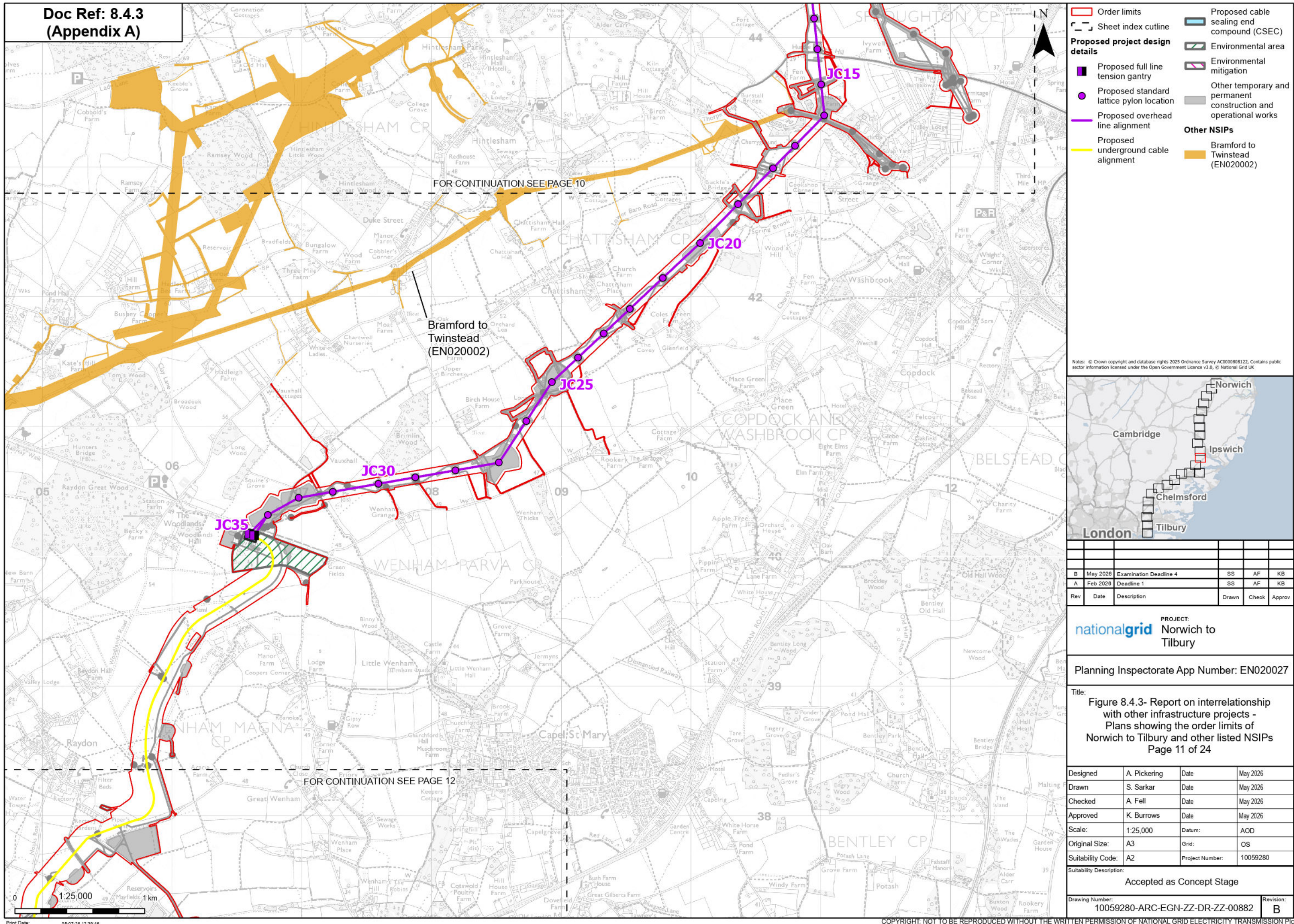


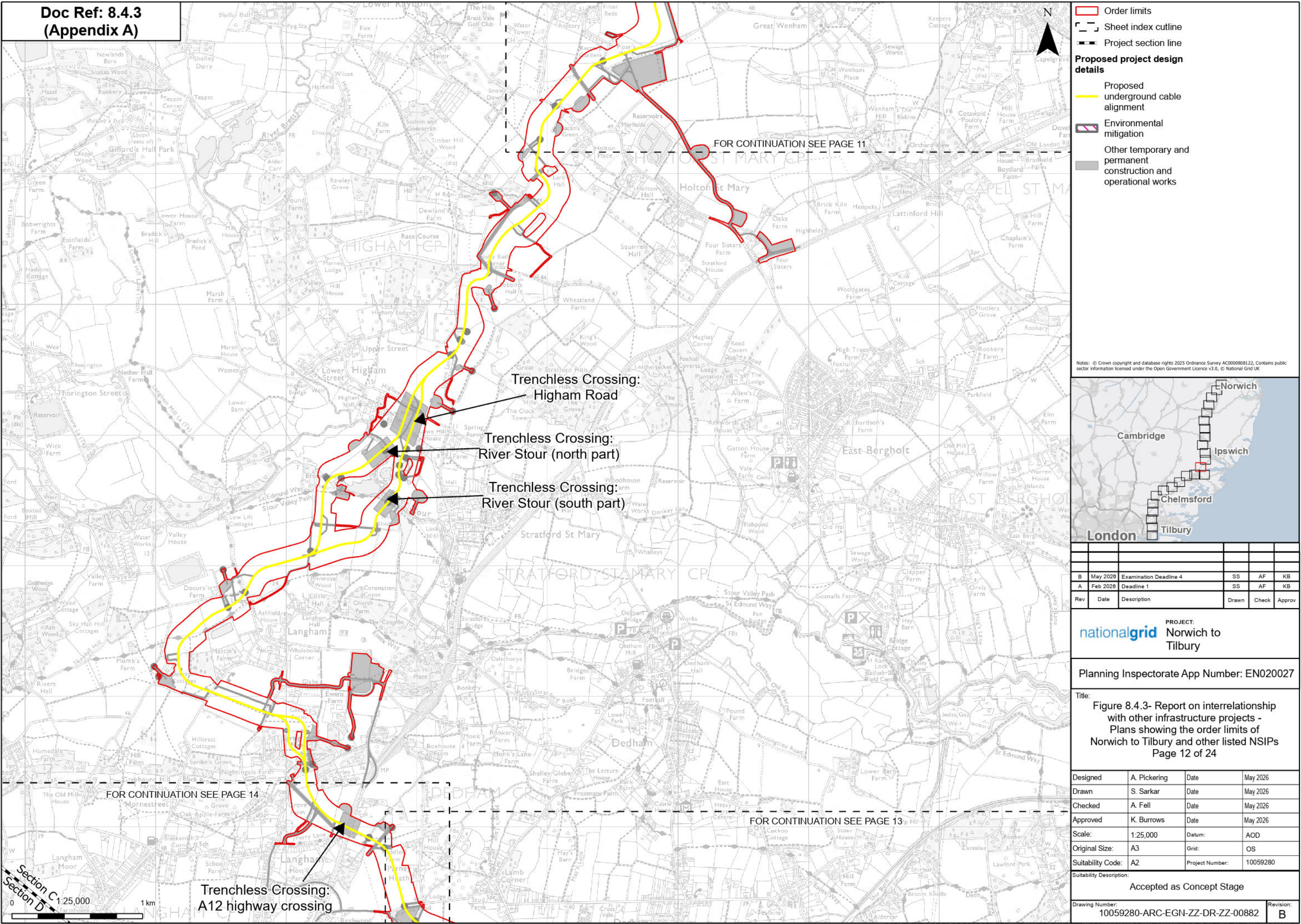


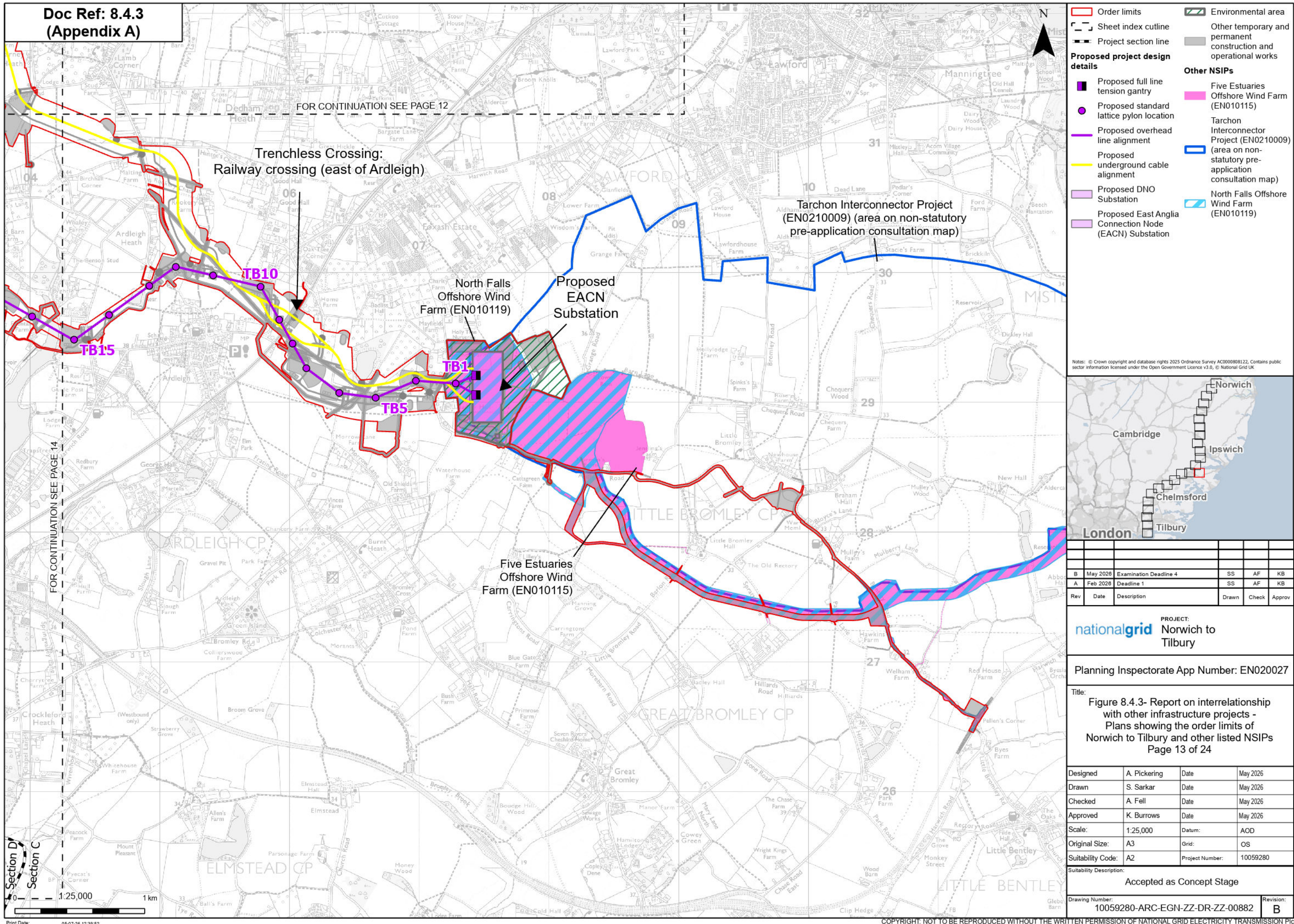


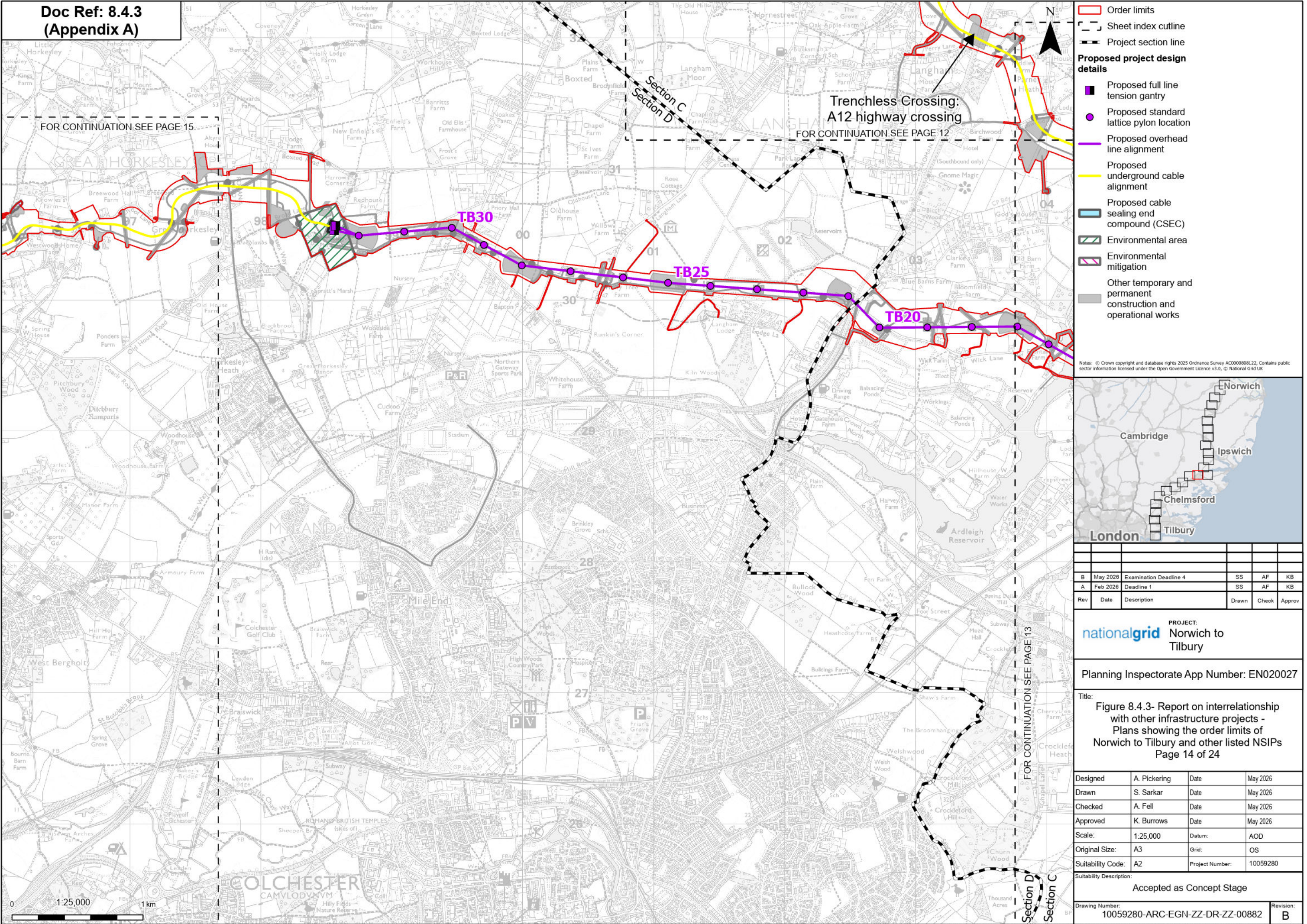


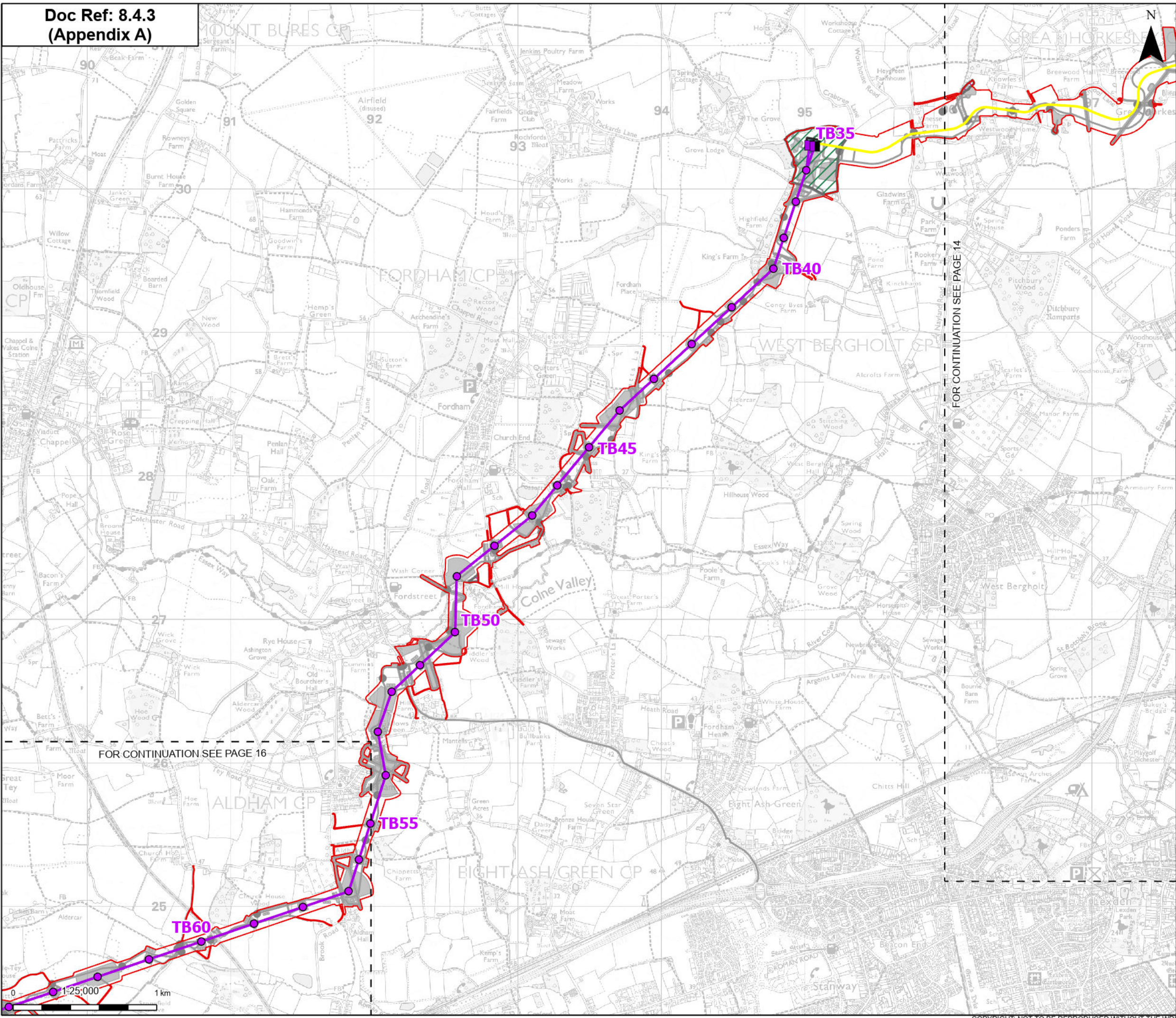












Order limits

Sheet index outline

Proposed project design details

- Proposed full line tension gantry
- Proposed standard lattice pylon location
- Proposed overhead line alignment
- Proposed underground cable alignment
- Proposed cable sealing end compound (CSEC)
- Environmental area
- Environmental mitigation
- Other temporary and permanent construction and operational works

