

AENC-NG-CNS-REP-0391

Norwich to Tilbury

Volume 8: Examination Documents

Document: 8.3.93 Signed Statement of Common Ground -
Parkers of Leicester and Parker Strategic Land

Final Issue A

July 2026

Planning Inspectorate Reference: EN020027

nationalgrid

Parkers of Leicester and Parker Strategic Land

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 Authorities where agreement has been reached and where agreement has not been reached between National Grid and Parker Strategic Land regarding specific issues arising during construction and/or operation from the interface between the proposed Norwich to Tilbury Project Parkers of Leicester and Parker Strategic Land, the land to the west of Newtown, Kelvedon.

For the avoidance of doubt, the signature of Parkers of Leicester and Parker Strategic Land on this document confirms only that it accurately records each party's respective positions (whether agreed or not) and does not constitute any waiver of, or agreement to withdraw, any of Parker's objections, Relevant Representations or other submissions made to the Examining Authority.

2. Parties to the SoCG

This SoCG has been prepared by National Grid and Parkers of Leicester and Parker Strategic Land

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
6.1	Route alignment — Options A, B and C, and the impact on the Development Site	Further engagement to continue through detailed design
6.2	Adequacy of Order Limits and extent of compulsory acquisition powers over POL's Land	Requirement for land to be refined through detailed design
6.3	Engagement Adequacy	Engagement to continue following close of examination

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

The Development Site

Parkers of Leicester ("POL") owns land within the DCO redline boundary, identified under the following Land Plot numbers within the DCO Land Plans - Section E **[APP-013]**: E-2/116, E-2/117, E-2/119, E-2/120, E-2/121, E-2/123, E-2/124, E-2/125, E-2/126, E-2/127, E-2/128, E-3/1, E-3/2, E-3/3, E-3/4, E-3/5, E-3/8, E-3/9, E-3/10, E-3/11, E-3/12, E-3/15, E-3/23, E-3/27, and E-3/29.

POL's Land forms part of a wider site of approximately 553 hectares being promoted by Parker Strategic Land ("PSL") for residential-led mixed use development comprising up to 6,000 new homes and 40 hectares of employment land (the "Development Site"). The Development Site is located at Coggeshall Road, Kelvedon, Colchester, Essex, and is known as the 'Kings Dene' development.

The Development Site was voted by Braintree District Council's Local Plan Sub-Committee on 6 October 2025 to be included in the Regulation 18 consultation on the emerging Braintree Local Plan, which identifies it as a potential strategic site for future growth. Braintree District Council is now moving towards a draft Regulation 19 Local Plan that includes the Development Site.

Engagement History – Parkers of Leicester

Parkers of Leicester and Parker Strategic Land have been seeking to engage with National Grid since July 2024 on the potential conflict between the Project and the Development Site.

Since submitting their Relevant Representations, Parkers of Leicester and Parker Strategic Land have continued to seek constructive engagement with National Grid on pylon alignment, mitigation and the interface between the Project and the Development Site. No meaningful progress has been made. National Grid has not engaged substantively with the specific concerns raised, and no Statement of Common Ground had been entered into prior to this document. This is in stark contrast to the approach taken towards other affected parties, as demonstrated by the detailed Statement of Common Ground with Blackwater Aggregates (Bradwell Quarry) (document reference 8.3.27). Parkers of Leicester and Parker Strategic Land consider that they are entitled to equivalent engagement and have received none.

The draft SoCG itself was only provided to Parker's agents on 3 July 2026, with a request to agree a final version by 10 July 2026, giving Parkers of Leicester and Parker Strategic Land and their advisers only one week to review a document being submitted to the Examining Authority. This is wholly inadequate given the significance of the matters at issue.

