

AENC-NG-CNS-REP-0273

Norwich to Tilbury

Volume 8: Examination Documents

Document: 8.3.57 Signed Statement of Common Ground - Zayo
- 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

Zayo

Statement of Common Ground

1. Purpose of the Statement of Common Ground

This Statement of Common Ground 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 Zayo regarding specific issues arising during construction and/or operation from the interface between the proposed Norwich to Tilbury Project and Zayo.

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 Zayo (represented by JSM Group regarding diversionary works)

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 Interface Identification and Categorisation	National Grid have engaged with Zayo regarding interface identification and categorisation, potential impacts on stakeholder assets and potential project	Engagement will continue following examination
7.2 Potential Project Impacts on Stakeholder Assets and Associated Mitigations	impacts on stakeholder land or rights, however, no feedback has been received regarding this Statement of Common Ground in preparation for submission at	
7.3 Potential Project Impacts on Stakeholder Land or Rights	Deadline 7	

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 for development consent 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 consultations and one statutory consultation to inform its proposals, together with further targeted consultations.

5. Stakeholder Interests

Zayo is a telecommunications company providing fibre-based connectivity and broadband infrastructure services. 10 individual interfaces between the Norwich to Tilbury Project and Zayo assets have been identified. Engagement with Zayo has established the nature of the interfaces and any assets or rights potentially impacted by the Project, and to agree the form of any required or recommended mitigations. National Grid will continue to engage with Zayo during detailed design.

National Grid and Zayo met to discuss these interfaces on 30 April 2026. All relevant costings for C3's have been issued

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6. Matters Agreed

ID	Issue	Agreement reached	Date agreed	Relevant documentation
6.1				

7. Matters currently under discussion

ID	Issue	Zayo position	National Grid position	Relevant documentation
7.1	Interface Identification and Categorisation	Zayo have been engaged and approach for further comment. However, no feedback has been received regarding this Statement of Common Ground in preparation for submission at Deadline 7.	Following development of the Project design and the undertaking of utilities searches, 10 individual interfaces have been identified between the Project and Zayo assets. These include the following crossing types: • 2 overhead line • 3 bellmouth junctions • 5 Distribution Network Operator (DNO) mitigation works Further detail is provided within the relevant documentation. National Grid seeks Zayo's verification of the location and nature of these interfaces.	Norwich to Tilbury Interface Schedule with Zayo August25; Crossing Points KMZ and GIS files (shared in confidence).
7.2	Potential Project Impacts on	Zayo have been engaged and approach for further comment.	Subject to confirmation of the nature of interfaces, National Grid recognises the	

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ID	Issue	Zayo position	National Grid position	Relevant documentation
	Stakeholder Assets and Associated Mitigations	However, no feedback has been received regarding this Statement of Common Ground in preparation for submission at Deadline 7.	potential for the Project to impact Zayo assets and their function during construction and/or operational phases. National Grid seeks agreement from Zayo that standard construction practices will be adequate to protect and maintain access to their assets but recognises the potential for diversionary works or other additional measures to be sought, dependent on impacts. National Grid anticipates the detail and implementation of such measures will be agreed via proposed engagement between the National Grid construction contractor and Zayo during the detailed design phase. Should Zayo have bespoke mitigation requirements, National Grid requests these are shared for early review and mutual agreement, including in relation to associated matters of costs, liability and consents.	
7.3	Potential Project Impacts on Stakeholder Land or Rights	Zayo have been engaged and approach for further comment. However, no feedback has been received regarding this Statement of Common Ground in preparation for submission at Deadline 7.	National Grid has not been able to confirm whether Zayo land holdings may be affected by the Project but requests Zayo to provide any further information on land or rights matters to be identified and considered.	

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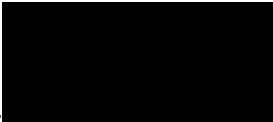
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8. Signatures

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

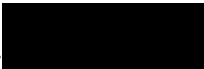
For National Grid

Name:  

Position: Project Director

Date: 17/07/2026

For Zayo (represented by JSM Group regarding diversionary works)

Name:  

Position: Project Manager

Date: 08th July 2026

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