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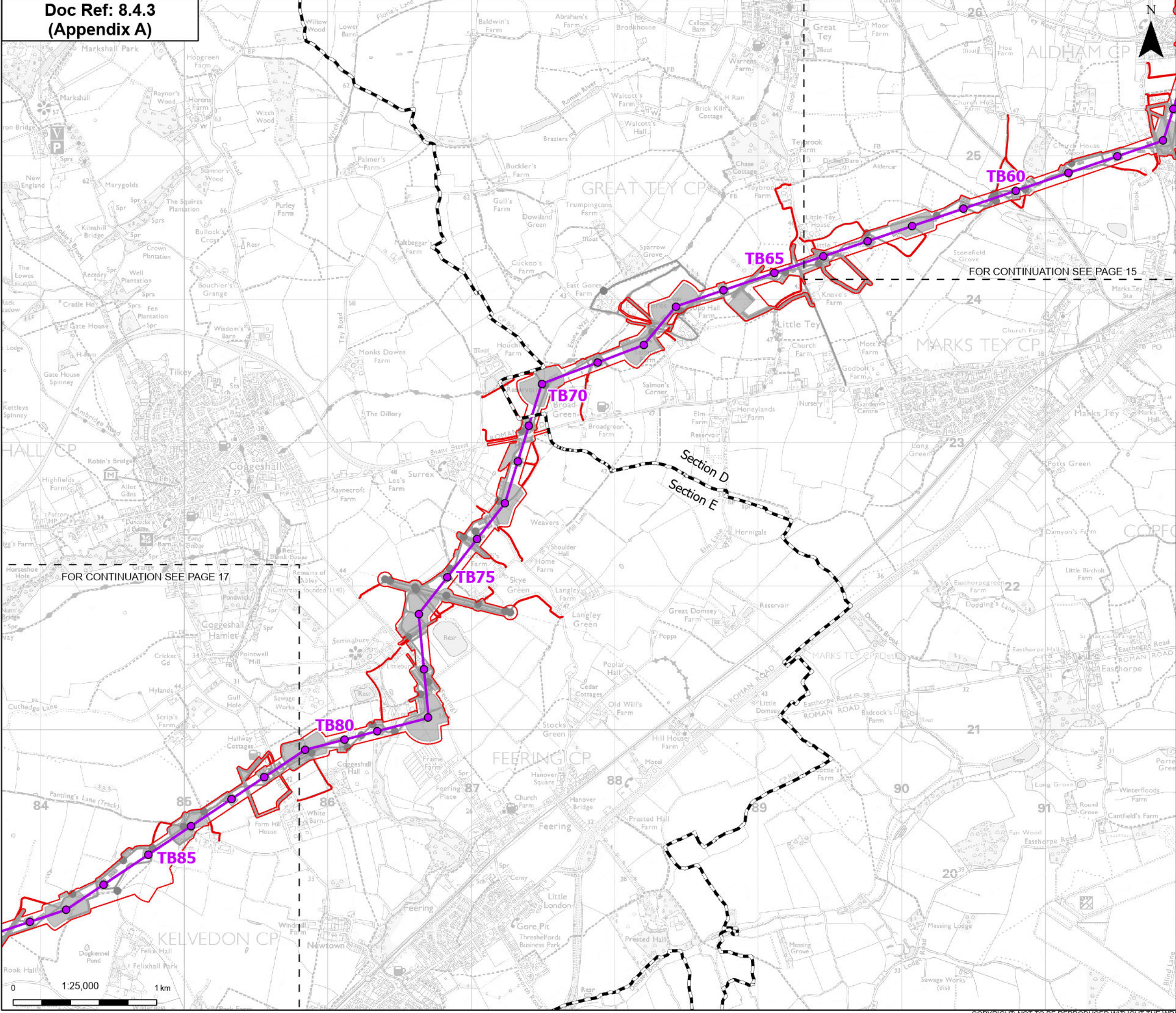
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Order limits

Sheet index outline

Project section line

Proposed project design details

Proposed standard lattice pylon location

Proposed overhead line alignment

Environmental mitigation

Other temporary and permanent construction and operational works

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Figure 8.4.3- Report on interrelationship with other infrastructure projects - Plans showing the order limits of Norwich to Tilbury and other listed NSIPs Page 16 of 24

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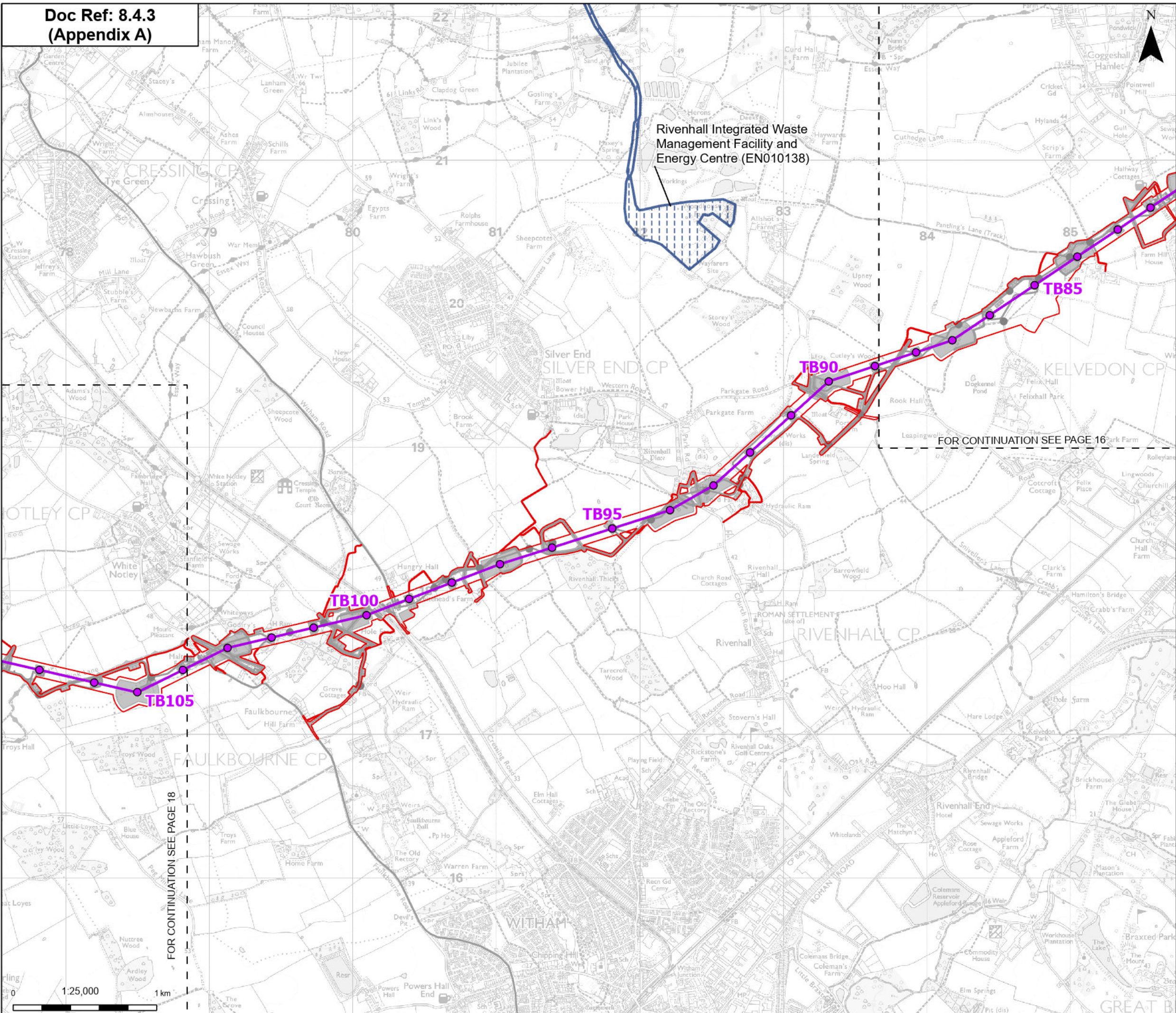
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Order limits

Sheet index outline

Proposed project design details

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Proposed overhead line alignment

Other temporary and permanent construction and operational works

Other NSIPs

Rivenhall Integrated Waste Management Facility and Energy Centre (EN010138)

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Ipswich

Norwich

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PROJECT:

nationalgrid

Norwich to Tilbury

Planning Inspectorate App Number: EN020027

Title:

Figure 8.4.3- Report on interrelationship with other infrastructure projects - Plans showing the order limits of Norwich to Tilbury and other listed NSIPs

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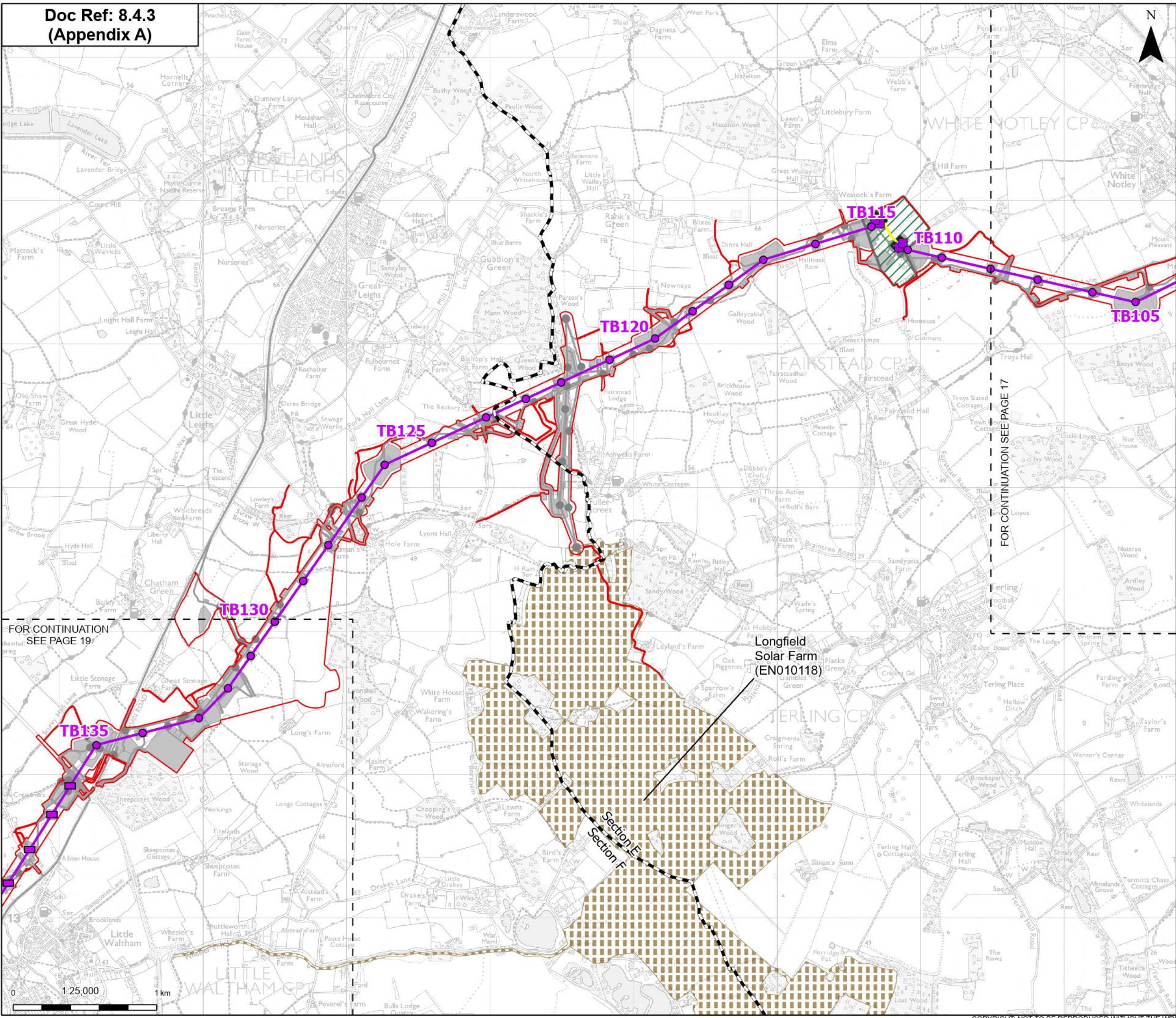
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Order limits

- Order limits
- Sheet index cutline
- Project section line

Proposed project design details

- Proposed low duty gantry
- Proposed low height pylon location
- Proposed standard lattice pylon location
- Proposed overhead line alignment

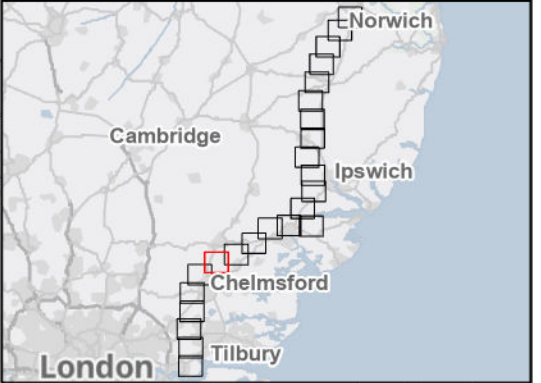
Proposed underground cable alignment

- Proposed underground cable alignment
- Proposed cable sealing end compound (CSEC)
- Environmental area
- Environmental mitigation
- Other temporary and permanent construction and operational works

Other NSIPs

- Longfield Solar Farm (EN010118)

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FOR CONTINUATION
SEE PAGE 19

FOR CONTINUATION SEE PAGE 17

Rev	Date	Description	Drawn	Check	Approv
B	May 2026	Examination Deadline 4	SS	AF	KB
A	Feb 2026	Deadline 1	SS	AF	KB

PROJECT:
nationalgrid Norwich to Tilbury

Planning Inspectorate App Number: EN020027

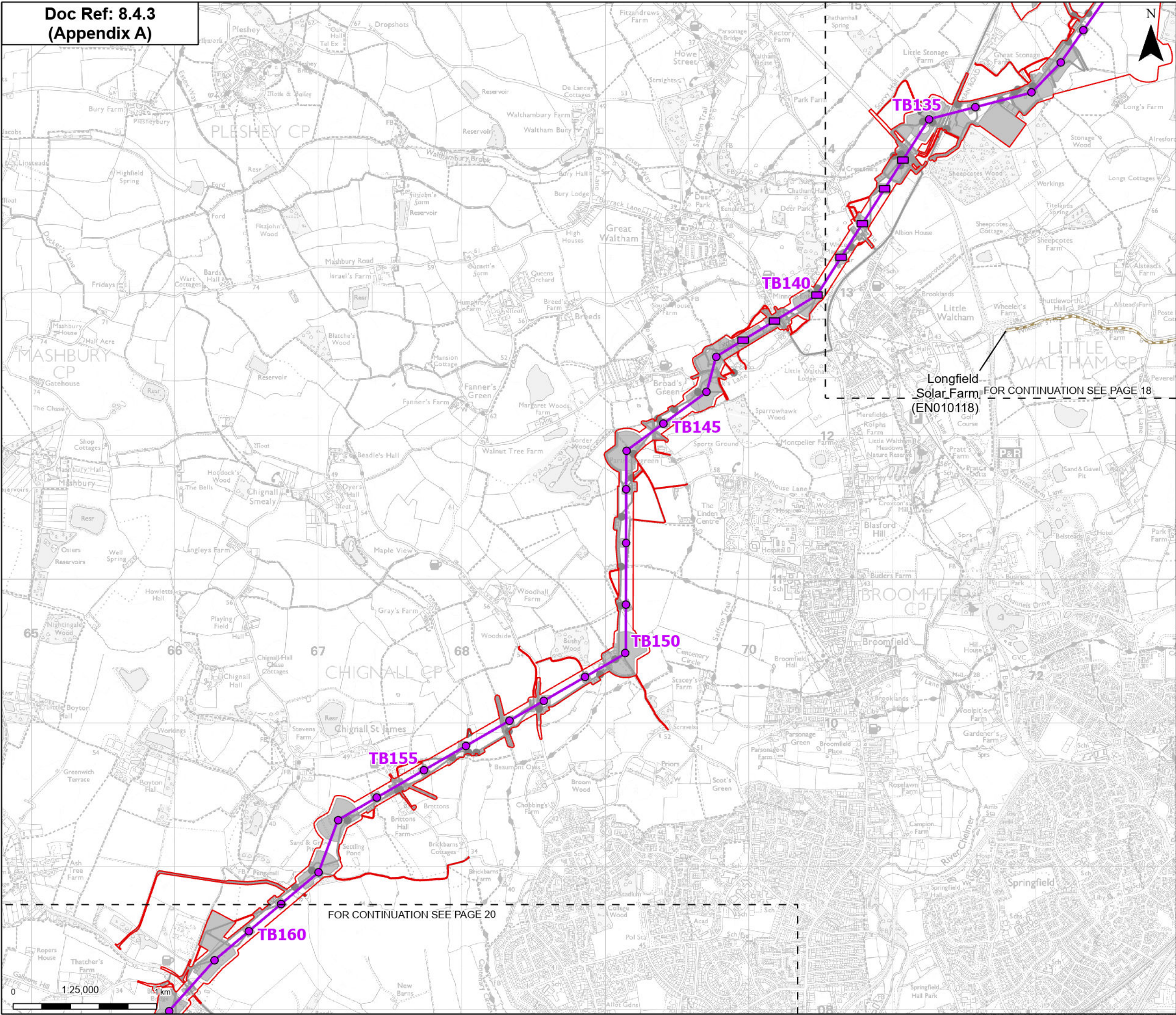
Title:
Figure 8.4.3- Report on interrelationship with other infrastructure projects - Plans showing the order limits of Norwich to Tilbury and other listed NSIPs
Page 18 of 24

Designed	A. Pickering	Date	May 2026
Drawn	S. Sarkar	Date	May 2026
Checked	A. Fell	Date	May 2026
Approved	K. Burrows	Date	May 2026
Scale:	1:25,000	Datum:	AOD
Original Size:	A3	Grid:	OS
Suitability Code:	A2	Project Number:	10059280

Suitability Description:
Accepted as Concept Stage

Drawing Number:
10059280-ARC-EGN-ZZ-DR-ZZ-00882

Revision:
B



Order limits

Sheet index outline

Proposed project design details

Proposed low height pylon location

Proposed standard lattice pylon location

Proposed overhead line alignment

Environmental mitigation

Other temporary and permanent construction and operational works

Other NSIPs

Longfield Solar Farm (EN010118)

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London

Cambridge

Chelmsford

Ipswich

Norwich

Tilbury

B	May 2026	Examination Deadline 4	SS	AF	KB
A	Feb 2026	Deadline 1	SS	AF	KB
Rev	Date	Description	Drawn	Check	Approv

PROJECT:

nationalgrid

Norwich to Tilbury

Planning Inspectorate App Number: EN020027

Title:

