

AENC-NG-CNS-REP-0222

Norwich to Tilbury

Volume 8: Examination Documents

Document: 8.3.6 Signed Statement of Common Ground - Flying
Trade Group Ltd - Clean Version

Final Issue B

July 2026

Planning Inspectorate Reference: EN020027

nationalgrid

Revision History

Version	Date	Submitted at
A	26 February 2026	Deadline 1
B	21 July 2026	Deadline 7

Flying Trade Group Ltd

Statement of Common Ground

1. Purpose of the Statement of Common Ground

This Statement of Common Ground (SoCG) has been prepared to confirm to the Examining Authority where agreement has been reached and where agreement has not been reached between National Grid and the Flying Trade Group Ltd regarding specific issues arising during construction and/or operation from the interface between the proposed Norwich to Tilbury Project and Flying Trade Group Ltd.

The aim is to clarify the shared understanding of any issues and facilitate an efficient resolution process.

2. Parties to the SoCG

This SoCG is agreed between National Grid and the operator of the Flying Trade Group Ltd (FTG Ltd).

3. Summary of matters under discussion

As requested by the Examining Authority, the below table provides an 'at a glance' summary of matters which are under discussion, together with a deadline by which such matters are expected to be resolved.

SoCG ID	Summary of matter under discussion	Deadline for resolution
7.1, 7.2	Engagement relating to final pylon positions and access arrangements is underway between the parties and will continue through detailed design.	Engagement to continue through detailed design
7.3	Both parties are currently negotiating Heads of Terms	Discussions ongoing

4. Background

4.1 Description of the Project/Development

National Grid Electricity Transmission plc ('National Grid') owns and maintains the national high voltage electricity transmission network throughout England and Wales. The transmission network connects the power from where it is generated to the regional Distribution Network Operators who then supply businesses and homes.

National Grid holds the Transmission Licence for England and Wales, and its statutory duty is to develop and maintain an efficient, coordinated and economical system of electricity transmission and to facilitate competition in the generation and supply of electricity, as set out in the Electricity Act 1989.

National Grid has developed plans for Norwich to Tilbury (referred to as the 'Project'). The Project would support the UK's net zero target through the connection of new low carbon energy generation in East Anglia and by reinforcing the transmission network.

The Project comprises reinforcement of the transmission network between the existing Norwich Main Substation in Norfolk and Tilbury Substation in Essex, via Bramford Substation, the new East Anglia Connection Node (EACN) Substation and the new Tilbury North Substation.

The reinforcement is needed because the existing transmission network, even with current upgrading, will not have sufficient capacity for the new renewable energy (a substantial proportion of which would be generated by offshore wind) that is expected to connect to the network over the next 10 years and beyond. Completion of the Project, together with other new reinforcements across the country, will meet this future energy transmission demand both in East Anglia and across the UK.

The Project is a Nationally Significant Infrastructure Project (NSIP), and National Grid is seeking development consent under statutory procedures set by government. NSIPs are projects of certain types, over a certain size, which are considered by the government to be of national importance, hence permission to build them needs to be given at a national level, by the relevant Secretary of State (in this case the Secretary of State for Energy Security and Net Zero). Instead of applying to the local authority for planning permission, the developer must apply to the Planning Inspectorate for a Development Consent Order (DCO) that would grant development consent.

National Grid has submitted an application for development consent to the Planning Inspectorate. The Examining Authority (consisting of five examining inspectors), after a period of public examination, will make their recommendation to the Secretary of State for Energy Security and Net Zero, who in turn will decide on whether development consent should be granted for the Project.

The Project is identified as critical to delivering a network which supports the clean power pathways for 2030 delivery.

The Planning Act 2008 places duties on National Grid as the Applicant to consult with prescribed or affected persons as well as to take account of responses to consultation and publicity. In accordance with these statutory requirements, National Grid has undertaken two non-statutory and one statutory consultation to inform its proposals, with further targeted consultations.

