

AENC-NG-CNS-REP-0225

Norwich to Tilbury

Volume 8: Examination Documents

Document: 8.3.9 Signed Statement of Common Ground -
Clearserve Limited CSL - Clean Version

Final Issue C

July 2026

Planning Inspectorate Reference: EN020027

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Revision History

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

Clearserve Limited (CSL)

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 Clearserve Limited (CSL) regarding specific issues arising during construction, operation, maintenance and decommissioning of the proposed Norwich to Tilbury Project (the Project) and its interface with CSL assets. This SoCG is without prejudice to any terms of any related side agreements between the parties.

2. Parties to the SoCG

This SoCG has been prepared by National Grid and Clearserve Limited.

3. Summary Of Matters Under Discussion

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

SoCG ID	Summary of matter under discussion	Deadline for resolution
7.1 - commercial terms	The parties are committed to entering into a Legal Agreement for commercial terms to ensure that suitable design, construction and operational commitments are made in respect of the Project to enable a complementary thermal generation plant to be developed and operated on land within Clearserve's control, and utilising land and access rights that may be required by National Grid to construct and operate the Tilbury North Substation	3 November 2026

4. Background

4.1 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.

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

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

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

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

5. Stakeholder Interests

CSL has legal interests in land that have the potential to interact with the Norwich to Tilbury proposals. This has been identified as land east of the Tilbury North substation site, Buckingham Hill Road and east of the overhead line alignment.

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

- 2023
 - Introductory meeting to detail the proposed Norwich to Tilbury scheme and project team members
- 2024
 - Engagement and discussions on anticipated impacts on existing and proposed site uses
 - Discussions on alternative arrangements of proposed works
 - Discussions on potential transport requirements of access to works
- 2025
 - Engagement and discussions regarding specific arrangements and positioning for 132kV diversions
 - Engagement and discussions on CSL future plans including potential 3rd party interest. Early draft of items to be included within the Statement of Common Ground.
- 2026
 - Engagement and discussions with CSL and a 3rd party developer to discuss potential for successful co-existence of all parties interests, most recently on Monday 8 June 2026.

6. Matters Agreed

ID	Issue	Agreement reached	Date agreed	Relevant documentation
6.1	Interfacing interests	CSL has submitted a Relevant Representation (ref: RR-0663) outlining its position in respect of the Norwich to Tilbury proposals by the Applicant. CSL and the Applicant have continued a constructive dialogue and have identified that available flexibility has the potential to support the requirements of all parties. This is the subject of further discussion through detailed design as well as needing to be responsive to the outcome of discussions with the Highway Authority and Lower Thames Crossing. Further updates on progress, and whether the issues raised in CSL's Relevant Representation have been resolved between the parties, will be provided as the discussions progress to a conclusion.	21 January 2026	Clearserve Ltd Relevant Representation [RR-0663]
6.2	Access	The Applicant can confirm that construction access is expected to use Holford Road and the "Farmers track". This is in line with preferences expressed by CSL and also supports the third party option that they are also accommodating onsite. This will be formalised during detailed design.		
6.3	Ecological mitigation area	CSL are concerned that use of site for ecological mitigation may compromise value proposition offered by third party. Requirement may include need to mitigate for effects on Lower Thames Crossing ancient woodland mitigation which needs to be alongside the remaining area of such woodland. Scale of requirement awaiting confirmation, though it is not expected to be significant, and the Applicant will continue to engage with CSL during detailed design until the requirement for this planting is confirmed.		

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ID	Issue	Agreement reached	Date agreed	Relevant documentation
6.4	Construction compound	Temporary compound requirement can be accommodated on the CSL land holding. Whilst there is a N-T preference for the temporary compound to be located on an unused part of the ecological mitigation area at the southern end, should this not be available, alternative arrangements can be provided which accommodate all parties needs.		

7. Matters Currently Under Discussion

ID	Issue	CSL position	National Grid position
7.1	Commercial agreements	The parties are committed to entering into a Legal Agreement for commercial terms to ensure that suitable design, construction and operational commitments are made in respect of the Project to enable a complementary thermal generation plant to be developed and operated on land within Clearserve's control, and utilising land and access rights that may be required by National Grid to construct and operate the Tilbury North Substation	Discussions regarding commercial terms have commenced, and will be set out in principle before the conclusion of the DCO examination with the view to agreeing terms before the Examining Authority submits its recommendation to the Secretary of State in November 2026.

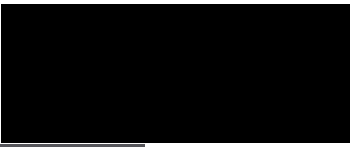
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8. Signatures

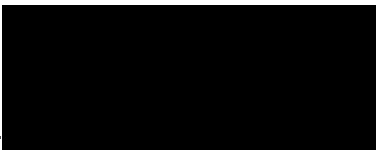
This Statement of Common Ground is agreed upon by the undersigned parties:

For National Grid 

Name: 

Position: Project Director

Date: 14/07/2026

For Clearserve Limited (CSL) 

Name: 

Position: Director

Date: 15_07_26

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