Figure 8.4.3- Report on interrelationship with other infrastructure projects - Plans showing the order limits of Norwich to Tilbury and other listed NSIPs Page 19 of 24

Designed	A. Pickering	Date	May 2026
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Checked	A. Fell	Date	May 2026
Approved	K. Burrows	Date	May 2026
Scale:	1:25,000	Datum:	AOD
Original Size:	A3	Grid:	OS
Suitability Code:	A2	Project Number:	10059280

Suitability Description:

Accepted as Concept Stage

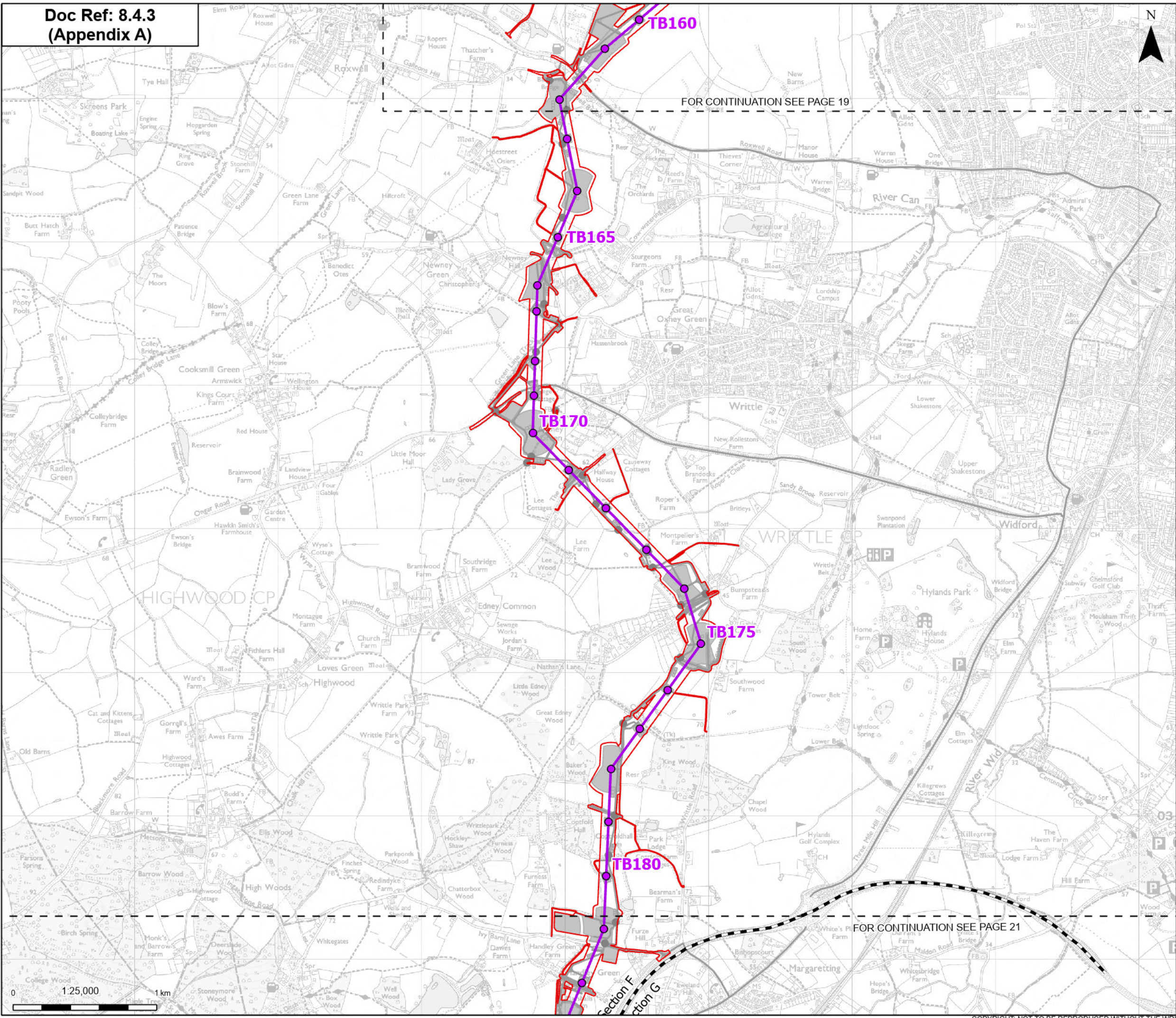
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10059280-ARC-EGN-ZZ-DR-ZZ-00882

Revision:

B

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Order limits
Sheet index outline
Project section line

Proposed project design details

- Proposed standard lattice pylon location
- Proposed overhead line alignment
- Environmental mitigation
- Other temporary and permanent construction and operational works

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Location Map

London, Chelmsford, Ipswich, Norwich

Rev	Date	Description	Drawn	Check	Approv
B	May 2026	Examination Deadline 4	SS	AF	KB
A	Feb 2026	Deadline 1	SS	AF	KB

PROJECT:
nationalgrid Norwich to Tilbury

Planning Inspectorate App Number: EN020027

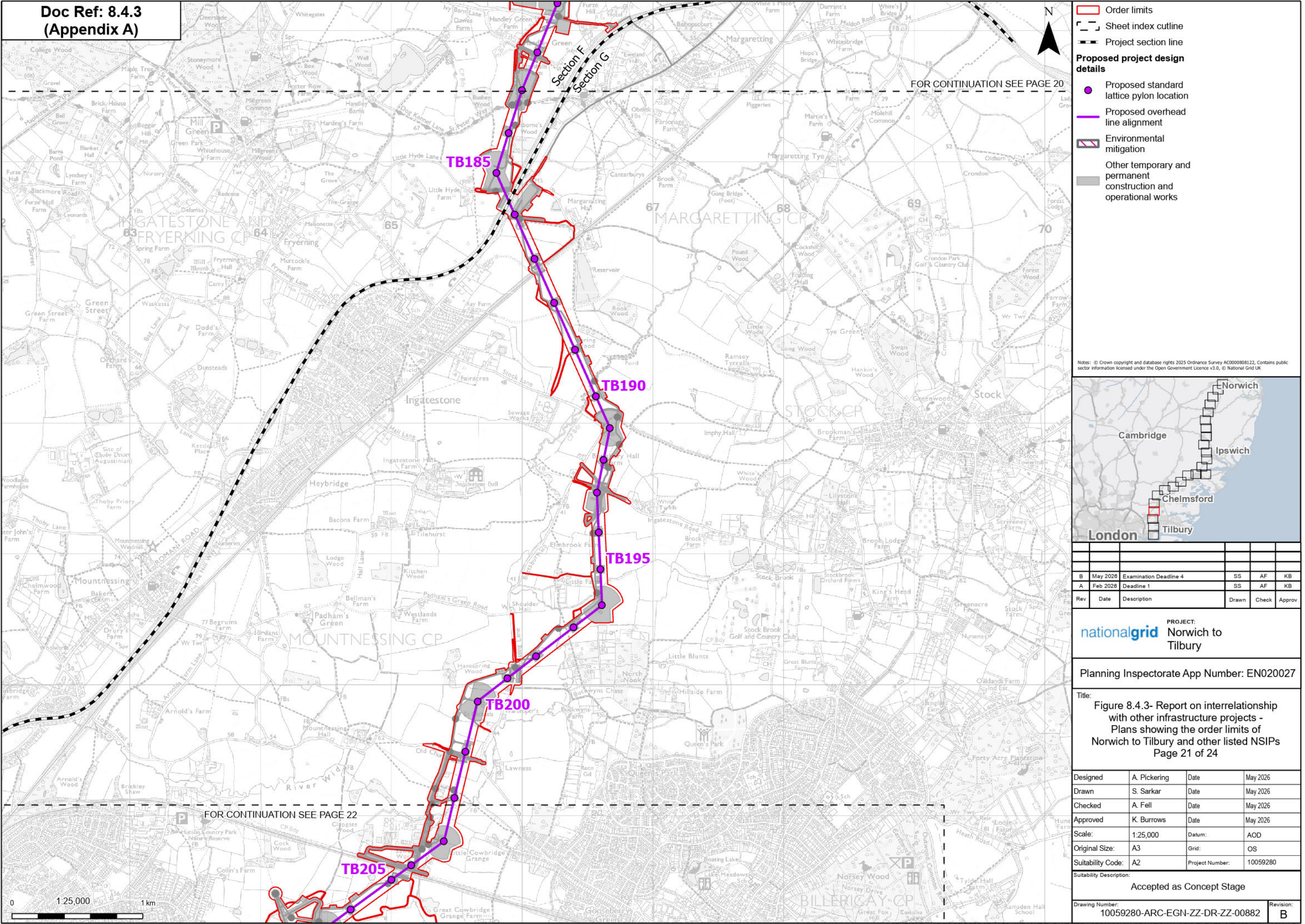
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Figure 8.4.3- Report on interrelationship with other infrastructure projects - Plans showing the order limits of Norwich to Tilbury and other listed NSIPs
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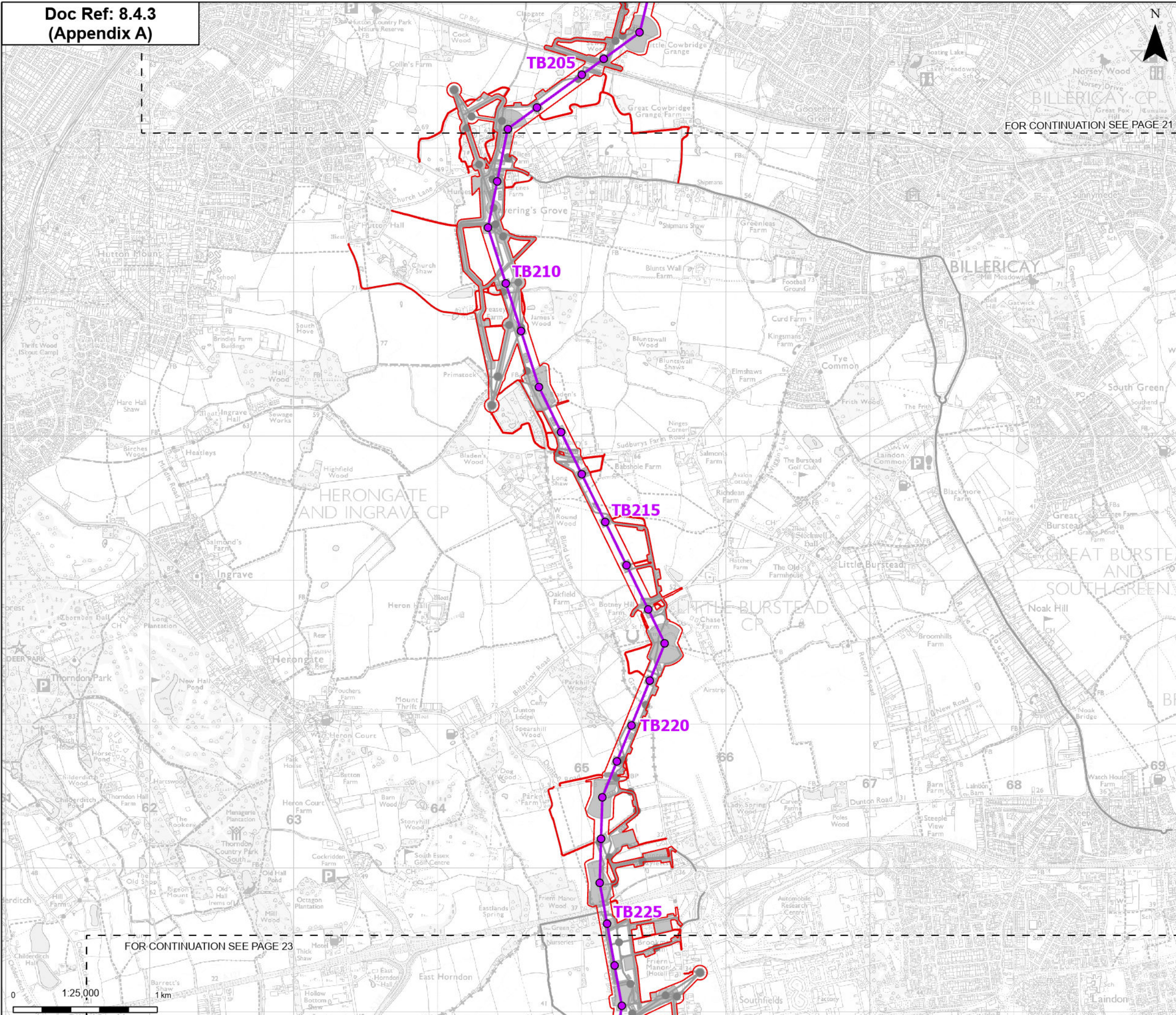
Designed	A. Pickering	Date	May 2026
Drawn	S. Sarkar	Date	May 2026
Checked	A. Fell	Date	May 2026
Approved	K. Burrows	Date	May 2026
Scale:	1:25,000	Datum:	AOD
Original Size:	A3	Grid:	OS
Suitability Code:	A2	Project Number:	10059280

Suitability Description:
Accepted as Concept Stage

Drawing Number:
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Revision:
B





FOR CONTINUATION SEE PAGE 21

FOR CONTINUATION SEE PAGE 23

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-  Order limits
-  Sheet index cutline
- Proposed project design details**
 -  Proposed standard lattice pylon location
 -  Proposed overhead line alignment
 -  Other temporary and permanent construction and operational works

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B	May 2026	Examination Deadline 4	SS	AF	KB
A	Feb 2026	Deadline 1	SS	AF	KB
Rev	Date	Description	Drawn	Check	Approv

nationalgrid PROJECT: Norwich to Tilbury

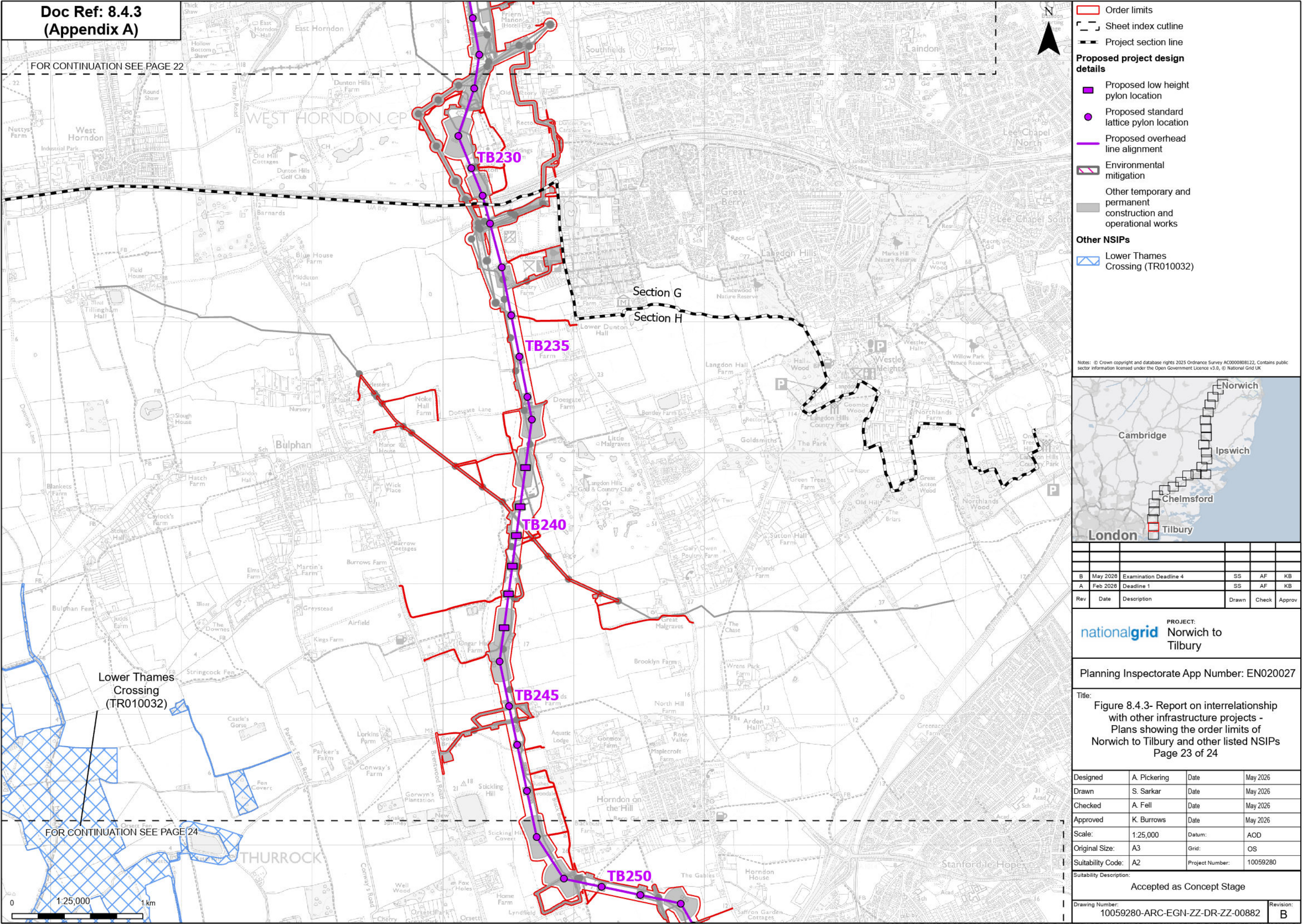
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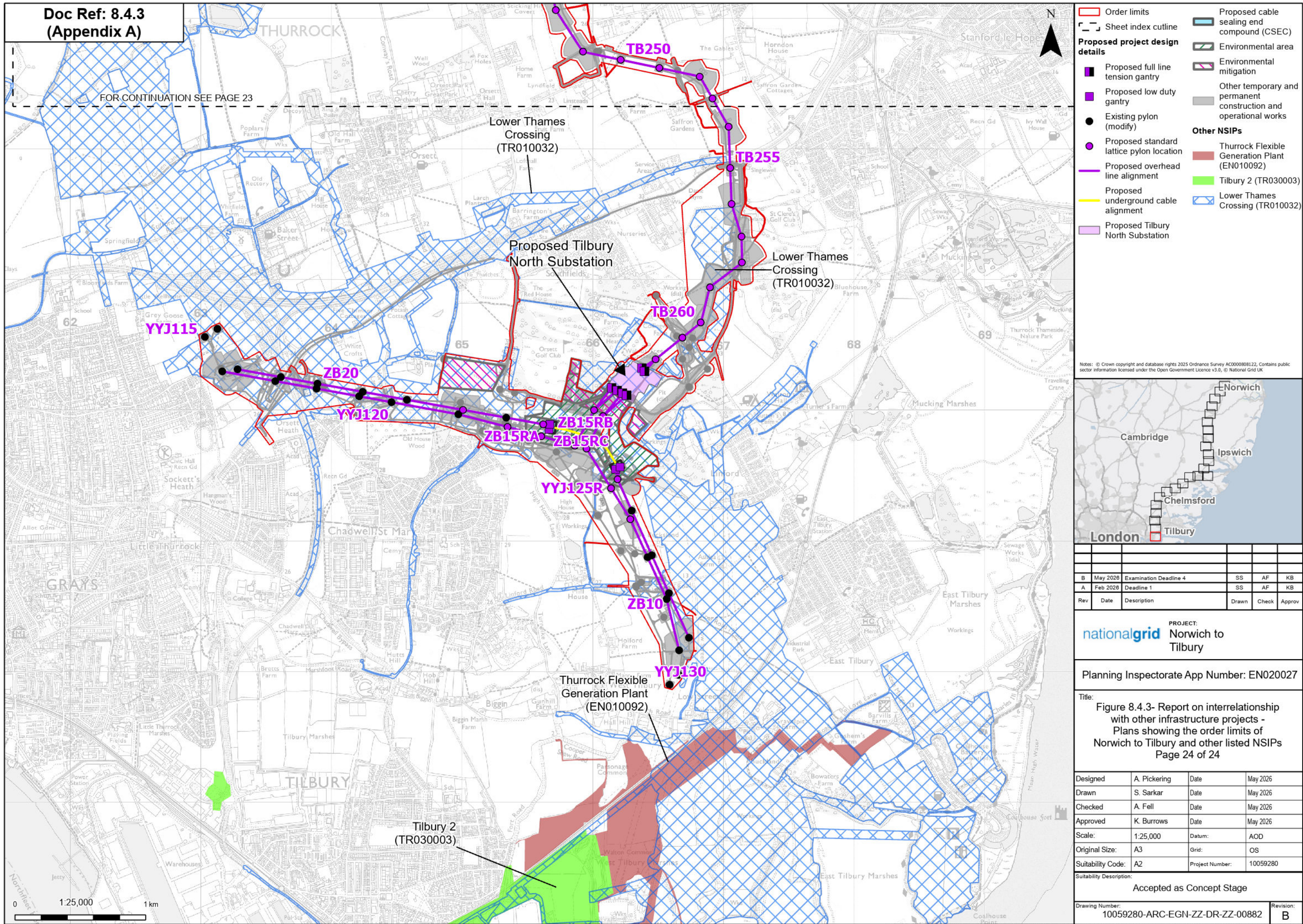
Title: Figure 8.4.3- Report on interrelationship with other infrastructure projects - Plans showing the order limits of Norwich to Tilbury and other listed NSIPs
Page 22 of 24

Designed	A. Pickering	Date	May 2026
Drawn	S. Sarkar	Date	May 2026
Checked	A. Fell	Date	May 2026
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Scale:	1:25,000	Datum:	AOD
Original Size:	A3	Grid:	OS
Suitability Code:	A2	Project Number:	10059280

Accepted as Concept Stage

Drawing Number: 10059280-ARC-EGN-ZZ-DR-ZZ-00882	Revision: B
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Appendix B.

