

AENC-NG-CNS-REP-0246

Norwich to Tilbury

Volume 8: Examination Documents

Document: 8.3.30 Signed Statement of Common Ground -
Ingrebourne Valley 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

Ingrebourne Valley 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 Ingrebourne Valley Limited regarding specific issues arising during construction and/or operation from the interface between the proposed Norwich to Tilbury Project and Land At Waltons Hall Road, Linford, Stanford Le Hope.

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

2. Parties to the SoCG

This SoCG has been prepared by National Grid and Ingrebourne Valley 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
8.1, 8.2, 8.3	Ingrebourne Valley Limited maintain concerns regarding the interface between the internal access road and the proposed project haul road, access to and interaction with scaffolding area and area required for pulling zones. National Grid has been and will continue to engage with Ingrebourne Valley Limited and its Main Works Contractor to address these matters during detailed design.	Engagement will continue through detailed design with the aim of resolving these matters Ingrebourne Valley require firmer commitments and clear resolution of the issues raised <u>before</u> the DCO is granted. These matters should not be left to future engagement or informal assurances, as the potential impacts on site operations and health and safety are too significant.

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

Ingrebourne Valley has legal interests that have the potential to interact with the Norwich to Tilbury proposals. This has been identified as Land at Waltons Hall Rado, Linford, Stanford Le Hope. This is an active mineral extraction site with planning permission being sought under planning ref 19/01709/FUL for further future mineral extraction. At the time of drafting this document, the planning application is due to be determined at planning committee on the 24th February 2026 with **Officer's recommendation for approval. If granted works to the compound area/welfare site as well as mineral extraction are expected to start imminently.**

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 Ingrebourne Valley Limited to demonstrate how their interests may be affected, how Ingrebourne Valley Limited or National Grid and its contractors can collectively reduce those effects and input to agree the implementation of such measures.

6. Engagement to date

The chronology of National Grid's engagement with Ingrebourne Valley Limited 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 Date: 27th August 2025
- Site Meeting Date: 8th April 2026, 5th May 2026
- The parties continue to engage through regular email correspondence in relation to the matters described in this Statement of Common Ground.

7. Matters Agreed

IO	Issue	Agreement reached	Date agreed	Relevant documentation
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7.1

8. Matters Currently Under Discussion

IO	Issue	National Grid Position	Ingrebourne Valley Limited Position	Status
8.1	Access Route-Haul Road	The Applicant acknowledges that there will be increased traffic using the haul road, which could present a safety risk. Further engagement regarding the nature of vehicle movements and potential solutions to minimise potential impacts will continue prior to construction commencing.	The NG haul road overlaps with the quarry's internal access road The current proposals have National Grid sharing the existing highway access and internal road with the quarry. By the time NG are on site, the quarry will be generating approximately 300 HGV movements per day. The stakeholder considers that, given the intensity of quarry traffic, the introduction of additional National Grid vehicles would be unsafe and presents an unacceptable highway safety risk, and health & safety risk for their staff on site. 29/04/26 - we are waiting for National Grid to confirm what solutions they can provide.	Engagement will continue prior to construction with the aim of resolving this matter. Ingrebourne Valley require firmer commitments and clear resolution of the issues raised before the DCO is granted. These matters should not be left to future engagement or informal assurances, as the potential impact on site

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ID	Issue	National Grid Position	Ingrebourne Valley Limited Position	Status
			30/06/26 - position as above, waiting for NG to confirm solutions	operations and health and safety are too significant.
8.2	Proposed Scaffolding Area and Access	The Applicant is reviewing potential design mitigation to reduce impacts from the scaffolding area and access route. The requirement for these areas remains in place while detailed design work progresses following the examination period. It is standard practice for detailed design conversations to progress following the close of examination, and the Applicant is committed to working with Ingrebourne Valley to mitigate their concerns.	The proposed scaffolding area sits directly over existing welfare buildings and car parking. The site is due to be improved with more substantial buildings and solar panels. These will be in place before NG works. The site is constrained by active quarry zones and restoration areas which makes the buildings/compound area unfeasible to relocate. 29/04/26 - we are waiting for National Grid to confirm what solutions they can provide. 30/06/26 - position as above, waiting for NG to confirm solutions	Engagement will continue through detailed design with the aim of resolving this matter. Ingrebourne Valley require firmer commitments and clear resolution of the issues raised <u>before</u> the DCO is granted. These matters should not be left to future engagement or informal assurances, as the potential impacts on site operations and health and safety are too significant.
8.3	Management and Maintenance-	The Applicant, in developing its design (including overhead line alignment and	The site already holds permission for the extraction of Thanet Sand, which is within the	Engagement will continue through

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ID	Issue	National Grid Position	Ingrebourne Valley Limited Position	Status
	Pulling Zone Areas	project order limits) and DCO limits of deviation, has identified 'pulling zones' for conductor installation and future reconductoring of the overhead line. It is recognised that the 'pulling zones' around towers TB258 are of concern to Ingrebourne Valley's development. As part of detailed design and construction planning, the Applicant is confident in seeking to reduce the size of the zones needed around the aforementioned tower. It is standard practice for detailed design conversations to progress following the close of examination, and the Applicant is committed to working with Ingrebourne Valley to mitigate their concerns. Where the Applicant needs to retain "pulling zones" that have an impact on the stakeholder's interests, the Applicant will pay compensation where it is due under either the Compensation Code or relevant statutory provisions.	area National Grid is proposing to use for wire pulling operations. This area is then being restored to an ecopark. It is anticipated that the site will still be being extracted during National Grid's construction period. The pulling zone also covers existing and proposed storage areas, the diesel pump, car parking, EV chargers, and a new storage building which due to site constraints cannot be relocated. 29/04/26 - we are waiting for National Grid to confirm what solutions they can provide. 30/06/26 - position as above, waiting for NG to confirm solutions	detailed design to confirm reduced interface at the pulling zone. Ingrebourne Valley require firmer commitments and clear resolution of the issues raised <u>before</u> the DCO is granted. These matters should not be left to future engagement or informal assurances, as the potential impacts on site operations and health and safety are too significant.

The parties agree to:

- Commit to engage constructively with other parties in respect of detailed engineering design to facilitate beneficial outcomes for all developments in so far as it relates to overlapping interests
- Commit to update the other parties where material change to their project occurs or is imminently expected

Figure 1 Ingrebourne Site and the interaction with TB257 & TB258



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9. Signatures

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

For National Grid

Name:

[Redacted]

[Redacted]

Position: Project Director

Date: 21/07/2026

For Ingrebourne Valley Limited

Name:

[Redacted]

[Redacted]

Position: Minerals and Environmental Planner

Date: 20.07.26

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