

AENC-NG-CNS-REP-0228

Norwich to Tilbury

Volume 8: Examination Documents

Document: 8.3.12 Signed Statement of Common Ground - LIH
Dunton Hills Limited - 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

LIH Dunton Hills Limited

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 LIH Dunton Hills Limited regarding specific issues arising during construction, operation, maintenance and decommissioning of the proposed Norwich to Tilbury Project (the Project) and its interface with the Dunton Hills Garden Village development, west of Lower Dunton Road, Dunton, Essex.

2. Parties to the SoCG

This SoCG is between National Grid (the Applicant) and LIH Dunton Hills Limited.

3. Summary of Matters

This final SoCG deals with 9 matters in total, of which 7 are agreed and 2 are not agreed.

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.

The Applicant 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 the Applicant 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.

The Applicant 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, the Applicant has undertaken two non-statutory and one statutory consultation to inform its proposals, with further recent targeted consultations.

5. Stakeholder Interests

LIH Dunton Hills Limited has interests that have the potential to interact with the Project. This has been identified as Land East Of A128 South Of A127 Tilbury Road, West Horndon, Essex. LIH Dunton Hills Limited applied to Brentwood Borough Council for planning permission (reference 21/01525/OUT) for: *a mixed-use garden community of up to 3,700 dwellings, three care homes, five Gypsy & Traveller Pitches, secondary school with Community Sports Hub, up to three primary schools, Employment Hub, Children's Nursery/Creche, Village Centre with market square, community building, mobility hub, retail, office, healthcare, place of worship, gym, public house, betting shops, hot food takeaway units, two neighbourhood hubs with public space, retail, office, cricket ground with pavilion, football hub with changing facilities and associated highway access.*

Planning permission was granted on 16 June 2026 for the garden village development described above, known as Dunton Hills Garden Village.

6. Engagement to Date

The chronology of the Applicant's engagement with LIH Dunton Hills Limited to date, and the evolution of the Project's design, is summarised as follows:

- The Applicant originally engaged with CEG Land Promotions, the predecessors promoters of the Garden Village, prior to the acceptance of the DCO Application by the Planning Inspectorate.
- The Applicant continued to engage with LIH Dunton Hills Limited, the current landowner and master developer, as the site had been received from CEG and as the Project design developed.
- On acceptance of the DCO Application, LIH Dunton Hills Limited were able to view the proposed 400kV route alignment, Order Limits and Limits of Deviation.
- The Applicant and LIH Dunton Hills Limited have continued to discuss the interaction between the two projects and have met to discuss potential strategies for resolving matters.

Engagement History

- 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
- Teams Meeting Dates:
 - 3 November 2025
 - 17 November 2025
 - 3 December 2025
 - 17 December 2025
- The parties continued to engage through regular email correspondence during the DCO examination in relation to the matters described in this Statement of Common Ground

7. Matters Agreed

ID	Issue	Agreement reached	Date agreed	Relevant documentation
7.1	Alignment of the proposed 400kV	The proposed alignment for the new 400kV line lies within a corridor of land which is already contained by the “inner zone” of the high-pressure gas main. LIH welcomes and supports proximity of the alignment to the existing gas main, notwithstanding that LIH objects to the encroachment of the Project into land granted planning permission for residential use.	February 2026	LIH Relevant Representation [REP1-082] 2.3 Works Plans - Section G [REP5-021]
7.2	Removal of the 132kV alignment	The Applicant’s proposal to replace the existing 132kV (PSC) overhead alignment by an underground cable off-site and remove the PSC pylons and foundations is supported by LIH as it is a critical assumption underpinning the Dunton Hills planning consent.	February 2026	LIH Relevant Representation [REP1-082] 2.3 Works Plans - Section G [REP5-021]
7.3	Viability	It is not expected that the Project will affect the viability of Dunton Hills Garden Village on the basis that compensation will be payable to LIH in line with the compensation code to the extent there is a loss in nett developable area resulting in financial loss.	April 2026	BTS on behalf of LIH Dunton Hills Ltd responses to ExQ1 [REP3-118]
7.4	Play area	There is expected to be sufficient space within the site to design around or relocate the play area, if required. If there is a possibility that this may result in a small loss in nett developable area within the adjacent land parcel, then the Applicant will compensate LIH as appropriate in line with the compensation code.	April 2026	BTS on behalf of LIH Dunton Hills Ltd responses to ExQ1 [REP3-118]

1-3 Strand
London WC2N 5EH

T: +44 (0)20 7004 3000
www.nationalgrid.com

nationalgrid

ID	Issue	Agreement reached	Date agreed	Relevant documentation
7.5	Location of the N-T Order Limits	It is agreed that land requirements for construction and operation at TB229 may be capable of being refined through detailed design to reduce the impact on the Dunton Hills Garden Village. The process for undertaking that design review and the objectives of the review is being agreed through the Heads of Terms for a side agreement. LIH acknowledges that reaching agreement on acceptable terms would address the concerns raised in its objection to the extent it is practical to do so, with compensation as a fallback position.	July 2026	
7.6	Temporary Access Arrangements	It is agreed that temporary access arrangements will be discussed and secured through the Heads of Terms, and taking into account the potential to refine the land requirements for construction and operation at TB229. LIH expects that terms can be agreed which addresses its concerns on this issue.	July 2026	
7.7	Additional tree planting	The Applicant confirms its commitment to providing additional tree planting to the eastern side of the Dunton Hills Garden Village development. This tree planting would be in addition to that which will be provided by LIH as part of the garden village development, and the location of which will be guided by the approved outline masterplan for the site and be subject to further discussions with LIH, Brentwood Council and Essex County Council.	July 2026	

