

AENC-NG-CNS-REP-0261

Norwich to Tilbury

Volume 8: Examination Documents

**Document: 8.3.45 Signed Statement of Common Ground - TC East
Anglia One OFTO Limited - Clean Version**

Final Issue C

August 2026

Planning Inspectorate Reference: EN020027

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Revision History

Version	Date	Submitted at
A	26 February 2026	Deadline 1
B	21 July 2026	Deadline 7
C	4 August 2026	Deadline 8

TC East Anglia One OFTO 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 TC East Anglia One OFTO Limited ('the OFTO') regarding specific issues arising during construction and/or operation from the interface between the proposed Norwich to Tilbury Project and the OFTO's assets.

This final signed version of the SoCG has been submitted at Examination Deadline 8.

2. Parties to the SoCG

This SoCG has been prepared by National Grid and the OFTO.

3. Background

3.1 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 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 and one statutory consultation to inform its proposals, with further targeted consultations.

4. Stakeholder Interests

The OFTO is the licensed Offshore Transmission Owner responsible for owning and operating the electricity transmission assets associated with the East Anglia One Offshore Wind Farm, one of the UK's largest energy generation projects. The company was established by Transmission Capital Partners following its successful appointment through Ofgem's competitive OFTO regime and holds responsibility for the long-term operation, maintenance and management of the transmission infrastructure connecting the offshore wind farm to the National Electricity Transmission System.

The East Anglia One transmission assets comprise a significant strategic element of the UK's energy infrastructure, including an offshore substation, approximately 86 kilometres of offshore export cable, approximately 37 kilometres of onshore export cable and associated connection infrastructure linking the wind farm to the National Grid transmission network at Bramford Substation in Suffolk. These assets facilitate the transmission of electricity generated by the 714MW East Anglia One Offshore Wind Farm, which is capable of supplying renewable electricity to hundreds of thousands of homes and forms an important component of the UK's offshore wind generation portfolio.

The East Anglia One transmission system is therefore of national importance as it enables the export of substantial volumes of renewable energy from the North Sea into the national transmission network, supporting the UK's statutory net-zero commitments, energy security objectives and wider transition towards a low-carbon electricity system. The continued operation,

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integrity and accessibility of these assets is critical to maintaining secure electricity transmission arrangements and ensuring that nationally significant renewable generation can be delivered to consumers across Great Britain.

The Norwich to Tilbury scheme includes overhead transmission electric line (Route RG) from Norwich Main Substation to Bramford Substation Works to construct and install a new overhead transmission electric line between the two gantries at Norwich Main Substation and the two gantries at Bramford Substation. Interactions with East Anglia One include:

- Access route from Bullen lane widening scheme
- Haul road crossing of the OFTO underground cables.
- Landscaping and planting around RG207.

5. Matters Currently Under Discussion

ID	Issue	TC East Anglia One OFTO Limited position	National Grid position
5.1	Interface Identification and Categorisation	21/07/26 - the OFTO object to the use of compulsory acquisition powers over land leased, occupied and where interests are held by the OFTO. National Grid must seek voluntary agreement for any requirements. The OFTO have sought NGET's GIS files in relation to the 94 crossings.	The Project and OFTO's main interface is at Bramford substation, which includes cable crossing, access roads and landscaping. Land agreement matters will be discussed as part of ongoing engagement regarding Protective Provisions and Heads of Terms.
5.2	Potential Project Impacts on Stakeholder Assets and Associated Mitigations	21/07/26 - The OFTO seeks Protective Provisions to safeguard its assets and interests against any potential impacts arising from the Project. In light of the limited design detail currently available, it is not yet possible to fully assess the extent of all interactions with the OFTO's infrastructure. Accordingly, it is essential that the DCO contains appropriate Protective Provisions requiring the Applicant to consult with, engage and obtain approvals from the OFTO in respect of works that may affect its assets. These provisions are necessary to protect infrastructure of national importance that forms an integral part of the electricity transmission network and facilitates the connection of strategically important renewable energy generation to the national grid. The Applicant provided a draft set of protective provisions on 17 July 2026. There has therefore been insufficient time for the OFTO to consider and amend the protective provisions. Whilst we accept that appropriately drafted protective provisions could provide comfort on some of the OFTO's	Protective Provisions remain under discussion between the parties. The Applicant will continue discussions to seek to reach agreement and will reflect its position on those matters still remaining in dispute the Statutory Undertaker Tracker at Deadline 8. The Applicant has submitted its proposed version of the draft Protective Provisions to the DCO at Deadline 7, and any further amendments proposed by the OFTO will be considered for inclusion in the side agreement to be entered into.

