

AENC-NG-CNS-REP-0071

Norwich to Tilbury

Volume 5: Reports and Statements

Document: 5.9.25 Signed Statement of Common Ground - Innova
Renewables (Hall Farm Energy Storage Project) - Clean Version

Final Issue C

August 2026

Planning Inspectorate Reference: EN020027

Infrastructure Planning (Applications: Prescribed Forms and Procedure)
Regulations 2009 Regulation 5(2)(g)

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Innova Renewables (Hall Farm Energy Storage Project)

Statement of Common Ground

1. Purpose of the Statement of Common Ground

This Statement of Common Ground (SoCG) has been prepared to outline the areas of agreement and any remaining points of discussion between National Grid (NG) and Innova Renewables Limited (IR) regarding specific issues arising during construction and/or operation from the interface between the proposed Norwich to Tilbury Project and the Hall Farm Energy Storage Project (planning permission ref: 2024/3750).

This is the final version of the Statement of Common Ground submitted at Deadline 8

2. Parties to the SoCG

This SoCG has been prepared by National Grid and Innova Renewables Limited (Innova) andInnova’s subsidiary company (Hall Farm Solar BESS Limited) holds a generation licence relating to the Hall Farm Energy Storage Project and an option for lease over the site.

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	Hall Farm construction compound overlaps with Norwich to Tilbury Haul Road.	Prior to DCO decision
7.2	Hall Farm Drainage arrangements located within close proximity to pylon positioning.	Prior to DCO decision
7.3	Heads of Terms leading to a legal agreement	Prior to DCO decision
7.4	Binding legal agreement	Prior to DCO decision
7.5	Construction and Operational interactions	Prior to DCO decision
7.6	Hall Farm Solar BESS Limited as a statutory undertaker, the extent of serious detriment to its undertaking and the scope of the protective provisions in the DCO	Prior to DCO decision

4. Background

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.

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 Role

Innova Renewables Limited has legitimate interests that have the potential to interact with the Norwich to Tilbury proposals. This has been identified as the approved Hall Farm Energy Storage Project located south of Norwich Main substation. The proposals understood as: *The development of a 400MW Energy Storage System, including a 132-400kV substation and associated infrastructure* which was granted planning permission under the permission reference 2024/3750 from South Norfolk District Council on 25th July 2025. Innova's subsidiary company also hold a generation licence for the purposes of this development.

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

The chronology of National Grid's engagement Innova Renewables Limited to date, and the evolution of the Project's design is summarised as follows:

- 2023
 - Introductory meeting to detail the proposed Norwich to Tilbury scheme and project team members
 - Further meetings to discuss scheme impacts of both projects
- 2024
 - Multiple progress update meetings to detail project developments
 - Joint National Grid, Equinor and Innova Renewables Limited meeting on traffic and transport impacts to the local highway network.
 - Focused meeting on both projects compound and haul road locations
- 2025
 - Further discussions on project developments post planning approval for Innova Renewables Limited
 - Initial development of items to be included within the Statement of Common Ground.
- 2026
 - Further development of items included within the Statement of Common Ground.
 - Engagement to discuss proposed design solutions to areas of interaction.
 - Number of meetings covering the design and location of the HF approved drainage system, mechanisms for amending this, and the Statement of Common Ground.

6. Matters Agreed

ID	Issue	Agreement reached	Date agreed
6.1	Innova Underground Cable and National Grid Haul Road Interaction.	When constructing the haul road National Grid will install suitable ducting at the required locations for Innova to later utilise. This avoids the need for disruption and reinstatement to the haul road during the construction phase. Innova to provide details of ducting requirements.	21.07.2025
6.2	Haul Road Interfaces	Interfacing haul roads and CDM areas to be managed on-site during construction by competent contractors.	15.07.2025
6.3	Hall Farm Development Site included within Norwich to Tilbury Order Limits.	Class 8 assignment to the eastern swathe submitted to the ExA by National Grid at Deadline 7.	20.07.2026
6.4	Statutory Undertaker Status	Statutory Undertaker Status is agreed and has been reflected in Deadline 7 submissions.	20.07.2026

7. Matters currently under discussion

I.D	Issue	Stakeholder position (including date)	National Grid response (including date)
7.1	Hall Farm construction compound overlaps with Norwich to Tilbury Haul Road.	20.07.26 The Applicant has sufficient room inside their order limits to avoid our construction compound. Innova expect to engage with the Applicant on this matter and this construction interface. Innova expect this would be resolved in the interface agreement.	21.04.26 - National Grid request the Hall Farm construction compound is clipped so as not to intersect with the proposed haul road alignment. As the two projects construction programmes overlap it is during the construction phase that the conflict with the National Grid haul road

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I.D	Issue	Stakeholder position (including date)	National Grid response (including date)
			occurs which should remain unimpeded. National Grid will continue to engage with Innova with a view to further defining the compound size requirement and design so as to avoid any vehicles movement obstructions over the haul road.
			30.07.26 - The Applicant will continue to engage with Innova on this matter however it is anticipated this interaction is resolvable within the interface agreement with coordination between both parties delivery partners to co-locate the haul road and construction compound given the minor extent of the overlap.
7.2	Hall Farm Drainage arrangements located within close proximity to pylon positioning.	15.07.2025 - Innova Renewables has a drainage attenuation basin to the north of a proposed pylon, near to the proposed haul road and underneath the overhead line. Full details of the drainage arrangements are likely to form a condition on the forthcoming decision for the Hall Farm project and will be available during the pre-build phase. 16.07.2026 Planning permission for the Hall Farm site as received in July 2025. Condition 29 relates to the approved drainage strategy with detailed design of the	23.07.25 - National Grid has requested further details of the attenuation basin to facilitate an informed response. Review of the drainage design and arrangements where it overlaps with the proposed National Grid order limits is required to ensure it does not represent an impediment to the Norwich to Tilbury project. 12.02.26 - National Grid has engaged with Innova Renewables to mutually agree a design solution. Further meetings have been arranged to further this detailed design solution.

