

AENC-NG-CNS-REP-0117

Norwich to Tilbury

Volume 5: Reports and Statements

Document: 5.9.30 Signed Statement of Common Ground -
ScottishPower Renewables (UK) Limited - Clean Version

Final Issue D

July 2026

Planning Inspectorate Reference: EN020027

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

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Revision History

Version	Date	Submitted at
A	29 August 2025	DCO Application
B	26 February 2026	Deadline 1
C	10 June 2026	Deadline 5
D	21 July 2026	Deadline 7

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ScottishPower Renewables (UK) 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 ScottishPower Renewables (UK) Limited (SPRUKL) regarding specific issues arising during construction and/or operation from the interface between the proposed Norwich to Tilbury Project and SPRUKL land interests and interest as a joint venture partner in both the East Anglia Three (EA3) and East Anglia One (EA1) projects.

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 ScottishPower Renewables (UK) Limited.

3. Background

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.

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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.

4. Stakeholder Interests

ScottishPower Renewables (UK) Limited has legitimate interests that have the potential to interact with the Norwich to Tilbury proposals. This has been identified as the onshore components of East Anglia Three Limited (EA3L) Offshore Wind Farm, the onshore components located north of Bramford substation and SPRUKL ownership of land impacted. The proposals understood as: *customer 400kV substation and underground cabling connection along with associated permanent and temporary infrastructure.*

National Grid is seeking to ensure that the interests of SPRUKL 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 ScottishPower Renewables (UK) Limited to demonstrate how their interests may be affected, how ScottishPower Renewables (UK) Limited or National Grid and its contractors can collectively reduce those effects, and input to agree the implementation of such measures.

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The chronology of National Grid's engagement with ScottishPower Renewables (UK) Limited, and the evolution of the Project's design is summarised as follows:

- 2024
 - Introductory meeting to detail the proposed Norwich to Tilbury scheme following notification of statutory consultation;
 - Exchange of projects GIS layers for detailed assessment of interfaces
 - Further Engagement on anticipated impacts and mitigations
 - Compound siting discussions
- 2025
 - Meeting to collaborate on project development updates ahead of Norwich to Tilbury DCO submission
 - Initial development of items to be included within the Statement of Common Ground.
- 2026
 - Further engagement has been undertaken to discuss items raised within the Statement of Common Ground, including weekly progress calls between the parties since April 2026.

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5. Matters Agreed

ID	Issue	Agreement reached	Date agreed	Relevant documentation
5.1	Working group	It was agreed a weekly meeting would be held between the Applicant, SPRUKL and EA3L to discuss outstanding matters. SPRUKL and EA3L wish to reiterate the importance of these meetings to allow the matters in this table to be progressed.	6 April 2026	
5.2	Clash between SuDS pond and RG207	The Applicant has amended the position of pylon RG207 to no longer interact with SPRUKL owned SuDS pond.	Meeting held 22 June 2026	2.3 Works Plans - Section B [REP6-014]

6. Matters Currently Under Discussion

The majority of matters that remain under discussion at time of finalising this SoCG are dependent on agreeing the Protective Provisions, and signing an Interface Agreement which are under negotiation and aiming to be finalised at Examination Deadline 7. Once these further documents are signed, these matters can be considered "agreed".

ID	Issue	Stakeholder position ScottishPower Renewables (UK) Limited (including date)	National Grid position (including date)	Relevant documentation
6.1	Interface Legal Agreement	SPRUKL's solicitors provided comments on the draft Heads of Terms for the Interface Agreement on 7 July and are working with the Applicant on them with the aim to reaching an agreement. SPRUKL recognises the importance of the proposed network reinforcement works and are committed to working with NGET to have this agreement in place by close of examination. The Applicant's powers under the DCO must not be exercised in respect of SPRUKL land unless and until the Interface Agreement has been fully executed.	The Applicant is working with SPRUKL on the draft Heads of Terms and will continue to engage with the aim of this agreement being in place by the close of examination	
6.2	Land Rights	24/06/25 - Further details on interacting Land Rights sought under the N-T DCO is requested along with an agreement on use of CPO powers where SPRUKL landownership boundaries are impacted. N-T must seek voluntary land rights from SPRUKL, where those are required within SPRUKL's landownership.	25/06/25 - Land Rights sought and use of CPO powers will be captured within the legal interface agreement detailing the granting of, and provisions around, SPRUKL voluntary land rights. The Applicant proposes to reclassify plot B-20/199 as Class 8 in the Book of Reference,	