Coordination with Five Estuaries Offshore Wind Farm and North Falls Offshore Wind Farm

B.1 **Tripartite Position Statement**

Tripartite Position Statement

~~February~~ July 2026

Between

Five Estuaries Offshore Wind Farm Limited

North Falls Offshore Wind Farm Limited

National Grid Electricity Transmission Plc

FIVE
ESTUARIES
OFFSHORE WIND FARM


NORTH FALLS
Offshore Wind Farm

nationalgrid

Tripartite Position Statement

This Statement sets out the agreed position between

- National Grid Electricity Transmission Plc (NGET) being the promoter of the Development Consent Order application for the Norwich to Tilbury Development Consent Order (Planning Inspectorate Reference (EN020027);
- Five Estuaries Offshore Wind Farm Limited (Five Estuaries), being the promoter of the Development Consent Order application for the Five Estuaries Offshore Windfarm (Planning Inspectorate reference EN010115);
- North Falls Offshore Wind Farm Limited (North Falls), being the promoter of the Development Consent Order application for the North Falls Offshore Windfarm (Planning Inspectorate reference EN010119); and
- All three being 'parties' and Five Estuaries and North Falls being collectively the 'OWFs'.

The parties have jointly prepared this Statement for submission to the Examination of their DCO applications. The parties will work together to update this as required for each Examination process.

Statement status and revisions:

Revision	Date	Notes
A	March 2024	For submission with the Five Estuaries DCO application. North Falls DCO application is pre-submission, National Grid's DCO application is approaching statutory consultation.
B	February 2026	For submission into the Norwich to Tilbury DCO examination. Updated text to reflect the position at the time of the start of the Norwich to Tilbury DCO examination and taking into account updates from the end of the North Falls DCO examination and Five Estuaries DCO examination.
C	July 2026	Updated text to reflect the position at the time of Deadline 7 for the Norwich to Tilbury DCO examination.

1 PURPOSE OF THIS STATEMENT

- 1.1 This Statement provides information on the interrelationships between the parties' projects. The Statement has been prepared to support the Development Consent Order (DCO) applications for the three projects.
- 1.2 Noting that the three projects are at different stages in the development process. This Statement seeks to explain the interactions around the onshore project substation areas, where there is potential for co-ordination or overlapping interests. It is intended that this Statement is updated as required.
- 1.3 The two offshore windfarm (OWF) projects are separate joint ventures, with different shareholder groupings and are being developed as independent standalone projects. Specific North Falls / Five Estuaries Co-ordination Documents are available, which set out specific co-ordination details between the two offshore wind farm projects, particularly setting out different onshore delivery scenarios.

2 BACKGROUND

- 2.1 In response to policy in the updated National Policy Statements for energy and electricity networks infrastructure (specifically EN-1 and EN-5) on co-ordination and feedback from consultees identifying the need for closer coordination, the projects have worked together to align the three substation proposals and identify opportunities to minimise or control cumulative impacts.
- 2.2 The OWF projects both have grid connection offers to connect into a new East Anglia Connection Node (EACN) substation, being brought forward as part of the Norwich to Tilbury project. The siting study of the EACN, where the project connects into the national electricity transmission system, was undertaken by NGET.
- 2.3 NGET identified a search area on the Tendring Peninsula in Essex, which could be integrated as part of the Norwich to Tilbury project, as an economic and efficient site for the EACN as set out in the Corridor and Preliminary Routeing and Siting Study published by NGET in 2022. In Q4 2022 NGET identified a EACN Land Take and furthermore a substation construction and operational footprint within which it is anticipated the EACN substation will be located.
- 2.4 The OWF projects and Norwich to Tilbury project are being developed in parallel with the same ambition to be operational by 2030, with construction expected to start (subject to DCO confirmation) in early 2027. Throughout the development the project teams have met regularly to exchange design information and explore opportunities for coordination to reduce impacts on local communities.
- 2.5 Working together to streamline design and minimise local impacts is important to the Projects. A primary goal of coordination is to reduce the potential impact of building the substation for the three projects in the same location. Co-locating infrastructure is intended to reduce the overall environmental impact of the schemes and focus the impacts to a reduced area. The topics in which co-ordinated work has been undertaken are set out in section 5 below.
- 2.6 Should the projects receive development consent, these efforts will continue throughout the construction and operational phases.

3 OVERVIEW OF PROJECTS

Five Estuaries Offshore Wind Farm

- 3.1 Five Estuaries Offshore Wind Farm Limited submitted an application to the Planning Inspectorate on behalf of the Secretary of State, for a Development Consent Order for the Five Estuaries Offshore Wind Farm (herein referred to as Five Estuaries) under Section 37 of the Planning Act 2008. That application was accepted in April 2024 as Project EN010115.
- 3.2 Five Estuaries is the proposed extension to the operational Galloper Offshore Wind Farm. The project includes provision for the construction, operation, maintenance and decommissioning of an offshore wind farm located approximately 37 kilometres off the coast of Suffolk at its closest point in the southern North Sea; including up to 79 wind turbine generators and associated infrastructure making landfall at Sandy Point between Frinton-on-Sea and Holland-on-Sea, the installation of underground cables, and the construction of an electrical substation and associated infrastructure near to the existing Lawford Substation to the west of Little Bromley in order to connect the development to National Grid's proposed East Anglia Connection Node substation, which would be located nearby. All onshore connection infrastructure would be located in the administrative area of Tendring District Council, within Essex County Council. Five Estuaries will have an overall capacity of greater than 100 Megawatts (MW) and therefore constitutes a Nationally Significant Infrastructure Project (NSIP) under the Section 15 (3) of the Planning Act 2008.
- 3.3 The examination for Five Estuaries closed on 17 March 2025 with the Examining Authority's Recommendation Report sent to the Secretary of State in June 2025. The project was granted development consent on 17 December 2025.

North Falls Offshore Wind Farm

- 3.4 North Falls Offshore Windfarm Limited submitted an application to the Planning Inspectorate on behalf of the Secretary of State, for a Development Consent Order for the North Falls Offshore Wind Farm (herein referred to as North Falls) under Section 37 of the Planning Act 2008. That application was accepted in August 2024 as Project EN010119.
- 3.5 North Falls is the proposed western extension to the southern array only, at the operational Greater Gabbard Offshore Wind Farm. The project includes provision for the construction, operation, maintenance and decommissioning of an offshore wind farm located approximately 42 kilometres off the coast of Suffolk at its closest point in the southern North Sea; including up to 57 wind turbine generators and associated infrastructure making landfall between Frinton-on-Sea and Holland-on-Sea, the installation of underground cables, and the construction of an electrical substation and associated infrastructure near to the existing Lawford Substation to the west of Little Bromley in order to connect the development to National Grid's proposed East Anglia Connection Node substation, which would be located nearby. All onshore connection infrastructure would be located in the administrative area of Tendring District Council, within Essex County Council. North Falls will have an overall capacity of greater than 100 Megawatts (MW) and therefore constitutes a Nationally Significant Infrastructure Project (NSIP) under the Section 15 (3) of the Planning Act 2008.
- 3.6 The examination for the project ~~opened in January 2025 and~~ closed on 28 July 2025 with the Examining Authority's Recommendation Report sent to the Secretary of State in October 2025. The project was granted development consent on 14 May 2026. A decision on the project is expected by 28 April 2026.

National Grid Norwich to Tilbury and East Anglia Connection Node Substation

- 3.7 The way we generate electricity in the UK is changing rapidly and we are transitioning to cheaper, cleaner and more secure forms of energy, including new offshore windfarms. National Grid has a duty to facilitate new connections by making changes to the network of overhead lines, pylons, underground cables and other infrastructure that transports electricity around the country, so that everyone has access to the clean electricity from these new renewable sources. National Grid is currently developing the Norwich to Tilbury project, which will provide connections for a number of new generation facilities and facilitate the transportation of clean electricity from the north to south of England.
- 3.8 As part of that scheme, agreements are already in place with two offshore wind farm projects, Five Estuaries and North Falls, and are based on connection offers into a new East Anglia Connection Node (EACN) substation.
- 3.9 National Grid Electricity Transmission (Plc) (NGET) submitted an application to the Planning Inspectorate on behalf of the Secretary of State, for a Development Consent Order for Norwich to Tilbury (herein referred to as the Norwich to Tilbury project) under Section 37 of the Planning Act 2008 on 29 August 2025. That application was accepted for examination on 26 September 2025 as Project EN020027.
- 3.10 The examination for the project opened in February 2026 and is expected to close on 10 August 2026.

4 INTERACTIONS

- 4.1 The proposed NGET EACN 400kV Substation facilitates the connection of the offshore generation from the OWFs to the main National Electricity Transmission System. It will include HV transformers, reactors and other typical HV Plant and equipment. The two OWF projects will connect to the EACN with underground 400kV circuits from their own substations.
- 4.2 The OWFs DCO applications will include works for the cable connection between the new OWF substations and the NGET substation and works to facilitate the connection within the EACN substation compound.
- 4.3 The configuration of the OWF switchgear within the footprint of the NGET EACN substation will depend on a number of factors including the detailed design of the equipment required and the final layout of the proposed NGET EACN Substation.
- 4.4 As the exact layout of the NGET substation is not yet known the whole EACN construction and operational zone was therefore included within the OWF Order Limits to ensure that the works required to connect the new OWF substations to the NGET EACN substation (as set out above) are encapsulated and have been appropriately assessed.
- 4.5 Currently, although the submission, examinations and decisions on the projects' DCO applications are progressing in staggered timeframes, there is an expectation that the overall construction programmes of the three projects are likely to overlap and so it is expected that there will be the potential for cumulative construction impacts, which have been considered in each projects' ES. The parties recognise this potential, particularly in relation to construction traffic accessing the three sites from the Strategic Road Network, but also recognise opportunities for collaborative working to mitigate effects to a substantive degree.
- 4.6 The Norwich to Tilbury construction programme for the EACN and the associated OHL/Cable installation works is due to commence from Q1 2027 and complete in Q4 2031.

5 TRIPARTITE CO-ORDINATION – OWFS AND NATIONAL GRID

- 5.1 In line with good practice and the new policy considerations in the updated Energy NPS', particularly EN-5, "2.14.2 the construction planning for the proposals has been coordinated with that for other similar projects in the area on a similar timeline;"
- 5.2 Therefore, considerable work has been undertaken since the announcement of the grid connection points in 2022 with the objective of minimising the cumulative impacts associated with the projects. This has focussed on three key topics near to the substation:
- (a) Traffic and Transport, particularly construction traffic
 - (b) Landscape Screening, and
 - (c) Operational Noise
- 5.3 The three projects have undertaken independent options appraisals of construction access routes and shared proposals with a view to identifying a co-ordinated solution. NGET consulted on proposed temporary and permanent access arrangement to the EACN substation as part of its spring 2024 section 42 statutory consultations. [Since submitting its DCO application in 2025, NGET continued engagement with stakeholders and as a result proposed a change to the alignment of the temporary and permanent access routes to the EACN substation \(see \[CR2-001\] to \[CR2-017\]\) in March 2026. The changes were discussed and agreed with the OWF projects. The Examining Authority for the Norwich to Tilbury project accepted the change request \(known as Change Request 2 – Little Bromley\) for Examination on 31 March 2026.](#) In light of this the emphasis for the OWF projects has been to provide flexibility in their applications to allow for co-ordination with NG depending on their access proposals. This is discussed further in section 6.
- 5.4 Independent, but co-ordinated design work is required to minimise impacts during the operation of the substations, this will include landscape proposals and management of operational noise.
- 5.5 Information has been shared between the projects to assist with Environmental Assessment.

6 TOPIC SUMMARIES

Site Access

- 6.1 The OWF projects have shared their proposals and have maintained flexibility within their designs to allow the potential for co-ordinated access proposals.
- 6.2 As part of the potential for coordinated access and subject to NGET obtaining the rights to do so, NGET would have use of the OWF haul road within the cable corridor. This use would be further subject to construction of the haul road solely by the OWF projects as NGET would not construct or reinstate the haul road.
- 6.3 Additionally access will be provided to NGET permanent access road from it's completion for both OWF projects for Light Goods Vehicles (LGVs) throughout the construction phases of the OWF projects.
- 6.4 During the operational phases the OWF projects would utilise the permanent access road for Heavy Goods Vehicles (HGVs) and Abnormal Indivisible Loads (AILs) as needed. The OWF projects would not construct or reinstate the NGET permanent access road.

- 6.5 NGET will use part of Bentley Road to access its site and therefore the projects acknowledge there would be a significant cumulative increase in traffic numbers along Bentley Road and have all agreed on the requirement to improve the A120 / Bentley Road junction and widen Bentley Road.
- 6.6 Further details are set out within each projects' Outline Construction Traffic Management Plans as to how communication will be undertaken between projects and how traffic impacts will be managed between the projects, including for example communication around abnormal load delivery timings and routes.

Operational Noise

- 6.7 All three project substations are proposed to be situated in close proximity to each other and therefore consideration has to be given to avoiding any potential significant cumulative effects of operational noise. The projects have agreed a maximum noise level at nearby identified Noise Sensitive Receptors based on the respective location of, and the likely noise levels produced by, each of the substations. This affords individual limits reflective of the location of the receptors to each project. These limits at specific nearby receptors will be included in each respective projects DCO, which taken together will avoid any significant impact cumulatively. The parties have also jointly agreed a noise investigation protocol to investigate and address noise complaints. A copy of this protocol is appended to Document [8-3-48.4.3](#) Report on Interrelationship with Other Infrastructure Projects (Revision AC).

Landscape Screening

- 6.8 A strategic approach is also being taken with regards to the mitigation planting associated with the onshore project substations. Whilst each project will have their own planting schemes, the OWFs are co-ordinating their approaches to landscape screening.. Discussions are ongoing between the OWFs and NGET to co-ordinate plans. NGET has confirmed that it will engage with the North Falls and Five Estuaries Joint Design Guide (JDG) process as a key stakeholder. When NGET has further developed proposals, the projects will work together to ensure the three landscape schemes are coordinated
- 6.9 Where overlap occurs between NGET and Five Estuaries order limits in the field boundary to the north of Ardleigh Road, the coordinated utilisation of this overlap by both parties has been mutually agreed within the Co-operation Agreement. NGET requires land within the overlap for permanent drainage outfall requirements and road widening, Five Estuaries for landscape screening with both parties requirements accommodated.

7 CO-ORDINATED COMMUNICATIONS

- 7.1 It is expected that a joined up approach to local liaison will be implemented during overlapping construction periods to enable stakeholders and the local community to receive co-ordinated updates and minimise confusion around who is carrying out what activity and where complaints and questions should be directed. Each project will set out its own approach in its control documents (e.g. Code of Construction Practice). Potential measures may include:
- (a) Co-ordination between the communication teams of complaints and enquiries regarding the substation to ensure efficient handling of issues.
 - (b) Co-ordinated project updates with information from each project.
 - (c) Establishment of a liaison group for communities around the substation location to provide a platform for representatives of the community to receive updates and speak directly to representatives from the three projects.

- (d) Co-ordinated provision of construction information, providing detailed information on how the construction activity will be carried out represented by the projects and key contractors.

8 ASSESSMENT APPROACH

- 8.1 In order for the OWF's to connect to the National Grid, the proposed National Grid Norwich to Tilbury project and the associated EACN substation must be operational. National Grid has defined a construction and operational zone within which their EACN substation will be situated.
- 8.2 Despite its stage in the planning process, due to the OWF's reliance on this project for its connection to the National Grid, it has been given detailed consideration and treated with more certainty than other projects at similar stage in the planning process in the Cumulative Effects Assessment in each OWF projects Environmental Statement. To assist with the assessment, it has been necessary to make assumptions as to the siting, scale, form, and construction of the project, particularly the EACN substation. These assumptions have been checked and agreed to be appropriate and reasonable by NGET.

