

AENC-NG-CNS-REP-0224

Norwich to Tilbury

Volume 8: Examination Documents

Document: 8.3.8 Signed Statement of Common Ground - Orsett Golf Club - Clean Version

Final Issue C

July 2026

Planning Inspectorate Reference: EN020027

nationalgrid

Revision History

Version	Date	Submitted at
A	26 February 2026	Deadline 1
B	12 May 2026	Deadline 4
C	21 July 2026	Deadline 7

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Orsett Golf Club

Statement of Common Ground

1. Purpose of the Statement of Common Ground

This Statement of Common Ground (SoCG) has been prepared to reflect the understanding of the areas of agreement and disagreement between National Grid and Orsett Golf Club regarding specific issues arising during construction, operation, maintenance and decommissioning of the proposed Norwich to Tilbury Project (the Project) and its interface with the Orsett Golf Course. The aim is to clarify the shared understanding of any issues and facilitate an efficient resolution process. This SoCG is agreed between National Grid and Orsett Golf Club.

2. Background

2.1 Description of the Project/Development

National Grid Electricity Transmission pic ('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.

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

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

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

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

3. Stakeholder Interests

Orsett Golf Club has land interests that have the potential to interact with the Norwich to Tilbury proposals. The proposed Norwich to Tilbury alignment interfaces with the golf course, with a proposal to site pylons on land owned by Orsett Golf Club and will over sail the course.

National Grid is seeking to ensure that the interests of both parties and how they may be affected by the interaction are understood. From this position the aim is for the parties to agree actions to avoid or reduce the implications and for any remedial measures to be agreed. On this basis we seek the input from Orsett Golf Club to demonstrate how their interests may be affected, how Orsett Golf Club or National Grid and its contractors can collectively reduce those effects and input to agree the implementation of such measures.

The chronology of National Grid's engagement with Orsett Golf Club to date, and the evolution of the Project's design is summarised as follows:

- NGET visited OGC and engaged with the landowner after the first non-statutory consultation.
- Prior to the statutory consultation, various meetings and discussions were held between OGC and NGET.
- Following statutory consultation, further engagement with OGC and their representatives have taken place virtually and on-site working towards an agreement.

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4. Matters Agreed

ID	Issue	Agreement reached	Date agreed	Relevant documentation
4.1	Interface between the N-T Project & OGC	OGC and the Applicant are to enter into a separate legal agreement concerning compensation paid to the golf club, in relation to the agreement of the following matters: • Reconfiguration of the practice ground arrangements • Effect on OGC revenue concerning evidenced impact on memberships and joining fees. • Required closures of the 16th & 17th holes during construction periods and revisions to certain course features, responding to alignment • Other Incidental matters that can be attributed to required mitigation for the effects in the project.	Deadline 1	OGC Relevant Representation, N-T works plans section H (2 3)
4.2	Interface between the N-T Project & OGC	OGC requests NGET compensate for impact on OGC's reputation and brand caused by the project. The Applicant does not believe the Project will have an impact on OGC's reputation and brand and cannot determine how this can be evidenced with any certainty. After constructive discussions, OGC and the Applicant have reached a mutually acceptable agreement to set out and respond to the outstanding matters of discussion in a confidential Heads of Terms Agreement.	Deadline 5	N/A

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5. Matters Currently Under Discussion

ID	Issue	OGC Position	National Grid Position	Relevant documentation
5.1	Retaining trees at Holes Wand 17		The proposed alignment over holes 16 and 17 pass over two trees located between the holes which are a key feature of the course, and the removal of which would affect the character and playability of both holes. The Applicant is further assessing the conductor clearance in this area to confirm any potential interaction, and will progress detailed design to seek to avoid removing these trees. Engagement continue with OGC to resolve or mitigate this matter.	

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6. 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 Orsett Golf Club 

Name: 

Position: Chair OGCPylon Committee

Date: 15/07/2026

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