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ID	Issue	Stakeholder position ScottishPower Renewables (UK) Limited (including date)	National Grid position (including date)	Relevant documentation
		SPRUKL acknowledges the Applicant actioned at Deadline 6 the classification of plot B-20/199 as Class 8 in the Book of Reference, however notes that the boundary of the EA1 QNSS remains classed as Class 2 under document 2.2 Land Plans - Section B (Final Issue E) [REP6-007] as part of Plot B-20/195. SPRUKL object to the inclusion of compulsory acquisition powers over land owned by SPRUKL, which forms part of an operational substation compound and the sole access to two operational substation compounds and their shared SuDS pond. National Grid must seek voluntary land rights from SPRUKL where access is required.	formalising National Grids decision to no longer seek the compulsory acquisition of rights and/or temporary possession of the land, via the DCO. The Applicant can confirm that the Class 8'ing of plot B-20/199 was actioned at Deadline 6. The Applicant and SPRUKL will continue to engage on a number of matters, including lands rights.	
6.3	Access to Sustainable Drainage System (SuDS) pond	24/06/25 - Access rights by SPRUKL to the SuDS pond and surrounding land forming part of the drainage systems of the substation must be maintained at all times. SPRUKL object to the inclusion of compulsory acquisition powers over land owned by SPRUKL, which forms part of an operational substation compound and the sole access to two operational substation compounds and their shared SuDS pond. National Grid must seek voluntary land rights from SPRUKL where access is required.	25/06/25 - Access and maintenance rights to EA3L assets will be maintained and managed by competent contractors through engagement with SPRUKL. The Applicant is working with SPRUKL on the draft Heads of Terms and will continue to engage with the aim of this agreement being in place by the close of examination	

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ID	Issue	Stakeholder position ScottishPower Renewables (UK) Limited (including date)	National Grid position (including date)	Relevant documentation
6.4	Traffic Management	24/06/25 - National Grid are to manage the cumulative traffic impacts should construction or major maintenance operations overlaps. SPRUKL require appropriate provisions to ensure access to the substation compounds be included in the Interface Agreement which is currently under discussion. These should be added in the form of Protective Provisions and the Interface Agreement and need to be agreed before the close of the examination.	25/06/25 - The traffic impacts of the Norwich to Tilbury scheme will be managed on site using traffic calming and control measures as deemed necessary. The Applicant and its contractors will maintain communications throughout the scheme to ensure that access to SPRUKL's assets are maintained. The Applicant is working with SPRUKL to progress Protective Provisions and an Interface Agreement, to be agreed before the close of examination. This matter will be discussed as part of progressing these agreements.	
6.5	Encroachment of the proposed Red Line Boundary in the EA1 Substation area, which is owned by SPRUKL and leased to the EA1 OFTO.	The site of the onshore substation for the East Anglia One ("EA1") Offshore Wind Farm ("ONSS") is owned by SPRUKL and leased to the EA1 OFTO. Our response to statutory consultation in July 2024 also made clear that the proposed Order included land within the EA3L DCO limits. NG's proposed compulsory acquisition powers must exclude all of the ONSS delineated boundary, along with any OHL cable swing not impinging upon the EA1 OFTO leased area owned by SPRUKL. Articles 27, 28 and 29 of the draft DCO must make clear that temporary	26/01/26 – National Grid have looked into the movement of RG207 & RG208, movement of RG208 only provides 9.7mts clearance of the OHL cable swing to the EA1 boundary corner. Drawings have been provided. The Applicant proposes to reclassify plot B-20/199 as Class 8 in the Book of Reference, formalising National Grids decision to no longer seek the compulsory acquisition of rights and/or temporary possession of the land, via the DCO. The Applicant can confirm that the Class 8'ing of plot B-20/199 was actioned at Deadline 6	4.3 Book of Reference [REP6-042]