5. Stakeholder Interests

FTG Ltd have been granted planning consent for a warehouse centre to be constructed to the North of Wick Lane and the Norwich to Tilbury overhead alignment and haul road may constrain future site operations. Therefore, both parties are working together to agree a detailed design within the limits of deviation (LOD). Following several discussions, National Grid and the FTG Ltd are settling on an alignment for the overhead line within the limits of deviation in this location which would allow for future operations at the site to continue.

The chronology of National Grid's engagement with the Flying Trade Group Ltd to date, and the evolution of the Project's design is summarised as follows:

- Non-statutory consultation April-June 2022 (graduated swathe)
- Non-statutory consultation June – August 2023 (draft alignment)
- Statutory consultation April – July 2024
- Landowner consultation June – July 2025
- Team's meetings with representatives of Flying Trade Group Ltd and National Grid:
 - 1 August 2024
 - 16 January 2025
 - 22 January 2025
 - 17 March 2025
 - 12 August 2025
 - 30 October 2025
 - 12 March 2026
 - 8 May 2026
 - 13 July 2026

6. Matters Agreed

ID	Issue	Agreement reached	Date agreed
6.1	Development and Project Interaction	The Applicant and FTG acknowledge the development interests of both parties on the land to the north of Wick Lane and east of the Old Ipswich Road and are committed to work together to deliver a mutually acceptable solution.	16 th Aug 25
6.2	Objections	The Applicant and FTG acknowledge the legitimacy of each parties proposals and agree not to object to the other parties proposals. This is on the grounds that a design option is agreed that accommodates both developments.	22 nd Jan 25
6.3	Collaborative Working	The Applicant and FTG agree to work collaboratively to seek to enable any further development of subsequent FTG interests to reduce the impact of any construction effects or longer term operational or maintenance needs of the National Grid proposals. This approach will be aimed at identifying and then seeking to mitigate any impact / losses as far as reasonably practicable. Any residual claim for compensation must demonstrate efforts made to mitigate losses and will be considered by National Grid in line with its normal procedures.	22 nd Jan 25
6.4	Aspirations	Notes the aspiration of FTG to secure and construct an amended warehouse design. The Applicant proposes to retain wider Order Limits to facilitate either alignment (based either on the statutory consultation or as developed for the potentially amended warehouse design) to ensure it can meet its network reinforcement requirements regardless of which warehouse arrangement is progressed.	12 th March 26
6.5	DCO Design	The Applicant has updated plans to follow the "option b" arrangement that adopts an alignment to the north of Wick Lane. This routing is agreed between the Applicant and FTG to include the use of the FTG access bellmouth with Old Ipswich Road. This includes the applicant carrying out potential improvement works to the junction by the applicant to make suitable for the design vehicle use. It is also agreed that the FTG internal site roads can be used for access to works areas and haul roads.	12 th March 26

7. Matters Currently Under Discussion

ID	Matter	Description
7.1	Pylon positions	The Applicant is working with Flying Trade Group to further refine the alignment (within the Limits of Deviation) through detailed design to ensure pylon locations do not impact FTG operations, including safety requirements. This engagement will continue following the close of examination.
7.2	Access arrangements	The Applicant is undertaking further assessments on the access requirements (for construction and maintenance) in relation to FTG land and will continue to engage with FTG as detailed design progresses.
7.3	Heads of Terms	Engagement between both parties is progressing and there is a proposal for there to be draft Heads of Terms prepared, which would includes matters regarding the interfaces between the Project and Flying Trade Group's interests, with the objective of resolving Flying Trade Group's concerns about their interactions with the Order

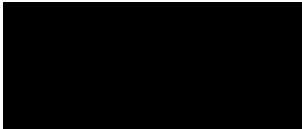
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8. Signatures

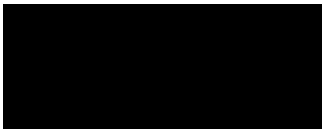
This Statement of Common Ground is agreed upon by the undersigned parties:

For National Grid 

Name:  _____

Position: Project Director _____

Date: 17/07/2026 _____

For Flying Trade Group Ltd 

Name:  _____

Position: PM _____

Date: 21st July 2027 _____

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