Engagement History – National Grid

The chronology of National Grid's engagement with Parkers of Leicester to date, and the evolution of the Project's design is summarised as follows:

- Non-statutory consultation April-June 2022 (graduated swathe) - Parkers of Leicester and Parker Strategic Land are unable to corroborate receipt of this consultation
- Non-statutory consultation June – August 2023 (draft alignment) - Parkers of Leicester and Parker Strategic Land are unable to corroborate receipt of this consultation

- Statutory consultation April – July 2024
- Landowner consultation June – July 2025 - Parkers of Leicester's agents first wrote to National Grid and Fisher German on 28 July 2025 confirming receipt of the landowner consultation letter and requesting a meeting to understand the impact of the proposals on POL's Land
- 20 August 2025 – Teams meeting between Parkers of Leicester's agents and Fisher German to discuss the Project proposals and impact on POL's Land, followed by correspondence from Parkers of Leicester's agents providing plans showing the impact of the Project on the 600-unit planning application and the wider Kings Dene scheme
- November 2025 – Parkers of Leicester and Parker Strategic Land registered as interested parties in the DCO proceedings and submitted Relevant Representations to the Planning Inspectorate, setting out their objections to the Project including failure to assess the Development Site, inadequate justification for the Order Limits over POL's Land, inadequate assessment of alternatives, and lack of engagement by National Grid
- March 2026 – Parkers of Leicester's agents made repeated requests (on 11, 13 and 17 March 2026) for a meeting to discuss management of the Project proposals to minimise impact on the Kings Dene allocation, including provision of a plan overlaying the Project proposals on the Kings Dene scheme
- 1 April 2026 – Teams meeting between Parkers of Leicester's agents and Fisher German to discuss the Project proposals and impact on POL's Land, followed by correspondence from Parkers of Leicester's agents on 8 April 2026 confirming receipt of revised voluntary agreement Heads of Terms and again requesting realignment of the overhead power line to avoid the Kings Dene allocation, or appropriate compensation
- 27 April 2026 – Parkers of Leicester's agents chased National Grid for a response following the Teams meeting of 1 April 2026
- 21 May 2026 – meeting between the parties where Parkers of Leicester provided an overlay showing intended land for residential development, and discussion regarding proposed design scenarios and project alignment in this area, followed by correspondence from Parkers of Leicester's agents on 22 May 2026 requesting DWG base plans and on 28 May 2026 providing an up-to-date Kings Dene masterplan with the Project overlay
- June 2026 – further correspondence between the parties outlining potential “Option C” design. Parkers of Leicester's agents chased National Grid for a response regarding potential overhead power line realignment on 2, 3 and 10 June 2026, including in light of the Planning Inspectorate's request for information from affected persons
- 9 July 2026 – Parkers of Leicester's agents provided a tracked-change draft Statement of Common Ground to National Grid

National Grid is committed to further engagement with Parkers through detailed design to resolve outstanding matters.

6. Matters Currently Under Discussion

ID	Issue	Stakeholder Position	National Grid Position	Relevant documentation
6.1	Route alignment	Notwithstanding that Option C is presented as a compromise between Option A and Option B, the Stakeholders maintain their objection to it for the following four reasons. First, Option C still results in the southward movement of the overhead line centre line within the Order Limits, which directly and materially worsens the impact on POL's Land and the Development Site compared to Option A, increasing the sterilisation of land within the Development Site. Second, Option C has been adopted principally to protect mineral extraction interests at Monks Farm, Kelvedon, which are at present only an emerging allocation and have no formal planning status, there being no mineral planning consent in place. The Stakeholders object to the Applicant preferring those interests over the Development Site, which has been identified in the Regulation 18 and emerging Regulation 19 consultation on the	The Applicant had previously developed a design scenario relating the Bradwell Monks Farm development which accommodated potential changes to the planning status of the Monk's Farm Site (see 8.3.27 Draft Statement of Common Ground - Blackwater Aggregates (Bradwell Quarry [REP4-233])). This scenario is summarised in DCO application documents 5.15 Design Development Report [APP-122] and 6.4 Environmental Statement Chapter 4 - Project Description [APP-130] (see Section 4.6 and item 5 of Table 4.4). The design scenario options included Option A which is the original alignment and Option B which is the revised alignment taking into account potential mineral sterilisation, both presented in Table 2.5 of 8.11 Approach to Scenarios [REP4-310] The Applicant was made aware of Braintree District Council's proposal to include the 'Kings Dene' housing allocation in their local plan subsequent to the DCO	8.3.27 Draft Statement of Common Ground - Blackwater Aggregates (Bradwell Quarry [REP4-233]) 5.15 Design Development Report [APP-122] 6.4 Environmental Statement Chapter 4 - Project Description [APP-130]. 8.11 Approach to Scenarios [REP4-310]