8. Matters Not Agreed

ID	Issue	National Grid Position	Stakeholder Position	Relevant documentation
8.1	Location of the N-T Order Limits	The Applicant's position is that deliverability of Dunton Hills Garden Village is not prejudiced by the Project and that the Project will not result in any significant impact with regard to the viability of Dunton Hills Garden Village. The Applicant has considered Dunton Hills Garden Village throughout Project routing and the refinement of the alignment, as summarised in Section 3.8 of 8.8.2 Applicant's Comments on Local Impact Reports [REP2-030]. The decision-making around the alignment is comprehensively set out and justified in a number of documents published in support of consultation and the development consent application, as referenced in paragraph 3.8.7 of that document. These documents evidence that the Applicant has adequately considered any potential impact of the Project on Dunton Hills Garden Village, in line with NPS EN-1 (2024) and NPS EN-5 (2024) and the Holford Rules. It is the Applicant's position that there are opportunities to design around the development to reduce effects and that effects	The Order Limits and Limits of Deviation encroach into land which has planning permission for residential use. LIH objects to this, unless and until it can be demonstrated that the NGET works will not sterilise land that is proposed for housing or otherwise fetter the efficient delivery of the Garden Village. In particular, the proposed Limits of Deviation and the scope of the rights sought are excessively wide and, if the DCO is granted, they will conflict with the development of the Garden Village. LIH requests that the indicative route shown on the Works Plans, together with the Limits of Deviation, are varied to remove any conflict with proposed residential development, and to comply with EN-5 and the Holford Rules. LIH considers that that the extent of encroachment into its residential land and the potential for sterilisation of residential development has not been properly justified. The Project requirements including the extent of the rights	LIH Relevant Representation [REP1-082] 2.3 Works Plans - Section G [REP5-021]

1-3 Strand
London WC2N 5EH

T: +44 (0)20 7004 3000
www.nationalgrid.com

nationalgrid

ID	Issue	National Grid Position	Stakeholder Position	Relevant documentation
		are inherently controllable. It is possible that the area within Order Limits and Limits of Deviation (LOD) around pylon TB229 is required for the installation of conductors (stringing or pulling). This is subject to the completion of detailed design post-examination. To this end the Applicant will: - Require the area to be kept free from above ground structures until the overhead line is constructed and commissioned (this is expected to be until the end of 2030). - Advise BTS /LIH if it reaches a definitive conclusion that the area is not required for stringing activities during construction, in which case development can be progressed by LIH subject to potential constraint as per below. The Applicant can confirm that in respect of the operational phase it has concluded that it does not require the retention of the same extent of stringing zone. It will require clearance along the alignment and retention, for maintenance, of an area around the pylon that is free from development. The details will be confirmed through detailed design. In the event that the Project does create any loss of	sought over LIH's land require review to minimise the impact as far as possible. LIH expects that its concerns are capable of being resolved through the proposed side agreement and welcomes the progress with negotiations with the Applicant, as recorded above. LIH also considers that various technical matters arising from works within the Order Limits require further consideration, e.g. the requirements to screen development from the nearby listed buildings and protect certain trees and ecologically sensitive areas.	

ID	Issue	National Grid Position	Stakeholder Position	Relevant documentation
		land proposed for development, the Applicant will compensate LIH as appropriate in line with the compensation code. The Applicant welcomes LIH's statement that its concerns are capable of being resolved through the proposed side agreement, and, as noted is engaging with them to finalise Heads of Terms prior to completing this side agreement. The parties will continue to engage on matters relating to the interface between their developments through detailed design and construction of the Project.		
8.2	Visual Impact	The Applicant considers that Pylon TB229 should be sited to the west of the gas pipeline, having considered the developer's preference to avoid encroachment into developable land alongside relevant technical constraints, including pipeline location and ground conditions. The Applicant has sought to minimise visual impacts; however, where residual impacts remain, these are addressed through appropriate compensation rather than amendments to the scheme.	LIH objects to the proposed 400kV overhead line being located on or in proximity to residential land , on the basis that its visual impact and associated buyer perception would reduce the value of new housing and affect the viability of Dunton Hills Garden Village. LIH acknowledges that any reduction in value of the housing may be capable of being offset through compensation in line with the compensation code but maintains its objection on the basis that it believes further consideration should be given to minimising visual impacts through design changes.	

Figure 1 Interaction between TB228 to TB231, highlighted in green and the proposed LIH development



1-3 Strand
London WC2N 5EH

T: +44 (0)20 7004 3000
www.nationalgrid.com



9. Signatures

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

For National Grid

DocuSigned by:

Name: [Redacted]

Position: Project Director

Date: 14/07/2026

For LIH Dunton Hills Limited

Signed by:

Name: [Redacted]

Position: DevelopmentDirector

Date: 14/07/2026

National Grid plc
National Grid House,
Warwick Technology Park,
Gallows Hill, Warwick.
CV34 6DA United Kingdom

Registered in England and Wales
No. 4031152
nationalgrid.com