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I.D	Issue	Stakeholder position (including date)	National Grid response (including date)
		drainage scheme to be submitted to the Council prior to commencement of the development. Innova have engaged with NG and is seeking to agree a design solution and suitable mechanisms to facilitate an alternative drainage pond design and/or location with the temporary haul road. NG have confirmed pylon RG4 can be moved up to 35m whilst maintaining adequate clearances. 20.07.2026 IR have produced an alternative drainage system design with allows for the NG proposals and the consented BESS project to co-exist. IR are awaiting sign off from NG on these details. Once agreed, IR are to prepare and submit a non-material amendment to South Norfolk Council. IR will provide best endeavours to secure the suitable permissions for the amended drainage system, however, are dependent on a decision from the Council. The Applicant has confirmed that pylon RG4 could move south and the permanent access is not a true constraint, to remove these interactions, however the haul road would be an enduring conflict. The Applicant has confirmed the haul road will be smaller in width than shown on their submitted plans. 03.08.26 IR still await confirmation of the design amendment to its own scheme from the applicant but believe this addresses the principle design conflict. The	21.04.26 - The drainage basin has been confirmed to clash with Norwich to Tilbury essential project elements rather than being in proximity to them, National Grid is engaging with Innova with the aim of reaching a mutually agreeable design solution. 30.07.26 - Both parties are cooperating and progressing detailed design works seeking to mutually agree design amendments to both parties schemes that would allow all required apparatus to be installed without conflict. While this is yet to be finalised, progress is being made and a mutually agreeable outcome remains viable. At this location the Applicant would be able to narrow the haul road to reduce the extent of the overlap.

I.D	Issue	Stakeholder position (including date)	National Grid response (including date)
		parties are in agreement at the concept, approvals must still be secured.	
7.3	Heads of Terms leading to a legal agreement	20.07.2026 Agreed HoTS are a very important next step leading to a binding legal agreement. Innova will continue to engage with the Applicant on this matter.	30.07.26 - The parties are collaborating on the production of a set of Heads of Terms (“HoTs”) for a formal legal agreement between the parties. A first draft of the HoTs has been circulated between the parties. The parties have agreed to meet regularly (subject to both parties availability, reasonable adviser cost management and progress between meetings) and to use best endeavours to progress HoTs and to continue these meetings until, a legal agreement is in place. Both parties commit to the aim of complete the agreement within a reasonable timeframe. The legal agreement will secure the commitments and agreements required to manage interfaces.
7.4	Binding legal agreement	20.07.2026 A binding legal agreement is required and both parties are working towards this as a matter of priority for both developments to accommodate one another. Once an acceptable legal agreement is in place Innova will be in a position to remove its objections to the DCO.	30.07.26 The Applicant recognises the importance of a legal agreement for both parties and will collaborate with the aim of reaching an agreement with Innova Renewables.

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I.D	Issue	Stakeholder position (including date)	National Grid response (including date)
7.5	Construction and Operational interactions	20.07.2026 The Applicant will need to entertain the prospect of this timeline slipping, provide construction programmes and consider all scenarios around which projects may go first or simultaneously. Current HoTs circulated need to be fair and equitable to both parties delivering their Licensable Activity.	30.07.26 The Applicant anticipates construction commencing in 2027. The Applicant would engage with Innova throughout the delivery period so both parties are aware of concurrent delivery works and can work to mitigate any impacts as best able. It is agreed that HoT's should be fair and equitable to both parties.
7.6	Hall Farm Solar BESS Limited as a statutory undertaker, the extent of serious detriment to its undertaking and the scope of the protective provisions in the DCO	Innova considers its subsidiary company is a statutory undertaker by virtue of the fact that it has a generation licence granted under the Electricity Act 1989. Moreover that given the extent of the powers sought over its land that the proposed works will cause it serious detriment. In this regard, Innova requires bespoke protective provisions to secure its undertaking.	30.07.26 The Applicant agrees with Innova in respect of it's Statutory Undertaker status now reflected in D7 submissions. Both parties are progressing legal negotiations seeking to formally provide Innova the assurances reasonably required.

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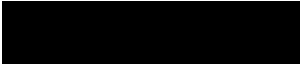
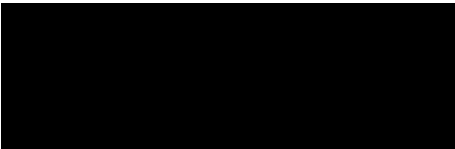
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8. Signatures

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

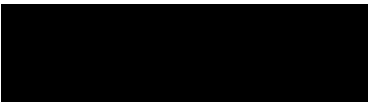
For National Grid

Name:  

Position: Project Director

Date: 04 August 2026

For Innova Renewables Limited

Name:  
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Position: Projects Director

Date: 04 August 2026

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