9 RELEVANT DCO DRAFTING

- 9.1 All three projects will include all the compulsory powers which would be needed to deliver their project in their DCO. The overlap in compulsory powers has been discussed between the parties and an agreed position reached as to how these will be managed and co-ordinated in practice, which is secured through Protective Provisions for the respective parties benefit and via the Co-operation Agreement between the parties.
- 9.2 Both OWFs have included the ability to compulsorily acquire rights over the land within which the EACN will be constructed to allow the projects to get their cables to the connection points which will be specified by NGET following detailed design. As those connection points are not yet known, the rights are sought over the whole area to allow flexibility to route the cables as required to meet the then current standards. The OWFs have agreed that they will not seek to acquire any existing land rights or apparatus of NGET. A commercial connection agreement will also manage the connection works between the parties within the proposed substation footprint. The OWFs have agreed to enter into reciprocal protective provisions to secure the delivery of both projects. NGET has agreed protective provisions which have been submitted in the respective draft DCOs for the OWFs, and are included in the made Five Estuaries DCO [and the made North Falls DCO](#). The OWFs have agreed protective provisions which will be included in the Norwich to Tilbury draft DCO. These provisions provide each undertaker sufficient protection from overlapping development consent and compulsory acquisition powers, providing sufficient assurance to each Examining Authority and the Secretary of State that each DCO can be granted as sought.

B.2 **Onshore substations operational noise and the outline noise complaints protocol**

Onshore substations operational noise and the outline noise complaints protocol

May-July 2026, Revision EF

Between

Five Estuaries Offshore Wind Farm Limited

North Falls Offshore Wind Farm Limited

National Grid Electricity Transmission Plc

FIVE
ESTUARIES
OFFSHORE WIND FARM


NORTH FALLS
Offshore Wind Farm

nationalgrid

This revised Outline Protocol was agreed on [12 May 21 July](#) 2026 between

- Five Estuaries Offshore Wind Farm Limited (Five Estuaries), being the promoter of the Development Consent Order application for the Five Estuaries Offshore Windfarm (Planning Inspectorate reference EN010115);
- North Falls Offshore Wind Farm Limited (North Falls), being the promoter of the Development Consent Order application for the North Falls Offshore Windfarm (Planning Inspectorate reference EN010119); and
- National Grid Electricity Transmission Plc (NGET), being the promoter of the Norwich to Tilbury Development Consent Order application (Planning Inspectorate reference EN020027).

All three being 'parties' and Five Estuaries and North Falls being collectively the 'OWFs'.

The parties have jointly prepared this Outline Protocol to include in their respective DCO applications and/or Examinations. This document will be a certified plan within each application.

Statement status and revisions:

Revision	Date	Notes
A	06/01/2025	Agreed for submission to Five Estuaries OWF Examination – Deadline 5
B	25/02/2025	Amendments incorporated following Five Estuaries OWF Examination ISH6
C	06/05/2025	Amendments incorporated following North Falls OWF Examination ISH1
D	26/02/2026	Amendments incorporated for submission to Norwich to Tilbury Examination – Deadline 1
E	12/05/2026	Amendments incorporated for submission to Norwich to Tilbury Examination – Deadline 4
F	21/07/2026	Amendments incorporated following the SoS decision on North Falls OWF

1 PURPOSE OF THIS PROTOCOL

- 1.1 This document provides information on onshore substations operational noise and associated complaints investigation protocol. It has been prepared to support and be secured by the Development Consent Order (DCO) applications for the three projects.
- 1.2 Noting that the three projects are at different stages in the development process, this document seeks to explain how the effects of operational noise will be managed and any complaints investigated. It is intended that a final protocol in accordance with this outline is prepared and submitted to the relevant discharging authority prior to operation.

2 BACKGROUND

- 2.1 In response to policy in the updated National Policy Statements for energy and electricity networks infrastructure (specifically EN-1 and EN-5) on co-ordination and feedback from consultees identifying the need for closer coordination, the projects have worked together to align the three substation proposals and identify opportunities to minimise or control cumulative impacts.
- 2.2 The OWF projects both have grid connection offers to connect into a new East Anglia Connection Node (EACN) substation, being brought forward as part of the Norwich to Tilbury reinforcement Project.
- 2.3 All three project substations are proposed to be situated in close proximity to each other and therefore consideration has to be given to avoiding any potential significant cumulative effects of operational noise. The projects have agreed a maximum cumulative noise level at nearby identified Noise Sensitive Receptors based on current best practice (specifically BS 4142:2014+A1:2019 and World Health Organization Guidelines) and site-specific measured data, such that the Lowest Observed Adverse Effect Level will not be exceeded. The maximum cumulative noise level has been apportioned to the three projects based on the respective location of, and the likely noise levels produced by, each of the substations. This affords individual limits reflective of the location of the receptors to each project. These limits at specific nearby receptors will be included in each respective projects DCO, which taken together will avoid any significant impact cumulatively.

3 TRIPARTITE POSITION

- 3.1 It was agreed that:
 - (a) each project should have individual project noise limits within the separate DCOs, rather than a cumulative limit across the three consents. This enables better control and accountability for each project.

- (b) the projects should set a limit at a receptor (rather than on site limits) as it is the effect on receptors which it is necessary to control to avoid creating a significant impact on that receptor. It is the cumulative impact which the projects desire to jointly control and not the onsite levels at any of the individual substations. The approach therefore focuses on the levels at receptors rather than seeking to calculate higher onsite levels which would then act cumulatively on receptors.
 - (c) each project would include different “main” receptors based on the apportioned limits (see section 5)
- 3.2 To provide reassurance on the enforceability of the operational noise limits and put in place a practical mechanism for the investigation of any concerns the projects have agreed to develop a tripartite noise investigation procedure to be secured in each of their DCO applications (an outline of this is included in Section 6). This sets out how the projects will determine which project is responsible any non-obvious exceedance and is required to undertake remedial measures.

4 RELEVANT DCO DRAFTING

- 4.1 The three projects agreed the following draft requirement as a base for inclusion in the three DCO’s, applying the levels shown in section 5, but this has been subsequently updated as per the updates detailed in paragraph 4.3 and table 1 below.
- 4.2 Parts 1 (a) and (b)

Control of noise during operational stage

[X].—(1) The noise rating level for the standard operation of Work No. [relevant substation Work No.] must not exceed;

(a) [] dB $L_{Ar,Tr}$ at any time at a free field location immediately adjacent to the following noise sensitive locations—

(i) [] (Grid reference []);

(ii) [] (Grid reference []); and

(b) [] dB $L_{Ar,Tr}$ at any time at a free field location immediately adjacent to [] (Grid reference [])

(c)

(2) Prior to commencement of operation of Work [relevant substation Work No], a noise investigation protocol must be submitted to and approved by the relevant planning authority.

(3) The determination of $L_{Ar,Tr}$ must be in accordance with BS 4142:2014+A1:2019. The reference method set out in Annex D to BS

4142:2014+A1:2019 (or any successor thereto) must be used in the assessment of whether tonal penalties apply. The noise investigation protocol must identify—

(a) the required meteorological and other conditions under which the measurements will be taken, acknowledging that data obtained during emergency operation or testing of certain plant and equipment is not to be taken into account, and

(b) suitable monitoring locations (and alternative locations if appropriate).

(4) For the purposes of this requirement “standard operation” means the ordinary operation of the substations excluding emergency operation and the testing of plant and equipment associated with emergency operation.

- 4.3 Following the close of the Five Estuaries DCO examination and the North Falls DCO examination, National Grid amended the requirement wording for inclusion in the Norwich to Tilbury draft DCO at [X](3) in agreement with the projects. Additionally, the Secretary of State for Energy Security and Net Zero added further wording to the requirement when making the Five Estuaries Offshore Wind Farm Order 2025 [and the North Falls Offshore Wind Farm Order 2026](#). [As a result, National Grid has included the Secretary of State’s additional wording to its requirement to align with the Five Estuaries Offshore Wind Farm Order 2025 and the North Falls Offshore Wind Farm Order 2026.](#) Table 1 sets out the variants of the requirement wording for the three DCOs.

Table 1: Variants of the draft requirement wording for the projects in relation to the control of noise during operational stage

The Five Estuaries Offshore Wind Farm Order 2025	The North Falls Offshore Wind Farm Draft DCO Order 2026	The Norwich to Tilbury Draft DCO
15. Control of noise during operational stage 15.—(1) The noise rating level for the standard operation of Work No. 15B (the onshore electrical substation) must not exceed— (a) 32 decibel LAr,Tr at any time at a free field location immediately adjacent to the following noise sensitive locations— (i) Waterhouse Farm (Grid reference 607256 228374); (ii) Lilleys Farm (Grid reference 607731 227827); and (b) 31 decibel LAr,Tr at any time at a free field location immediately adjacent to Normans Farm (Grid reference 608446 228492). (2) Prior to commencement of operation of Work No. 15B, a noise investigation protocol	17. Control of noise during operational stage 17.—(1) The noise rating level for the standard operation of Work No. 11 <u>(the onshore electrical substation)</u> must not exceed— (a) 33dB LAr,Tr at any time at a free field location immediately adjacent to the following noise sensitive locations— (i) Normans Farm (grid reference 608446 228492); (ii) Mulberry Lodge (grid reference 608753 228577); (iii) Jubilee Villa (grid reference 609061 228932); and (b) 32dB LAr,Tr at any time at a free field location immediately adjacent to Hollylodge Farm (grid reference 609483 229368); and	14. Control of noise during operational stage 14.— (1) The noise rating level for the standard operation of Work No. 8 (East Anglia Connection Node Substation) must not exceed; (a) 34 dB LAr,Tr at any time at a free field location immediately adjacent to the following noise sensitive locations— (i) Bounds Farm (Grid reference 607189, 229356). (b) 33 dB LAr,Tr at any time at a free field location immediately adjacent to the following noise sensitive locations— (i) Property South of Hungerdowns (Grid reference 607236,229625);

The Five Estuaries Offshore Wind Farm Order 2025	The North Falls Offshore Wind Farm Draft DCO Order 2026	The Norwich to Tilbury Draft DCO
must be submitted to and approved by the discharging authority. The protocol must set out a process for the investigation of cumulative operational noise from the proposed National Grid substation and the proposed North Falls substation as and when one or both is operational. (3) The determination of LAr,Tr must be in accordance with BS 4142:2014+A1:2019. The reference method set out in Annex D to BS 4142:2014+A1:2019 (or any successor thereto) must be used in the assessment of whether tonal penalties apply. The noise investigation protocol must identify— (a) the required meteorological and other conditions under which the measurements will be taken, acknowledging that data obtained during emergency operation or testing of certain plant and equipment is not to be taken into account, and (b) suitable monitoring locations (and alternative locations if appropriate). (4) Within 12 months of commencement of operation of Work No. 15B, the undertaker must carry out noise evaluations at the noise	(c) 31dB LAr,Tr at any time at a free field location immediately adjacent to Grange Farm (grid reference 608681 230164). (2) Prior to the commencement of operation of Work No. 11, a noise investigation protocol must be submitted to and approved by the discharging authority. The protocol must set out a process for the investigation of cumulative operational noise from the proposed National Grid substation and the Five Estuaries substation as and when one or both becomes operational. (3) The determination of LAr,Tr must be in accordance with BS 4142:2014+A1:2019. The reference method set out in Annex D to BS 4142:2014+A1:2019 (or any successor thereto) must be used in the assessment of whether tonal penalties apply. The noise investigation protocol must identify— (a) the required meteorological and other conditions under which the measurements will be taken, acknowledging that data obtained during emergency operation or testing of certain plant and	(ii) Mayfields Farm (Grid reference 607135, 229511); and (iii) Badley Hall (Grid reference 607173, 228964). (c) 31 dB LAr,Tr at any time at a free field location immediately adjacent to the following noise sensitive locations— (i) Waterhouse Farm (Grid reference 607256, 228374); and (ii) 69 Hungerdown Lane (Grid reference 607379, 229920). (2) Prior to commencement of operation of Work No. 8 (East Anglia Connection Node Substation), a noise investigation protocol must be submitted to and approved by the relevant planning authority. The protocol must set out a process for the investigation of cumulative operational noise from the proposed North Falls substation and the proposed Five Estuaries substation as and when one or both becomes operational.

The Five Estuaries Offshore Wind Farm Order 2025	The North Falls Offshore Wind Farm <u>Draft DCO Order 2026</u>	The Norwich to Tilbury Draft DCO
sensitive locations listed in sub-paragraphs (1)(a) and (1)(b) and submit the results to the relevant discharging authority. If the noise rating levels are found to be exceeded, the undertaker must provide details of further noise monitoring and mitigation to be agreed in writing by the relevant discharging authority. (5) For the purposes of this requirement “standard operation” means the ordinary operation of the substations excluding emergency operation and the testing of plant and equipment associated with emergency operation.	equipment is not to be taken into account, and (b) suitable monitoring locations (and alternative locations if appropriate). (4) <u>Within 12 months of commencement of operation of Work No. 11, the undertaker must carry out noise evaluations at the noise sensitive locations listed in sub-paragraphs (1)(a), (1)(b) and (1) (c) and submit the results to the relevant discharging authority. If the noise rating levels are found to be exceeded, the undertaker must provide details of further noise monitoring and mitigation to be agreed in writing by the relevant discharging authority.</u> (5) For the purposes of this requirement “standard operation” means the ordinary operation of the substations excluding emergency operation and the testing of plant and equipment associated with emergency operation.	(3) The determination of LAr,Tr must be in accordance with BS 4142:2014+A1:2019. The reference method set out in Annex D to BS 4142:2014+A1:2019 (or any successor thereto) must be used to determine and demonstrate the applicable tonal penalty, where the maximum +6 dB rating penalty has not been applied. The noise investigation protocol must identify— (a) the required meteorological and other conditions under which the measurements will be taken, acknowledging that data obtained during emergency operation or testing of certain plant and equipment is not to be taken into account, and (b) suitable monitoring locations (and alternative locations if appropriate). (4) <u>Within 12 months of commencement of operation of Work No. 8, the undertaker must carry out noise evaluations at the noise sensitive locations listed in sub-paragraphs (1)(a), (1)(b) and (1) (c) and submit the results to the relevant planning authority. If the noise rating levels are found to be exceeded, the undertaker must provide details of further noise monitoring</u>

The Five Estuaries Offshore Wind Farm Order 2025	The North Falls Offshore Wind Farm <u>Draft DCO Order 2026</u>	The Norwich to Tilbury Draft DCO
		<u>and mitigation to be agreed in writing by the relevant planning authority.</u> <u>(5)</u> For the purposes of this requirement, “standard operation” means the ordinary operation of the substations excluding emergency operation and the testing of plant and equipment associated with emergency operation.

5 APPORTIONED NOISE LIMITS AND ASSIGNED RECEPTORS

5.1 The following apportioned limits were agreed on between the three project teams. Figure 1 illustrates the location of the receptors.

Table 2: Five Estuaries noise limits

ID	Name	X	Y	Limit dB L _{Ar,Tr}
SSR5	Waterhouse Farm	607256	228374	32
SSR6	Lilleys Farm	607731	227827	32
SSR7	Normans Farm	608446	228492	31

Table 3: North Falls noise limits

ID	Name	X	Y	Limit dB L _{Ar,Tr}
SSR7	Normans Farm	608446	228492	33
SSR8	Mulberry Lodge	608753	228577	33
SSR9	Jubilee Villa	609061	228932	33
SSR10	Hollylodge Farm	609483	229368	32
SSR11	Grange Farm	608681	230164	31

Table 4: National Grid noise limits

ID	Name	X	Y	Limit dB L _{Ar,Tr}
SSR1	Property South of Hungerdowns	607236	229625	33
SSR2	Mayfields Farm	607135	229511	33
SSR3	Bounds Farm	607189	229356	34
SSR4	Badley Hall	607173	228964	33
SSR5	Waterhouse Farm	607256	228374	31
SSR12	69 Hungerdown Lane	607379	229920	31

LEGEND

- Five Estuaries Substation Operational Boundary
- North Falls Substation Operational Boundary
- National Grid EACN Substation Zone
- Operational Substation Boundaries and Zones Nominal 1.2 km Buffer
- Noise Sensitive Receptor Location

Sensitive Receptor ID	Name
SSR1	Property South of Hungerdowns
SSR2	Mayfields Farm
SSR3	Bounds Farm
SSR4	Badley Hall
SSR5	Waterhouse Farm
SSR6	Lilleys Farm
SSR7	Normans Farm
SSR8	Mulberry Lodge
SSR9	Jubilee Villa
SSR10	Hollylodge Farm
SSR11	Grange Farm
SSR12	69 Hungerdown Lane

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PROJECT TITLE: FIVE ESTUARIES OFFSHORE WIND FARM
NORTH FALLS OFFSHORE WIND FARM
NORWICH TO TILBURY DEVELOPMENT

DRAWING TITLE: NOISE SENSITIVE RECEPTORS ASSIGNED NOISE LIMITS AROUND THE PROPOSED SUBSTATIONS

VER	DATE	REMARKS	Drawn	Checked
1	10/02/2025	Operational Noise Protocol Revision B	JO	JRS

DRAWING NUMBER: 1

SCALE: 1:12,500	PLOT SIZE: A3	DATUM: OSGB 1936	PROJECTION: British National Grid
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6 OUTLINE ONSHORE SUBSTATIONS TRIPARTITE NOISE INVESTIGATION PROTOCOL

- 6.1 As three onshore substations (OnSS) are proposed to be located in the vicinity of Ardleigh, Lawford and Little Bromley parishes it has been identified that there needs to be a protocol to be followed in the event of complaints from the general public about noise during the operational period.
- 6.2 The three OnSS will be designed to meet their individual noise limits set out in Section 5, which will ensure compliance cumulatively with 35 dB L_{Ar, Tr}. If complaints arise, this is most likely to be as a result of an item of plant within one of the OnSS developing a fault, which will need rectifying. In the case of no obvious faulty plant, it will be necessary to quantify whether the cumulative operational noise level meets the consented noise limit and, if not, to determine which of the sites is in breach of their noise limits, as they would be responsible for the mitigation of its noise output to ensure that the limits at residential receptors are met.
- 6.3 The final protocol will confirm:
- Contact details for each operator, including if there will be a central complaints number or email address for nearby receptors;
 - The noise limits that have been derived to apply to each OnSS individually (currently set out in section 5);
 - Details of the approach to communication, setting out how the operators will communicate with each other following receipt of a complaint. It will enable efficient transfer of information and minimise delays when investigation works are to be transferred between operators;
 - Details of how regularly any complainant will be kept up to date during the investigation in to a complaint;
 - The method to be employed in the event of a complaint requiring investigation, who should be responsible for carrying out the investigations, and including a flowchart similar to the example included as Chart 1;
 - Details of relevant British Standards that should be considered, e.g. When carrying out measurements and assessment of noise from the OnSSs it is recommended that reference is made to BS 4142:2014+A1:2019, Methods for rating and assessing industrial and commercial sound or equivalent subsequent versions available at the time of the assessment (save in respect of penalties for tonality which should remain in line with 2019 standard);
 - Details of how to carry out measurements to determine whether the cumulative limits are being met;

