

AENC-NG-CNS-REP-0238

Norwich to Tilbury

Volume 8: Examination Documents

**Document: 8.3.22 Signed Statement of Common Ground -
Eden Renewables (Sheepcote Solar Farm) - 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

Eden Renewables (Sheepcote Solar Farm) 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 Eden Renewables regarding specific issues arising during construction and/or operation from the interface between the proposed Norwich to Tilbury Project (the Project) and Sheepcote Solar Farm.

It should be noted that the Sheepcote Solar Farm is being progressed by Eden CF Solar Limited which is a subsidiary company of Eden Renewables. Where Eden or Eden Renewables are referred to in this SoCG it should be read as reference to Eden CF Solar Limited unless otherwise stated.

This final version of the SoCG has been submitted at Examination Deadline 7.

2. Parties to the SoCG

This SoCG has been prepared by National Grid (the Applicant) and Eden Renewables.

3. Summary of Matters

This final SoCG deals with 11 matters in total, of which 7 are agreed and 4 are not agreed.

Any matters raised in this SoCG, whether agreed or not agreed, does not preclude Eden Renewables from their rights under the Compensation Code or relevant statutory provisions.

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 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

Eden Renewables has confirmed the potential interaction with the Project. This has been identified as the Sheepcote Solar Farm, southwest of Cressing Temple, Witham Road, Cressing. The proposal was described in planning application 24/02673/FUL as: *Solar Farm with up to 13.8MWac 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.* The site secured planning permission from Braintree District Council in June 2025. The connection date for the project is 30 June 2027.

6. Engagement History

The chronology of the Applicant's engagement with Eden Renewables 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
- Teams Meeting Dates:
 - 2 December 2024
 - 24 February 2025
 - 6 May 2025
 - 6 March 2026
 - 24 April 2026

The parties continued to engage during the examination through regular email correspondence in relation to the matters described in this Statement of Common Ground.

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7. Matters Agreed

ID	Issue	Agreement reached	Date agreed	Relevant documentation
7.1	Permanent loss of development footprint	The Applicant re-confirmed in the meeting held 6 March 2026 that there will be no need to remove PV panels at Sheepcote Solar Farm as part of the Norwich to Tilbury Project. Therefore, the PV arrangement will remain unaffected by the Project. Eden Renewables understand that no permanent loss of footprint will arise from the Applicant's asset placement on current design.	6 March 2026	Figure 1
7.2	Temporary removal of panels to create space for construction works	Both parties understand and agree that there will be no need for removal of PV panels during construction of the Project. The Applicant has confirmed that its construction haul road will be on land to the southeast of Sheepcote Solar Farm.	6 March 2026	
7.3	Temporary Construction Effects	Both parties agree that during construction there will likely be limited interaction between the solar PV site and the Applicant's construction area. This is because the Applicant's construction haul road will be on land to the southeast of Sheepcote Solar Farm.	6 March 2026	
7.4	Permanent Access Route	The Applicant has confirmed this route (from the solar farm site access off the B1018 Witham Road, around the Crossing Farm Equestrian Centre, along the track initially through the tunnel under the railway line and then adjacent to the southern field of the Sheepcote Solar Farm on its east side) will be used to reach the pylon and the overhead line, and will be for small maintenance vehicles and personnel and not for any construction vehicles. Both parties agree not to block the others access and	6 March 2026	

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ID	Issue	Agreement reached	Date agreed	Relevant documentation
		acknowledge each will need access 24/7 through the tunnel, subject to having easements from Network Rail.		
7.5	Construction Working Group	Both parties agree that ongoing coordination during the construction phase will be required. A construction-phase coordination mechanism, such as a working group, will be established to facilitate communication and to manage interactions between the Project and the solar PV facility, including matters such as access, outages, and maintenance activities. The Applicant will provide a named point of contact for the construction contractor. The scope and operation of this coordination mechanism will be agreed between the parties ahead of construction as part of an interface agreement.	July 2026	
7.6	Continued engagement and collaboration to minimise impacts	The parties acknowledge the interfaces between their projects. The parties will continue to engage to coordinate these interfaces, minimise impacts where reasonably practicable, and ensure appropriate mitigation, protection measures, and reinstatement are secured through detailed design and construction.	July 2026	
7.7	Heads of Terms leading to a legal agreement	The parties will be negotiating Heads of Terms as the basis of a legal agreement. The legal agreement will secure the commitments and arrangements both parties are agreeing to manage interfaces.	July 2026	