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ID	Issue	Stakeholder Position	National Grid Position	Relevant documentation
		Braintree Local Plan as a strategic allocation for up to 5,000 new homes. Third, and following from the above, the Stakeholders submit that the emerging housing allocation on the Development Site should be accorded greater weight than the mineral interests at Monks Farm, not less. The Development Site is essential to meeting identified local housing need and its delivery addresses a national imperative to which significant weight must be given under national planning policy. National Grid's decision to prefer the mineral interests in a manner that actively prejudices the Stakeholders' land and the Development Site is wrong in principle and unjustified on the evidence. Fourth, the sterilisation of a strategic housing allocation will result in materially higher compensation liability for the Applicant than the sterilisation of mineral extraction rights, which further underscores that the balance of interests weighs in favour of the Development Site and against the adoption of Option C. For all of the above reasons, the Stakeholders continue to object to Option C and call upon the	application; Regulation 18 Consultation of the Draft Local Plan including the allocation commenced in February 2026 (during the examination of the DCO application). Parkers of Leicester made the Applicant aware of the net impact on the residential housing proposals of both Option A and Option B post-application. Although both of the Applicant's route Options would have an unavoidable impact with the proposed development land, Parkers of Leicester have indicated that Option B would have the most detrimental effect on housing plot sterilisation with approximately 3.6 hectares affected. Notwithstanding, Option B would be the most preferable from the perspective of Bradwell Monks due to the expected mineral sterilisation under Option A. On this basis, and to have regard to the representations by Parkers of Leicester and Parker Strategic Land, the Applicant developed an additional "Option C" alignment during the examination period. This route takes account of and consideration for both mineral and housing interests, offering a compromise solution that seeks to minimise the interaction on	

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ID	Issue	Stakeholder Position	National Grid Position	Relevant documentation
		Examining Authority to scrutinise National Grid's approach to the route realignment and to give proper and proportionate weight to the significance of the Development Site in its consideration of whether there is a compelling case in the public interest for the interference with the Stakeholders' land rights.	both sites. The Applicant will continue to engage with Blackwater Aggregates and Parkers of Leicester through detailed design to further refine and confirm this alignment	
6.2	Order Limits and Compulsory Acquisition	On Plots 3/32, 3/31, 3/28, 3/23, and 3/29, the Order Limits are significantly wider than elsewhere. No adequate justification has been provided for why the Order Limits on POL's Land must be so wide or of such an unusual shape. Seeking powers with significant flexibility, without demonstrating why such flexibility is essential, is contrary to the fundamental principle that compulsory acquisition powers should only be sought over land demonstrably necessary for delivery of the Project. These matters are directly relevant to Section 122 of the Planning Act 2008, which requires that compulsory acquisition of land is necessary for the purposes of the authorised development. In the absence of plot-specific justification, the applicant cannot demonstrate that the compulsory acquisition of such extensive rights over POL's Land is necessary.	The Applicant allowed for broader Order Limits in this area to allow for flexibility of alignment optionality, as reflected in Table 2.5 of 8.11 Approach to Scenarios [REP4-310] . The Order Limits also reflect land temporarily required for construction, and would not be part of the final easement being acquired. The Applicant would not seek compulsory acquisition powers for all land currently included in the order limits, as the need for land (and Order Limits) will be further refined through detailed design, including through further engagement with POL.	