- What further measurements should be undertaken if the cumulative limit is being exceeded, or further investigation is required, to determine whether apportioned limits are likely to be met and identify most contributing plant;
 - Specify the types of mitigation which could be employed to reduce the noise levels and which noise source is most important to mitigate;
 - Need to re-evaluate noise levels at the complaint location, if required; and
 - Reporting and complaint close out requirements.
- 6.4 Prior to using the protocol, and within 48 hours from receipt of a complaint, the operator of each substation should take an initial walkaround to ensure there is not a clear and obvious reason for the complaint e.g. equipment clearly not operating correctly. If it is not clear, the operator closest to the complainant will follow the Protocol.
- 6.5 In the event of equipment clearly not operating correctly, initial remedial measures must be considered that can help reduce any excess noise by the owner / operator of that equipment.
- 6.6 It is expected the Protocol will operate as follows:
- (a) Within 10 working days from receipt of a complaint of a noise, which was not identified during an initial walkaround of the OnSSs, the appropriate OnSS operator shall, at its expense, employ or appoint a qualified acoustician “the acoustic consultant” to assess the Rating Level of noise from all onshore substations (combined Rating Level) at the complainant’s property in accordance with the procedures described in this protocol. Each operator will retain an acoustic consultant for at least 18 months following the date of commencement of operation for the relevant OnSS. Details of the retained acoustic consultants will be set out in the Protocol. Prior to and in tandem with the acoustic consultant’s assessment, the appropriate OnSS operator may also investigate the noise complaint, including collating additional information from the complainant and installing monitoring equipment. The appropriate OnSS operator may make arrangements for the acoustic consultant and the appropriate OnSS operator to share information. The acoustic consultant must be appropriately qualified and experienced. The appropriate OnSS and its operator are defined by the OnSS with the shortest distance to the complainant’s property. The written request from the Local Planning Authority shall set out at least the date, time and location that the complaint relates to. In this paragraph:
- (i) the affected dwelling from which a complaint is received must be located within a reasonable distance of any of the three project substations for a complaint to require investigation, a nominal value of 1.2km is provided as a guide to this distance;

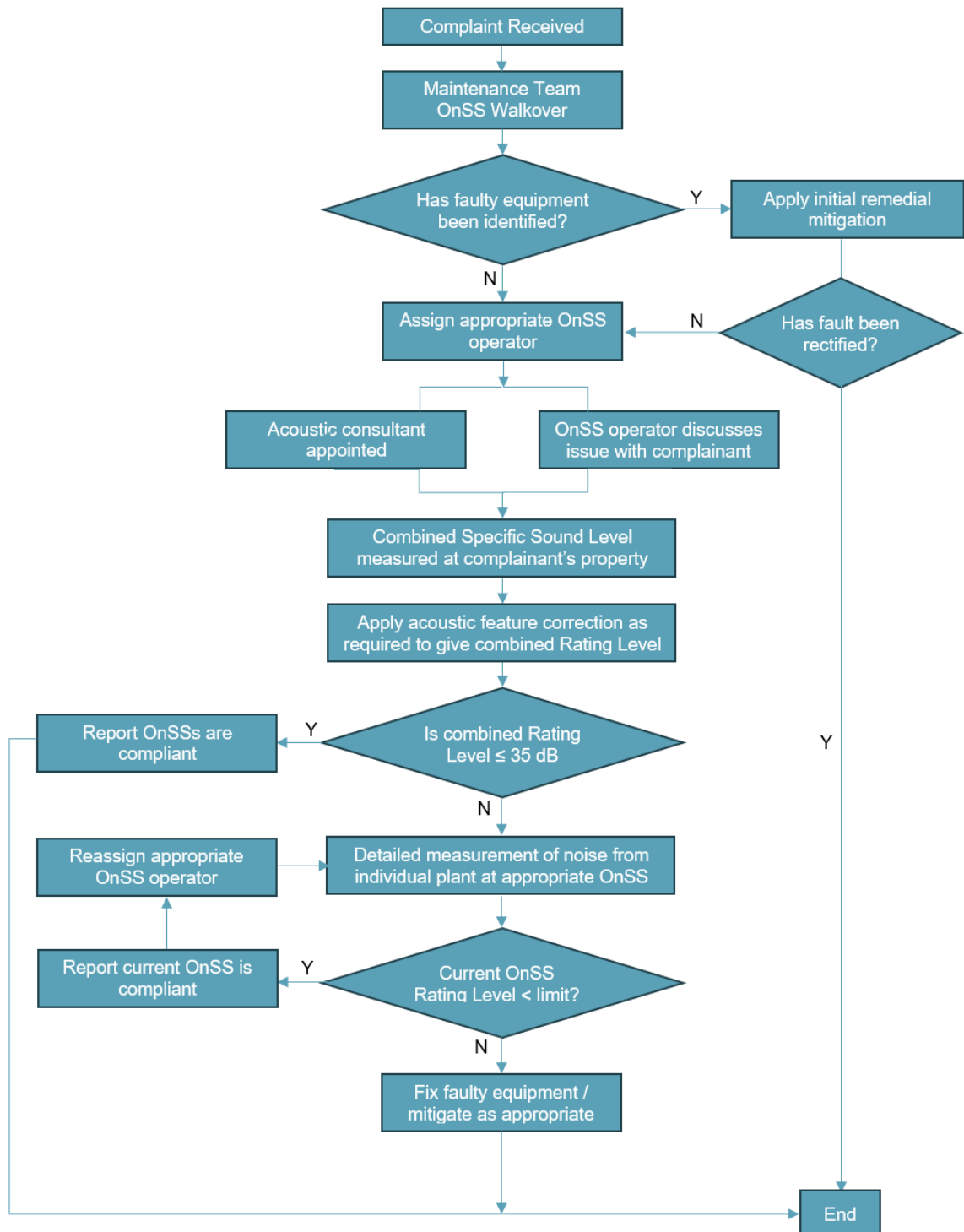
- (ii) a complaint will not require to be investigated if it arises from a property, or neighbouring property which has been monitored as part of an investigation under this Protocol (or any detailed protocol prepared in accordance with this outline) within the previous 12 calendar months where that previous investigation found that there was no exceedance of the Rating Level; and
 - (iii) where the Local Planning Authority agrees with any of the Parties that a specific complaint is unsubstantiated, vexatious or unreasonable, investigation of that complaint is not required.
- (b) The combined Specific Sound Level from the OnSSs shall be determined from an assessment location at the complainant's property in accordance with BS 4142:2014+A1:2019 (or any successor thereto), using a sound level meter of BS EN 61672 Class 1 quality (or any successor thereto), for free-field application. Filters shall conform to BS EN 61260 Class 1 quality (or any successor thereto). A sound calibrator is to be used to perform a field calibration and shall conform to BS EN 60942 Class 1 quality (or any successor thereto). The measuring system, including the sound calibrator, is to be laboratory calibrated at the recommended intervals as specified in BS 4142:2014+A1:2019 (or any successor thereto).
- (c) Sound measurements will be made in accordance with the measurement procedure set out in BS 4142:2014+A1:2019 (or any equivalent successor thereto) in free-field conditions. To achieve this, the microphone should be placed at least 3.5 metres away from the building façade or any reflecting surface except the ground. Where this is not possible, the measured level can be adjusted to an equivalent free-field level by subtracting an appropriate correction factor. The selected measurement position will be representative of the ambient sound level at a height of 1.2 metres to 1.5 metres above the ground. In the event that the consent of the complainant for access to his or her property to undertake compliance measurements is withheld, the appropriate OnSS operator shall submit for the written approval of the Local Planning Authority details of the proposed alternative representative measurement location prior to the commencement of measurements and the measurements shall be undertaken at the approved alternative representative measurement location.
- (d) The weather conditions that could affect the sound measurements are to be recorded, and no such measurements shall take place during unsuitable weather conditions, as set out in Section 6.4 of BS 4142:2014+A1:2019 (or any successor thereto).

- (e) Sound measurements will be undertaken at the earliest opportunity subject to appropriate weather condition and access agreements. This would be expected to take place within ten working days of appointment.
- (f) The combined Specific Sound Level will be determined from the sound measurements in accordance with the procedure set out in Section 7.3 of BS 4142:2014+A1:2019 (or any successor thereto). Corrections for acoustic features are to be applied to the combined Specific Sound Level to provide a combined Rating Level of the OnSSs at the complainant's property, or suitable proxy location, in accordance with Section 9 of BS 4142:2014+A1:2019 (or any equivalent successor thereto). Corrections for acoustic features may be applied using either the subjective or objective method, at the discretion of the acoustic consultant.
- (g) In the event that the combined Rating Level is no greater than 35 dB $L_{A_{r,Tr}}$, it shall be determined that all OnSSs are compliant with their appropriate noise limits. A report shall be issued by the acoustic consultant to the Local Planning Authority within 15 working days of completion of all sound measurements, confirming compliance and detailing the assessment. No further action would then be required.
- (h) In the event that the combined Rating Level is above 35 dB $L_{A_{r,Tr}}$, the acoustic consultant shall undertake a further assessment of the level of sound emitted from the OnSS that the appropriate OnSS operator is responsible for. A series of additional free-field measurements, will be undertaken around the OnSS that the appropriate OnSS operator is responsible for. The additional measurements are to determine the sound power level of the individual electrical components of the OnSS that the appropriate OnSS operator is responsible for by way of a sound intensity-based method in accordance with ISO 3740:2019 and BS EN 60076-10 (or successor thereto, or equivalent UK adopted standard in force at the time of measurements). In the event that it is not possible to conduct sound intensity measurements, then an appropriate proxy (such as supplied technical reports or sound pressure level measurements) shall be used.
- (i) The individual Specific Sound Level, from the components within the OnSS that the appropriate OnSS operator is responsible for, will be calculated at a location outside the complainant's property using ISO 9613-2:2024 (or successor thereto, or equivalent UK adopted standard in force at the time of measurements) and the sound power levels derived from the additional measurements described in (h). Corrections for acoustic features are to be applied to the individual Specific Sound Level to provide an individual Rating Level of the OnSS that the appropriate OnSS operator is responsible for at the complainant's property in accordance with Section 9 of BS 4142:2014+A1:2019 (or any equivalent successor thereto (save in respect of penalties for tonality which should remain in line with 2019 standard)). Corrections for

acoustic features may be applied using either the subjective or objective method, at the discretion of the acoustic consultant.

- (j) In the event that the individual Rating Level is no greater than the limit set out in the appropriate table of Section 5 for the complainant's dwelling, it shall be determined that the individual OnSS is compliant with its appropriate noise limit. A report shall be issued by the acoustic consultant to the Local Planning Authority within 15 working days of completion of all sound measurements, confirming compliance and detailing the assessment. No further action would then be required from the appropriate OnSS operator. The operator of the OnSS located at the next closest distance to the complainant's dwelling will appoint an acoustic consultant to carry out measurements of their OnSS, in accordance with (h) and (i), and the result considered using the method described in (j). The process is to be repeated for the final OnSS, should it be demonstrated that the closer two OnSSs are operating within their noise limits at the complainant's dwelling.
- (k) In the event that the individual Rating Level is greater than the limit set out in the appropriate table of Section 5 for the complainant's dwelling, the acoustic consultant shall draft a scheme for potential temporary short-term and/or longer term mitigation measures which would reduce either the overall noise emitted by the individual OnSS or the noise from the items of equipment identified to be causing the exceedance. The report shall be issued by the acoustic consultant to the Local Planning Authority within 20 working days of completion of all sound measurements, confirming the details of assessment, magnitude of the exceedance and the approach to mitigation measures which are required to rectify the exceedance.

Chart 1: Example Flowchart



B.3 **Applicant's September 2025 consultation response to North Falls and Five Estuaries Offshore Wind Farms' Joint Substations Design Guide**

Norwich to Tilbury

Response to First Draft of Joint Substations Design Guide

Purpose of document	National Grid Electricity Transmission's (NGET) response to North Falls and Five Estuaries Offshore Wind Farms Joint Substations Design Guide
Date of issue	29 th September 2025

1. Introduction

National Grid Electricity Transmission (NGET) has reviewed North Falls and Five Estuaries Offshore Wind Farms draft Joint Substations Design Guide (JDG) for the two co-located onshore substations (OnSS), as a stakeholder in the process. NGET is proposing a new 400 kV substation; known as the East Anglia Connection Node (EACN) as part of the Norwich to Tilbury (the 'Project'). The EACN substation facilitates the contracted Essex Coast Generation Group including Tarchon Energy Limited and North Falls and Five Estuaries offshore wind generation projects, by providing a point of connection to the national electricity transmission system. The EACN is proposed to be located along the western boundary of the OnSS site as shown in Plate 03 of the JDG, on land to the west of Grange Road, Ardleigh (see Image 1 below).

National Grid has been engaging with North Falls Offshore Wind Farm (NFOWF) and Five Estuaries Offshore Wind Farm (FEOWF) throughout the development process, to ensure that wherever there is design overlap (e.g. within the Order Limits) this is (and will continue to be) considered as the designs are progressed to avoid conflict (e.g. one projects installing planting only for the other project to remove it at a later date to undertake works). It is noted that NFOWF and FEOWF are currently at a more advanced stage than the Norwich to Tilbury project. The Norwich to Tilbury project was accepted for examination on 26 September 2025.

2. Response

NGET notes that the JDG is a comprehensive document that addresses the following key areas:

- Part 2: Layout, Design and Materials Guidance
- Part 3: Environmental Colour Assessment
- Part 4: Landscape and Ecology Guidance

While NGET acknowledges that the JDG is currently consulting on these matters, it is important to clarify that they are specific to the co-location of the OnSS site as defined in Part 2 of the JDG. These considerations do not apply to the EACN for Norwich to Tilbury.

NGET's approach to Design

Given the linear nature of the proposed electricity transmission project that comprises various components, NGET has developed a suite of documents to support the Development Consent Order

(DCO) application for the Norwich to Tilbury project to articulate the design approach taken. These documents have been submitted as part of the DCO application, and are available to view on the Planning Inspectorate's project page: <https://national-infrastructureconsenting.planninginspectorate.gov.uk/projects/EN020027>.

- ▣ **DAS** – Design and Access Statement (document reference 7.15)
- ▣ **DASSI** – Design Approach for Site Specific Infrastructure (document reference 7.16)
- ▣ **DDR** – Design Development Report (document reference 5.15)

While noting that the JDG provides guidance on layout, design and materials, NGET has set out an approach to the design of site-specific infrastructure, detailed in the DASSI (document reference 7.16). This document identifies where design variations are flexible and outlines the regulatory and technical constraints that limit such flexibility for the design of the permanent infrastructure such as the EACN.

Due to safety and design requirements, NGET is unable to adopt the same approach outlined in the JDG, regarding some of the design variations such as colour and materials used. These limitations are further explained in the DASSI (document reference 7.16).

National Grid has reviewed the proposed colour palette for the Gas Insulated Switchgear (GIS) building at the Tilbury North Substation and landscaping at the CSE compounds and new substations / substation extension, as there is scope to vary these design details. The requirements proposed detail how the final design must have regard to the DASSI, secured through a requirement in the draft Development Consent Order (DCO) (document reference 3.1).

Mitigation and coordination

The JDG identifies that the methodology for the JDG has been primarily landscape-led, with the requirement to deliver ecological mitigation, compensation and enhancement measures. NGET has taken a similar approach around the EACN, through providing landscape and ecological mitigation around the permanent infrastructure.

For the Norwich to Tilbury project, indicative landscape and Biodiversity Net Gain (BNG) proposals within the Environmental Area proposed around the EACN form part of the Outline Landscape and Ecological Mitigation Plan (see Appendix D of document reference 7.4) submitted with the Norwich to Tilbury DCO application. Image 1 below shows the Environmental Area proposed around the EACN alongside the draft Landscape and Ecology masterplan proposed in the JDG for the OnSS.

[illegible]

The NFOWF and FEOWF proposals are considered to be consistent from an ecology and landscape perspective. NGET would like to note there is some tree planting in close proximity to the existing UK Power Network overhead line, the key areas are identified in red on Image 2 below, and the JDG also proposes orchard tree planting below overhead lines. It is appreciated that this overhead line is not owned by NGET, and we would note that any tree planting is designed outside of the clearance distance for overhead lines, as agreed with the network operator.

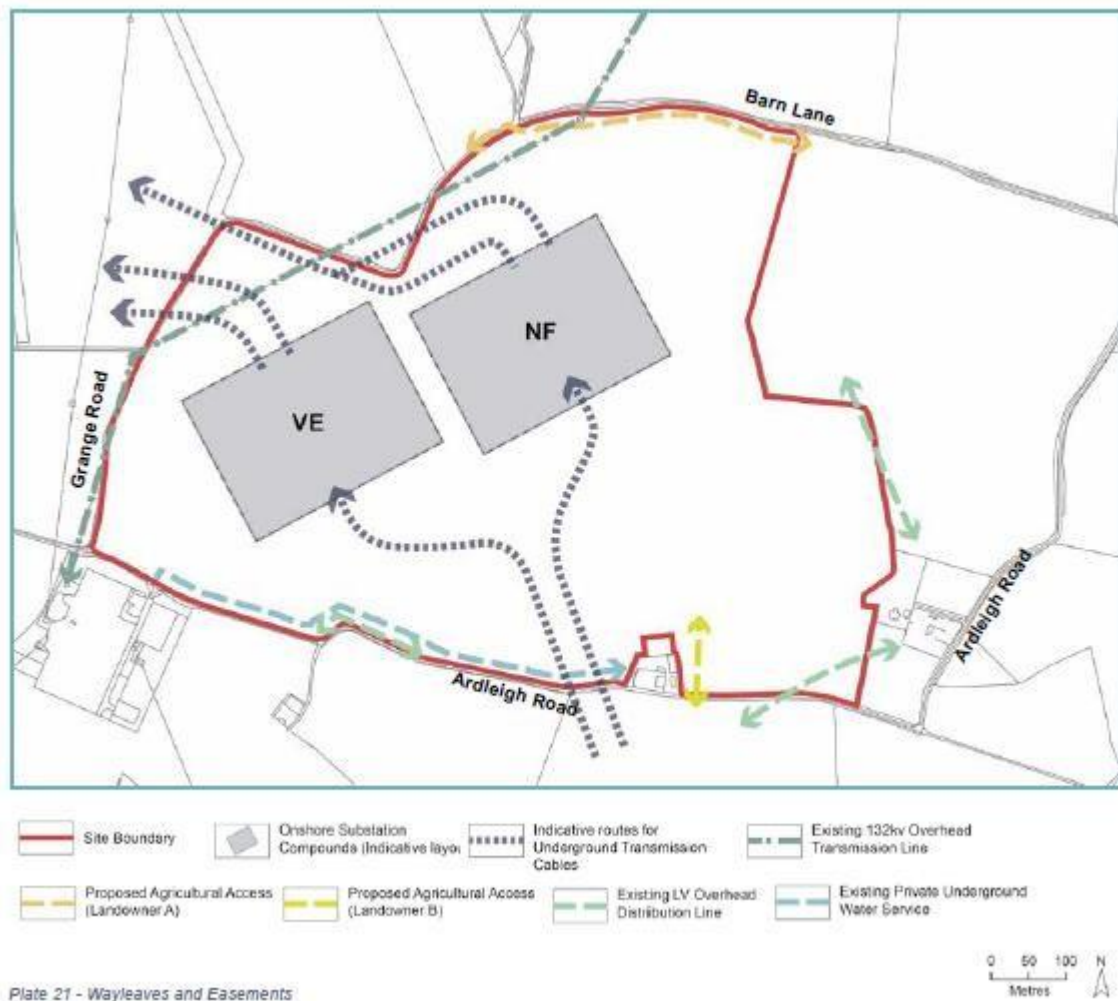
Image 2: Extract from JDG reference 4.16 Landscape and Ecology Masterplan- Illustrative



Outgoing cable corridor

The JDG outlines that the outgoing cables will exit the OnSS to the north west on their route to the EACN Substation. It is noted that options for the routing of these cables are currently being explored (as illustrated in Plate 21 of the JDG showing Wayleaves and Easements as shown below).