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ID	Issue	Stakeholder position ScottishPower Renewables (UK) Limited (including date)	National Grid position (including date)	Relevant documentation
		possession powers do not apply to plots identified as Class 8 in the Book of Reference. SPRUKL acknowledges the Applicant actioned at Deadline 6 the classification of plot B-20/199 as Class 8 in the Book of Reference, however notes that the boundary of the EA1 ONSS remains classed as Class 2 under document 2.2 Land Plans - Section B (Final Issue E) [REP6-007], as part of Plot B-20/195. The Applicant must revise the Order Limits to exclude any unnecessary inclusion of land owned by SPRUKL. If the Applicant will not revise the Order Limits, no compulsory acquisition powers or temporary possession powers should be granted over such land.		
6.6	Proposed Haul Road encroaching the visual screening to the West of the EA1 ONSS.	14/01/26 - Queries were raised on the ground levels at the ONSS and the impact on the visual screening agreed as part of the EA1 DCO. SPRUKL were presented an alternative haul road design by the Applicant based on the following principles - Aim to avoid the lands west of the EA1 ONSS site which SPRUKL have designated at landscape area - Provide access to RG 207 and RG 208	26/01/26 – The Applicant has relayed SPRUKL's queries to their design partners and have prepared two alternative options within the RLB and reviewed the existing topographical conditions at this location. The Applicant has presented an alternative haul road which SPRUKL have deemed acceptable in principle, and this will continue to be developed and confirmed through detailed design.	

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ID	Issue	Stakeholder position ScottishPower Renewables (UK) Limited (including date)	National Grid position (including date)	Relevant documentation
		- Optimise cut / fill balance where haul road crosses change steep change in gradient southwest of EA1 ONSS - Provide area for demolition of existing tower southwest of RG 207 - Connection to existing access road at suitable location - Avoidance of bund immediately south of EA1 ONSS The alternative haul road alignment is acceptable in principle on the basis of these principles. SPRUKL require NGET to commit to complying with these principles unless otherwise agreed, and are seeking this commitment to be set out in the legal agreement under negotiation.		
6.7	Changes to the 400kv Bramford Substation northern boundary and proposed retaining wall	14/01/26 – SPRUKL request further information on these potential changes	Part of the retaining wall is proposed to be removed, as well as part of the bund/vegetation. This will be confirmed through detailed design and the Applicant will continue to engage with SPRUKL throughout this period. Any loss of vegetation as a result of this removal would require replacement as set out in 7.4 Outline Landscape and Ecological Management Plan [REP6-084] and in accordance with the requirement R9 as set out in 3.1 Draft DCO [REP6-030]	7.4 Outline Landscape and Ecological Management Plan [REP6-084] 3.1 Draft DCO [REP6-030]

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ID	Issue	Stakeholder position ScottishPower Renewables (UK) Limited (including date)	National Grid position (including date)	Relevant documentation
6.8	Holding objection to project	SPRUKL object to the inclusion of CA/TP powers over land they have an interest in	The applicant notes the position of SPRUKL.	

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7. Signatures

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

For National Grid

DocuSigned by:

Name:

Position: Project Director

Date: 23/07/2026

For Scottish Power Renewables (UK) Limited

Name:

Position: Director

AUTHORISED SIGNATORY

Date:

4-8-2026

4-8-2026

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