8. Matters Not Agreed

ID	Issue	National Grid Position	Eden Renewables Position	Status
8.1	Securing Mitigation Measures and Compensation Arrangements	The Applicant notes Eden Renewables' request for a side agreement to address compensation and the delivery of any required protection measures. The Applicant has confirmed within the SoCG that it will compensate for reasonable associated costs where mitigation is required subject to the compensation code. See matter 7.7 above regarding a legal agreement.	Eden Renewables response taken from Email received 30th April: Although it is positive that NG has confirmed in this SoCG that it will "compensate for reasonable associated costs" if there is a need for additional protection at the Sheepcote Solar Farm, the SoCG on its own would not secure the provision and installation of the protection measures nor compensation for the potential loss of income from the generation and sale of electricity and any associated costs during any modification works. This requires a separate legal agreement between the Applicant and Eden which the Applicant has stated it will progress with Eden.	Subject to ongoing discussion
8.2	Earthing implications of the Project on Eden's solar development.	The Applicant's specialist consultants have completed an initial earthing screening study. The conclusion of this early screening assessment was that earthing protection may be required at the Eden Renewables site, but this would need confirmation through more detailed information that would	Eden needs more clarity on this issue as, to date, it does not have a complete picture on the potential impacts from the earthing works required and how these might affect its site. Eden is content to explore these impacts further subject to the Applicant providing sufficient clarification.	Subject to ongoing discussion

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ID	Issue	National Grid Position	Eden Renewables Position	Status
		be subject to more detailed review. To progress this more detailed review, the Applicant requests detailed information of the earthing arrangements at the Eden Renewables site, including earthing layout drawings, any existing earthing study report and the earthing model file (if available). This will allow the Applicant's specialist consultants to further assess earthing requirements. The detailed design of the Project will continue into 2027. It will not be possible to finalise assessment of earthing requirements until after detailed design is complete. Any earthing interaction and coupling studies will be compliant with IEC 61936-1 and IEEE 80. If additional earthing is required within the Eden Renewables site boundary, the Applicant's proposed approach would be to provide support to upgrade the existing system and pay compensation under either the Compensation Code or relevant statutory provisions. If the Applicant's assessments determine earthing improvements are required at the Eden Renewables site, the Applicant would outline the nature of the		

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ID	Issue	National Grid Position	Eden Renewables Position	Status
		improvements and the arrangements for paying for them in the scope of matters to be covered in the side agreement. It is agreed that if additional earthing is required within the Sheepcote Solar Farm site boundary, The Applicant would support and compensate Eden CF Solar Ltd to upgrade the existing system.		
8.3	Operational Effects from loading risk to underground assets	The Applicant notes Eden Renewables' comment. Should service cables be ducted through the tunnel beneath the railway line, the Applicant would identify and document any protective measures required to safeguard Eden Renewables' solar-related infrastructure and share the details of those measures with Eden Renewables through the agreed construction-phase coordination mechanism.	Some service cables will potentially be ducted underground through the tunnel under the railway line. If this occurs, Eden will require protective measures to be put in place by The Applicant to protect solar-related infrastructure	Subject to ongoing discussion
8.4	Operational Effects from Shadowing	The Applicant acknowledges Eden Renewables' concern about the potential for shading impacts from Pylon TB101. The Applicant notes that final pylon design parameters will not be available until 2027. Once this information is available the	Eden requires that the impacts from shadowing due to Pylon TB101 and the overhead line are evaluated, together with the accelerated PV panel degradation due to hard shadows onto the solar modules. Any reductions in electrical output of the solar farm will need to be compensated under	Subject to ongoing discussion

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ID	Issue	National Grid Position	Eden Renewables Position	Status
		Applicant can share this information with Eden Renewables. The Applicant is willing to engage with Eden Renewables regarding mitigation and, where appropriate, compensation for demonstrable losses. Shading could be a compensation matter according to the Compensation Code or any statutory provisions. Such matters would be assessed on a case-by-case basis, in accordance with the Planning Act 2008 and the statutory Compensation Code and are not matters to be determined through the Examination of the DCO.	either the Compensation Code or relevant statutory provisions.	

Figure 1 Eden Renewables site and the Project Alignment



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9. Signatures

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

For National Grid

DocuSigned by:

Name:  

Position: Project Director

Date: 17/07/2026

For Eden Renewables

Name:  

Position: Head of Development

Date: 20/07/2026

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