Image 3: Plate 21 Easements and Wayleaves from JDG



NGET would like to highlight that the detailed design of routing of cables will require careful consideration to minimise any reduction of area to the proposed woodland as part of Norwich to Tilbury's mitigation in the proposed Environmental Area (Appendix D of the Outline Landscape and Ecological Mitigation Plan (document reference 7.4)). There are concerns that this could introduce an open sightline from part of Grange Road towards the EACN for people travelling along the road in a westerly direction. In this respect the southern options exiting both OnSS are preferred. The areas where the cable route conflicts with the proposed planting are highlighted in red below on Image 4.

Image 4: Areas of potential affected mitigation within EACN Environmental Area (taken from Appendix D of the Outline Landscape and Ecological Mitigation Plan (document reference 7.4))



NGET has noted the tree planting restrictions highlighted in the JDG that should be followed in regard to underground cables, limiting planting of small-medium trees to 6 m either side of the centre of the easement and Willow and Poplar trees should not be planted within 10 m. The Outline Landscape and Ecological Mitigation Plan (see Appendix D of document reference 7.4) has included a note to reference that detailed design to co-ordinate with details of underground cable routes of customer connections (North Falls and Five Estuaries Offshore Wind Farms) and no planting shall be within 10 m of underground cables.

NGET infrastructure requirements

The JDG anticipates that the layout will need to accommodate minor infrastructure requirements associated with the proposed NGET Connection Node.

NGET will continue to liaise with NFOWF and FEOWF to establish any requirements.

Drainage Strategy

The JDG highlights that a joint Outline Operational Drainage Strategy was developed by North Falls and Five Estuaries prior to their DCO applications, to ensure that both designs can co-locate and does not result in any adverse effects on each other and/or the local environment.

NGET agrees that the drainage strategy needs to take into account the design of both OnSSs, but also to ensure there is continued discussions regarding the Norwich to Tilbury project's drainage requirements.

A drainage easement is necessary along the north side of Ardleigh Road for the EACN Substation, this easement would be located within Norwich to Tilbury's Limits of Deviation as indicated on the Works Plans, (document reference 2.3) however, the JDG does not include this easement (refer to 4.15 Draft Landscape and Ecology Masterplans of the JDG and Image 5 below).

B.4 **Applicant's March 2026 consultation response to North
Falls and Five Estuaries Offshore Wind Farms' Joint
Substations Design Guide Version 01**

National Grid Electricity Transmission

Response to the Joint Substations Design Guide

Purpose of document	National Grid Electricity Transmission's (NGET) response to North Falls and Five Estuaries Offshore Wind Farms Joint Substations Design Guide Version 01: January 2026
Date of issue	17 March 2026

1. Introduction

National Grid Electricity Transmission (NGET) has reviewed North Falls and Five Estuaries Offshore Wind Farms Joint Substations Design Guide (JSDG) Version 01: January 2026, for the two co-located onshore substations (OnSS), as a stakeholder in the process.

NGET is proposing a new 400 kV substation; known as the East Anglia Connection Node Substation (EACN) as part of the Norwich to Tilbury project (the 'Project'). The EACN substation facilitates the contracted Essex Coast Generation Group including Tarchon Energy Limited and North Falls Offshore Wind Farm (NFOWF) and Five Estuaries Offshore Wind Farm (VEOWF) projects, by providing a point of connection to the national electricity transmission system.

The EACN is proposed to be located along the western boundary of the OnSS site as shown in **Figure 8.19** of the JSDG, on land to the west of Grange Road, Ardleigh (see Image 1).

Image 1: Extract from JSDG reference 8.19 Landscape and Ecology Masterplan - Illustrative Integration with Future Projects



2. NGET Response

NGET has completed its review of the Joint Substations Design Guide and confirms that no conflicts have been identified in relation to the Norwich to Tilbury project, which is currently undergoing DCO examination by the Planning Inspectorate.

National Grid has now appointed a dedicated Design Champion for the Project, who has provided oversight of the response to the JSDG.

NGET fully supports the continued liaison between NFOWF and VEOWF and Norwich to Tilbury, as part of the close working agreement to ensure co-ordination across the sites.

NGET Feedback on JSDG Version 01: January 2026

NGET comment / issue raised	NGET position (summary)	Relevant JSDG section(s)	How the issue is addressed in JSDG	Commentary (interrelationship perspective)
Applicability of the JSDG to NGET / EACN infrastructure	The JSDG should recognise interfaces with the East Anglia Connection Node (EACN) Substation without constraining NGET's proposals or statutory requirements	Section 1.1.12 (Scope) ; Section 4.6.9 (NGET Infrastructure Requirements)	The updated JSDG clearly defines its scope as applying to the North Falls and Five Estuaries OnSSs only, while recognising the presence of the adjacent EACN. Interfaces are acknowledged, but the Guide does not seek to apply design guidance to NGET infrastructure.	Confirms no conflict with NGET proposals and supports coordinated working at interfaces.
Recognition of NGET technical, safety and operational constraints	Safety, security and operability requirements can significantly limit the ability to influence aesthetic appearance and design optionality and must take precedence	Sections 2.5 (Technical Limitations for Design) ; 2.6 (Performance Requirements)	The JSDG recognises that safety and security is paramount whilst functional and operational requirements limit design optionality.	Fully aligned with NGET's approach to safety security and operability
Coordination with EACN at project interfaces	Continued collaboration required on layout interfaces, clearances, security, drainage and operational constraints	Sections 4.6.9, 4.8 (Water and Drainage) ; Sections 5.10–5.12 (Boundaries and Security)	The JSDG sets out expectations for continued coordination with NGET, including accommodating minor EACN-related infrastructure requirements and aligning on security,	Demonstrates strengthened inter-project coordination with no identified conflicts.

			drainage, clearances and perimeter treatments.	
Outgoing cable corridor to EACN	Cable routing from the co-located substations must integrate with the fixed route into EACN without compromising NGET requirements	Sections 4.6.7–4.6.8 (Outgoing Cable Corridor)	The JSDG recognises the outgoing cable corridor to EACN and confirms that planting, layout and mitigation are designed with cable routing and associated constraints in mind and that liaison will be undertaken with NGET to establish any further requirements.	Supports coordinated delivery and avoids abortive works or future conflicts.
Tree planting restrictions over underground cables	Planting must respect easements and avoid future conflict with underground cables	Section 4.6 (Wayleaves and Easements) ; Section 8 (Landscape and Ecology)	The JSDG clearly sets out tree-planting exclusion zones adjacent to EHV cables and integrates these constraints into the landscape strategy and planting typologies.	Reflects NGET technical constraints and supports long-term operability.
Drainage strategy alignment	Drainage design should be coordinated to avoid conflicts between projects and with EACN	Section 4.8 (Water and Drainage)	The JSDG confirms a joint approach to drainage through a shared Outline Operational Drainage Strategy, with continued coordination anticipated at detailed design stage.	No conflicts identified; approach supports integrated water management.
Perimeter treatments and security	Boundary treatments should be coordinated, noting proposed palisade fencing at EACN	Sections 5.10–5.12 (Boundary Typologies and Security)	The JSDG acknowledges security requirements and sets out fencing approaches that can be coordinated with adjacent infrastructure, including palisade fencing where required.	Ensures visual and functional alignment at site boundaries.
Design governance and iterative design process	Strong design governance and iterative review is an important part of the design process.	Sections 1.1, 1.1.15–1.1.21 (Design Process and Review)	The JSDG confirms robust design governance, including a Design Champion, extensive stakeholder engagement and EQRP review, with feedback demonstrably influencing the Guide.	In general accordance with NGET's Good Design approach.

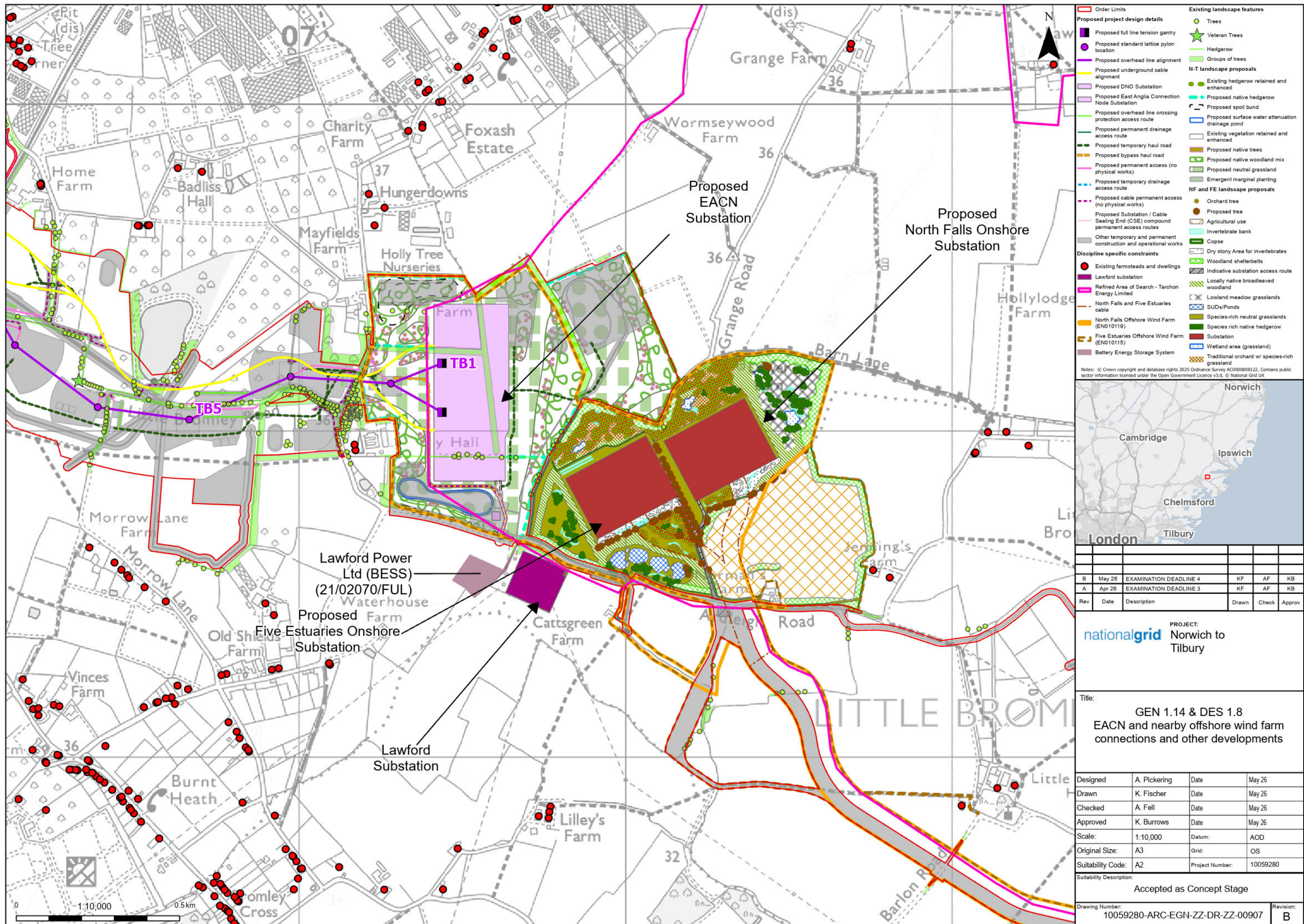
Environmental Colour Assessment and visual integration	Colour strategy should support visual integration and avoid intrusive effects	Sections 7 (Colour); ECA methodology and palettes	The JSDG applies a robust ECA using the Natural Colour System, establishing neutral base colours and subtle accent tones to integrate buildings with the landscape.	Supports Good Design outcomes with no implications for NGET infrastructure.
Sustainability, resilience and environmental mitigation	Design should embed sustainability, climate resilience and environmental enhancement	Sections 6 (Sustainability); 8 (Landscape and Ecology)	The JSDG embeds sustainability, SuDS, biodiversity net gain and climate resilience throughout, aligned with national policy and best practice.	Positive contribution to shared environmental objectives.
Traffic and Transport	NGET is widening the north side of Ardleigh Road as part of the Norwich to Tilbury project proposals. Therefore, appears to correspond with the proposed widening works that have been previously discussed with NFOWF and FEOWF	Sections 8 (Landscape and Ecology)	Figure 8.17 Landscape and Ecology Masterplan - Integration with Future Projects appear to correspond with the proposed widening works in relation to traffic and transport.	The subject has been previously discussed with NFOWF and FEOWF

Appendix C.

Plans for Substation

Locations

C.1 **Plan for the EACN Substation Location**



- Order Limits
- Proposed project design details
 - Proposed full line tension gantry
 - Proposed standard lattice pylon location
 - Proposed overhead line alignment
 - Proposed underground cable alignment
 - Proposed DNO Substation
 - Proposed East Anglia Connection Node Substation
 - Proposed overhead line crossing protection access route
 - Proposed permanent drainage access route
 - Proposed temporary haul road
 - Proposed bypass haul road
 - Proposed permanent access (no physical works)
 - Proposed temporary drainage access route
 - Proposed cable permanent access (no physical works)
 - Proposed Substation / Cable Sealing End (CSE) compound permanent access routes
 - Other temporary and permanent construction and operational works
- Discipline specific constraints
 - Existing farmsteads and dwellings
 - Lawford substation
 - Refined Area of Search - Tarchon Energy Limited
 - North Falls and Five Estuaries cable
 - North Falls Offshore Wind Farm (EN010119)
 - Five Estuaries Offshore Wind Farm (EN010115)
 - Battery Energy Storage System
- Existing landscape features
 - Trees
 - Veteran Trees
 - Hedgerow
 - Groups of trees
 - N-T landscape proposals
 - Existing hedgerow retained and enhanced
 - Proposed native hedgerow
 - Proposed spoil bund
 - Proposed surface water attenuation drainage pond
 - Existing vegetation retained and enhanced
 - Proposed native trees
 - Proposed native woodland mix
 - Proposed neutral grassland
 - Emergent marginal planting
 - NF and FE landscape proposals
 - Orchard tree
 - Proposed tree
 - Agricultural use
 - Invertebrate bank
 - Copse
 - Dry stony Area for invertebrates
 - Woodland shelterbelts
 - Indicative substation access route
 - Locally native broadleaved woodland
 - Lowland meadow grasslands
 - SUDs/Ponds
 - Species-rich neutral grasslands
 - Species rich native hedgerow
 - Substation
 - Wetland area (grassland)
 - Traditional orchard w/ species-rich grassland



Rev	Date	Description	Drawn	Check	Approv
B	May 26	EXAMINATION DEADLINE 4	KF	AF	KB
A	Apr 26	EXAMINATION DEADLINE 3	KF	AF	KB

PROJECT: Norwich to Tilbury

nationalgrid

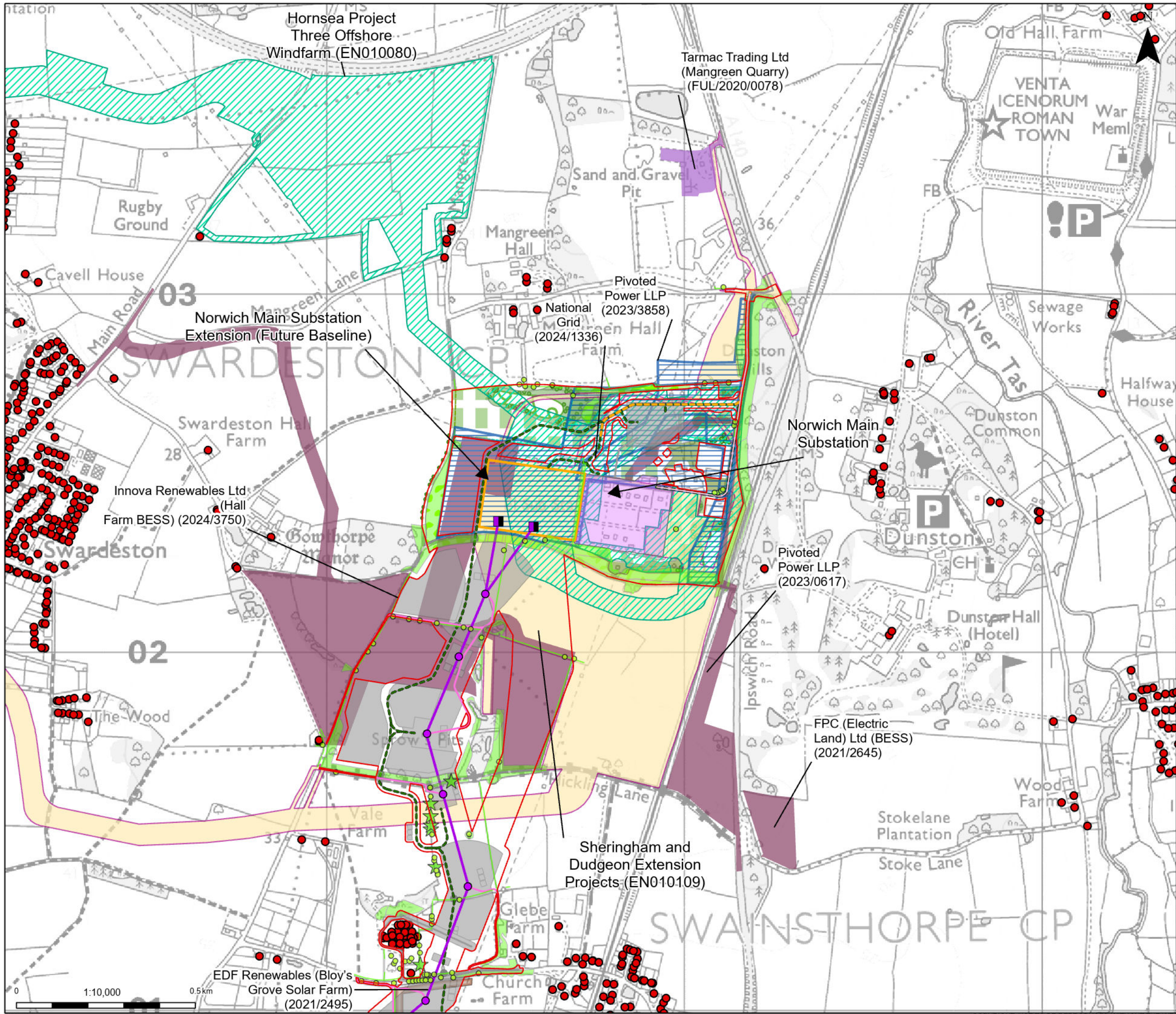
Title: GEN 1.14 & DES 1.8 EACN and nearby offshore wind farm connections and other developments