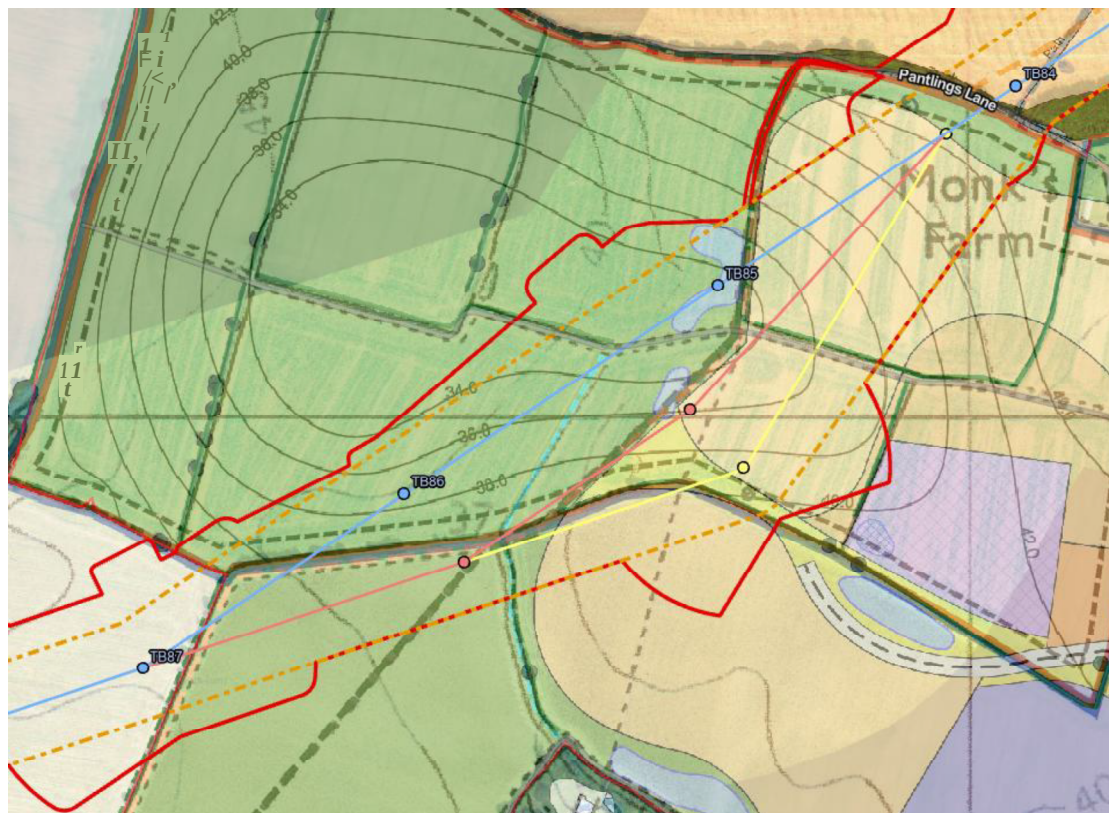
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ID	Issue	Stakeholder Position	National Grid Position	Relevant documentation
6.3	Engagement Adequacy	The applicant has made minimal effort to engage with POL regarding the impact on POL's Land and the Development Site. Parkers of Leicester and Parker Strategic Land have been seeking to engage with National Grid since July 2024. The late submission of this SoCG, without adequate time for Parker's to review and comment, is itself evidence of inadequate engagement. Parker's reserve the right to supplement or amend their position following further engagement with National Grid.	The Applicant has sent correspondence to all affected parties through non-statutory (2022 and 2023) and statutory consultations (2024), with further engagement regarding Heads of Terms has been underway between the parties since June 2025. The Applicant has been reviewing design optionality informed by conversations with POL alongside other examination deliverables, ensuring the timing of engagement is meaningful and seeks to progress and resolve outstanding matters. The Applicant is committed to engaging with POL as detailed design progresses to further refine the alignment and order limits in relation to their land and development site.	

Figure 1 Project alignment options



Route A is shown in Blue

Route B is shown in Yellow

Route C (preferred) is shown in pink

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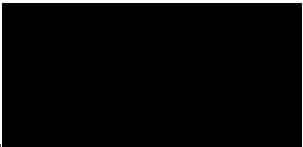
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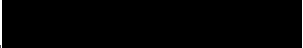


7. Signatures

The parties confirm that their signatures to this Statement of Common Ground confirm only that the document accurately represents each party's position as at the date of signing. Signature does not constitute any agreement by Parkers of Leicester or Parker Strategic Land to withdraw or limit any of their objections, Relevant Representations or other submissions made to the Examining Authority.

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

For National Grid 

Name:  

Position: Project Director

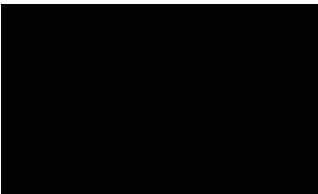
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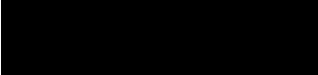
For Parkers of Leicester 

Name:  

Position: Director

Date: 17/07/2026

For Parkers Strategic Land 

Name:  

Position: CEO

Date: 20/07/2026

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