ID	Issue	TO East Anglia One OFTO Limited position	National Grid position
		concerns, at present we do not consider there to be sufficient protections and we propose to prepare a more detailed mark-up of the protective provisions to ensure the protective provisions are appropriate. We intend to discuss this with the Applicant and will submit this to the ExA prior to deadline 8.	
5.3	Stakeholder engagement	21/07/26 - The OFTO notes that it is not currently referenced within the Book of Reference or the Land Rights Tracker. The OFTO has requested that the Applicant updates these documents to reflect the correct stakeholder information and accurately identify the OFTO's assets, rights and interests that may be affected by the Project. The OFTO considers that such amendments are necessary to ensure the application documents accurately record all affected parties and facilitate the proper consideration and protection of its interests during the examination.	The Applicant notes that the Book of Reference [REP6-042] and Land Rights Tracker [REP6-044] submitted at Deadlines 5 and 6 include land interests of OFTO under the name 'Transmission Capital Partners GP Limited'. The Applicant will update the Book of Reference and Land Rights Tracker at Deadline 8 to reflect the correct name of TC East Anglia One OFTO Limited, and include the relevant land plots once confirmed by OFTO.
5.4	Haul road crossings	21/07/26 - The Project includes 94 proposed crossings and interfaces with the OFTO's underground cable assets, including crossings associated with the proposed haul road. Given the strategic importance of these assets, appropriate protection measures must be implemented to safeguard the OFTO's infrastructure from damage, disruption or operational constraint. The required protection measures, construction methodologies and asset protection arrangements should be developed in consultation with, and agreed by, the OFTO and secured through an appropriate interface agreement and Protective Provisions.	As per ID 5.1, the interaction between the Project and OFTO is at Bramford substation. Interfacing haul and access roads will be managed on-site during construction, in discussion with OFTO, to ensure continued access during both construction and operational phases. Discussion between the parties to agree Protective Provisions is ongoing, and this matter will be discussed as part of progressing these agreements.

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ID	Issue	TC East Anglia One OFTO Limited position	National Grid position
5.5	Access and maintenance rights	21/07/26 - The OFTO requires ongoing access to its assets at all times for operational, maintenance and emergency purposes. The OFTO therefore seeks details from National Grid as to how safe, unrestricted and timely access will be maintained throughout the delivery and operation of the Project. The OFTO's ability to undertake emergency repairs and maintenance must not be prejudiced by the Project, and suitable arrangements should be agreed between the parties and secured through the relevant project documentation and protective provisions.	See National Grid position in ID 5.4
5.6	Cable swing interface with EA1 substation	21/07/26 - The OFTO maintains that land within its East Anglia One Substation leasehold area should not be included within the Order Limits where there is no demonstrable requirement for its inclusion. Pending confirmation of the proposed design change, the OFTO seeks amendments to the Order Limits, Relevant Land Plans and associated Class 8 rights to ensure that no permanent or temporary powers are sought over its operational land. The OFTO further requires confirmation that no temporary possession powers will be exercised in respect of Class 8 land, thereby safeguarding its ability to operate, maintain and access critical transmission infrastructure without interference from the Project. The OFTO acknowledges that the Applicant reclassified plot B-20-199 at Deadline 6 in the Book of Reference and the Land Plans - Section B (E), however it is noted that the boundary of the ONSS remains as Class 2. The OFTO object to compulsory acquisition powers over any land leased,	The Applicant can confirm that it has relocated pylon RG208 within the Limits of Deviation to avoid any oversailing of the EA1 substation. As such, plot B-20/199 has been reclassified as Class 8, submitted to the examining authority at Deadline 6 and reflected in sheet 20 of 2.2 Lands Plans - Section B [REP6-008] .

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		occupied and where interests are held by the OFTO. The boundary forms part of the operational substation compound and therefore National Grid must seek voluntary land rights where access is required.	
5.7	Holding objection	2107/26 - The OFTO maintains a holding objection to the Project due to the current level of design uncertainty and the ongoing evolution of the Project proposals. Given the limited information available and the number of interfaces with the OFTO's assets, the OFTO is unable to fully assess the potential impacts at this stage. The objection may be capable of being withdrawn once the relevant project changes have been confirmed and appropriate Protective Provisions and contractual arrangements have been agreed to safeguard the OFTO's assets, rights and operational interests.	The Applicant note's OFTO's holding objection, and will continue to engage through detailed design to resolve outstanding matters.

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6. Signature

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

For National Grid

Name: 

Position: Project Director

Date: 04 August 2026

For TC East Anglia One OFTO Limited

X----- Signed by:
Name: 

Position: Director

Date: 04 August 2026

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