Designed	A. Pickering	Date	May 26
Drawn	K. Fischer	Date	May 26
Checked	A. Fell	Date	May 26
Approved	K. Burrows	Date	May 26
Scale:	1:10,000	Datum:	AOD
Original Size:	A3	Grid:	OS
Suitability Code:	A2	Project Number:	10059280

Suitability Description: Accepted as Concept Stage

Drawing Number: 10059280-ARC-EGN-ZZ-DR-ZZ-00907	Revision: B
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C.2 Plans for the Norwich Main, Bramford, and Tilbury North Substation Locations



Order Limits

Proposed project design details

Proposed full line tension gantry

Proposed standard lattice pylon location

Proposed overhead line alignment

Norwich Main Substation

Norwich Main Substation Extension (future baseline)

Proposed temporary haul road

Proposed bypass haul road

Proposed permanent access (no physical works)

Proposed Substation / Cable Sealing End (CSE) compound permanent access routes

Other temporary and permanent construction and operational works

Discipline specific constraints

Existing farmsteads and dwellings

Battery Energy Storage System

Transmission and Distribution Infrastructure

Waste Recycling Facility and Waste/Materials Storage

Generating Stations

Sheringham and Dudgeon Extension Projects (EN010109)

Hornsea Project Three Offshore Wind Farm (EN010080)

Existing landscape features

Trees

Veteran Trees

Hedgerow

Groups of trees

Landscape proposals

Existing Hedgerow retained and enhanced

Proposed native hedgerow

Existing Vegetation retained and enhanced

Retained and enhanced scrub

Proposed Native Woodland Mix

Proposed Native Trees

Proposed Neutral Grassland

Existing Vegetation to be managed under overhead line

Proposed Native Scrub Mix

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Norwich

Cambridge

Ipswich

Chelmsford

Tilbury

London

B	MAY 26	EXAMINATION DEADLINE 4	KF	AF	KB
A	APRIL 26	EXAMINATION DEADLINE 3	KF	AF	KB
Rev	Date	Description	Drawn	Check	Approv

PROJECT:
nationalgrid Norwich to Tilbury

Title:
GEN1.15 - Norwich Main and Bramford substations and Tilbury North site Norwich Main

Designed	A. Pickering	Date	May 26
Drawn	K. Fischer	Date	May 26
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Approved	K. Burrows	Date	May 26
Scale:	1:10,000	Datum:	AOD
Original Size:	A3	Grid:	OS
Suitability Code:	A2	Project Number:	10059280

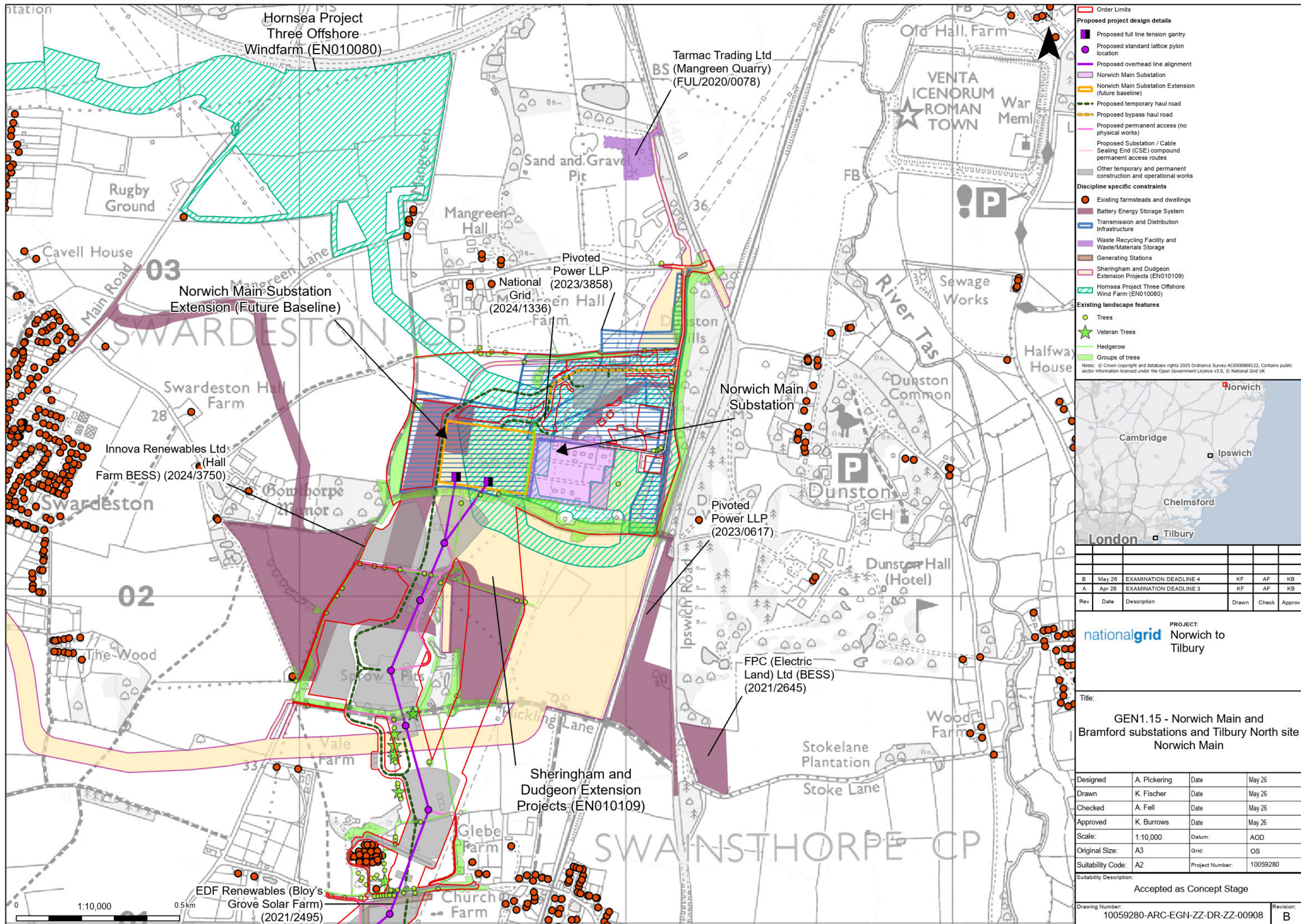
Suitability Description:
Accepted as Concept Stage

Drawing Number:
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Revision:
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Order Limits

Proposed project design details

- Proposed full line tension gantry
- Proposed standard lattice pylon location
- Proposed overhead line alignment
- Norwich Main Substation
- Norwich Main Substation Extension (future baseline)
- Proposed temporary haul road
- Proposed bypass haul road
- Proposed permanent access (no physical works)
- Proposed Substation / Cable Sealing End (CSE) compound permanent access routes
- Other temporary and permanent construction and operational works

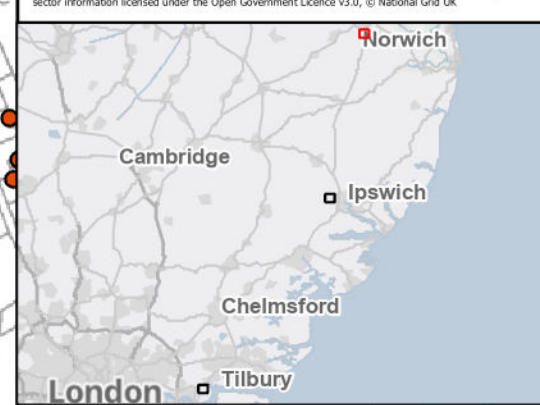
Discipline specific constraints

- Existing farmsteads and dwellings
- Battery Energy Storage System
- Transmission and Distribution Infrastructure
- Waste Recycling Facility and Waste/Materials Storage
- Generating Stations
- Sheringham and Dudgeon Extension Projects (EN010109)
- Hornsea Project Three Offshore Wind Farm (EN010080)

Existing landscape features

- Trees
- Veteran Trees
- Hedgerow
- Groups of trees

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A	Apr 26	EXAMINATION DEADLINE 3	KF	AF	KB

PROJECT:
nationalgrid Norwich to Tilbury

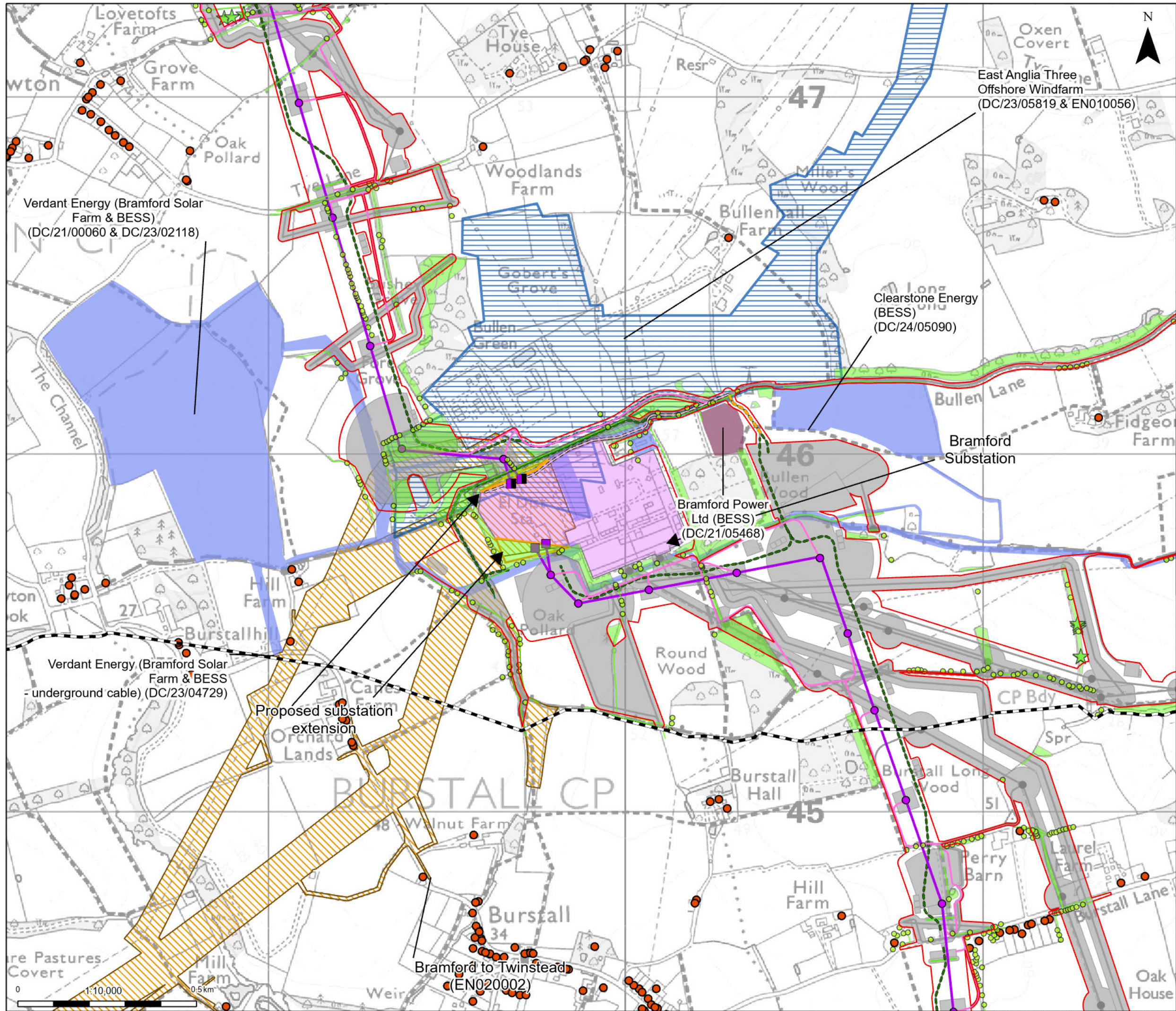
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Designed	A. Pickering	Date	May 26
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Original Size:	A3	Grid:	OS
Suitability Code:	A2	Project Number:	10059280

Suitability Description:
Accepted as Concept Stage

Drawing Number:
10059280-ARC-EGN-ZZ-DR-ZZ-00908

Revision:
B



- Order Limits**
- Project section line
- Proposed project design details**
- Proposed full line tension gantry
 - Proposed low duty gantry
 - Proposed standard lattice pylon location
 - Proposed overhead line alignment
 - Bramford Substation
 - Bramford Substation Extension
 - Proposed overhead line crossing protection access route
 - Proposed permanent drainage access route
 - Proposed temporary haul road
 - Proposed bypass haul road
 - Proposed permanent access (no physical works)
- Proposed Substation / Cable**
- Sealing End (CSE) compound
 - permanent access routes
 - Other temporary and permanent construction and operational works
- Discipline specific constraints**
- Existing farmsteads and dwellings
 - Battery Energy Storage System
 - Generating Stations and Battery Energy Storage System
 - Transmission and Distribution Infrastructure
 - Bramford to Twinstead (EN020002)
- Existing landscape features**
- Trees
 - Veteran Trees
 - Hedgerow
 - Groups of trees

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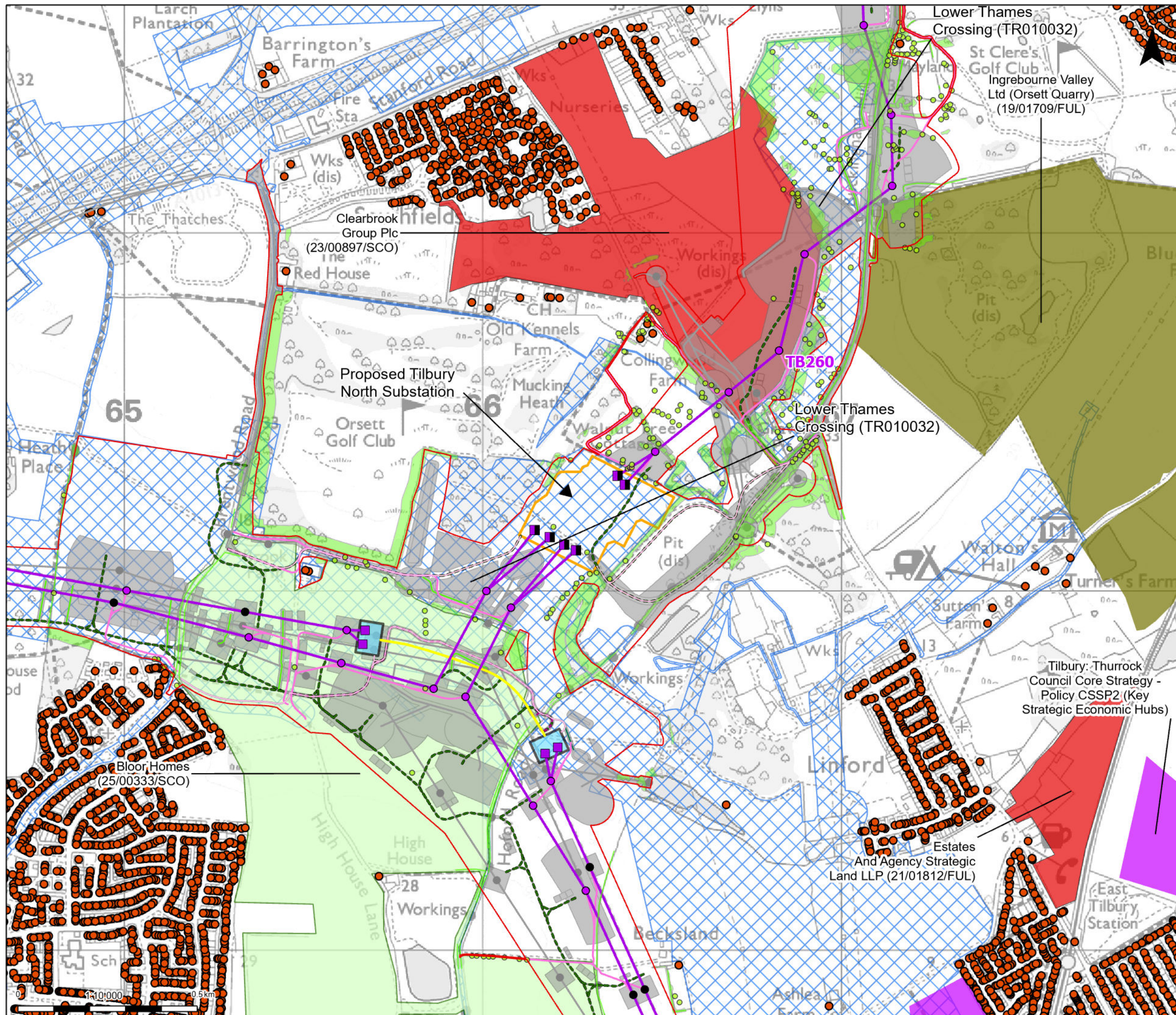
PROJECT:
nationalgrid Norwich to Tilbury

Title:
GEN1.15 - Norwich Main and Bramford substations and Tilbury North site Bramford

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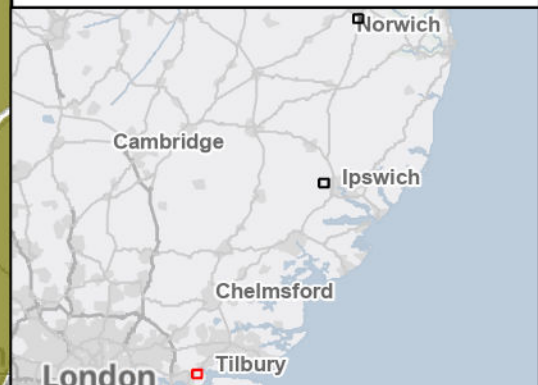
Suitability Description:
Accepted as Concept Stage

Drawing Number: 10059280-ARC-EGN-ZZ-DR-ZZ-00908	Revision: B
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- Proposed project design details**
- Order Limits
 - Proposed full line tension gantry
 - Proposed low duty gantry
 - Existing pylon (modify)
 - Proposed standard lattice pylon location
 - Proposed overhead line alignment
 - Proposed underground cable alignment
 - Proposed Tilbury North Substation
 - Proposed cable sealing end compound
 - Proposed overhead line crossing protection access route
 - Proposed permanent drainage access route
 - Proposed temporary haul road
 - Proposed permanent access (no physical works)
- Discipline specific constraints**
- Proposed cable permanent access (no physical works)
 - Proposed Substation / Cable Sealing End (CSE) compound permanent access routes
 - Other temporary and permanent construction and operational works
 - Existing farmsteads and dwellings
 - Residential Development
 - Employment Allocation
 - Residential and Commercial Development
 - Mineral Quarrying
 - Lower Thames Crossing (TR010032)
- Existing landscape features**
- Trees
 - Hedgerow
 - Groups of trees

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PROJECT: **Norwich to Tilbury**

Title: **GEN1.15 - Norwich Main and Bramford substations and Tilbury North site Tilbury North**

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Suitability Code:	A2	Project Number:	10059280

Suitability Description: **Accepted as Concept Stage**

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