The Great Grid Upgrade

North Humber to High Marnham

NHHM-NG-CNS-REP-0042

North Humber to High Marnham

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nationalgrid

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1 Purpose of the Statement of Common Ground

1.1.1 This draft Statement of Common Ground (SoCG) has been prepared by National Grid Electricity Transmission (National Grid / 'the Applicant') and J G Pears Holdings Limited, referred to as JGP, regarding the proposed North Humber to High Marnham Development Consent Order (DCO) application ('the Application').

1.1.2 Section 4 sets out the matters 'agreed' between the Parties, for which no further issues have been raised. It also identifies matters that remain 'under discussion', where agreement has not yet been reached and further negotiations are required to establish an agreed approach.

1.1.3 This SoCG is structured as follows:

- Section 1: An introduction to this SoCG and a description of its purpose
- Section 2: Gives a description of the project.
- Section 3: Summarises engagement between Parties to date
- Section 4: Summarises the key matters and captures the status of each issue / matter.
- Section 5: Sets out matters not agreed between the Parties.
- Section 6: Sets out the approvals and the signing off sheet between the Parties.

1.1.4 The aim of the SoCG is to clarify the shared understanding of any issues and facilitate an efficient resolution process. Any reference to 'the Parties' means National Grid and J G Pears Holdings Limited.

1.1.5 This draft SoCG has been prepared at an early phase of the DCO process, ahead of submission. It is intended to be a live and working document which will be updated as the project progresses and shared with J G Pears Holdings Limited at key points for discussion. A final SoCG will be prepared ahead of the close of the DCO Examination. Unlike a final SoCG, this draft SoCG has not been officially signed by either party.

2 Project Description

2.1.1 The North Humber to High Marnham Project (the Project) is a new 400 kilovolt (kV) electricity transmission connection of approximately 90 kilometres (km) in overall length between two proposed new substations: the 400 kV Birkhill Wood Substation and 400 kV High Marnham Substation.

2.1.2 The proposed new substations are subject to separate planning applications. For more information, see Application **Document 5.4 Consents and Licences Required Under Other Legislation**.

2.1.3 The Project comprises:

- Approximately 90 km of new overhead line (Route Code 4AF) between the proposed new 400 kV Birkhill Wood Substation and 400 kV High Marnham Substation;
- Replacement and re-alignment of a section of the existing 400 kV overhead line (Route Code 4ZQ) between Brantingham and east of Broomfleet;
- Replacement and re-alignment of a section of the existing 400 kV overhead line (Route Code ZDA) between Ealand and west of Keadby;
- Line entry connections to a proposed new 400 kV Birkhill Wood Substation;
- Line entry connections to a proposed new 400 kV High Marnham Substation; and
- The Project would include other required works, for example, temporary diversions for works on existing overhead line routes, temporary access roads, highway works, temporary works compounds, work sites and ancillary works. The Project would also include utility diversions and drainage works. There would also be land required for environmental mitigation, offsetting, compensation and Biodiversity Net Gain (BNG).

2.1.4 A full description of the Project is provided in **Application Document 6.4 Environmental Statement Chapter 4 Description of the Project**.

3 Record of Engagement

3.1 Role of the Consultee in the process

3.1.1 J G Pears Holdings Limited and its development vehicle High Marnham Renewables Limited (together “JGP”) is a landowner and renewable energy developer progressing a number of solar photovoltaic (PV) projects in the vicinity of the proposed North Humber to High Marnham (“NHHM”) overhead line.

3.1.2 JGP’s interest in the Project arises from the potential interaction between the proposed NHHM alignment and three long standing solar PV schemes JGP was developing, namely America Farm, East Drayton Solar 1 and Solar 2. Based on the current design, the proposed overhead line has the potential to interface with the America Farm and East Drayton schemes. National Grid is also in discussions with JGP regarding High Marnham Solar, another of their solar sites that interacts with the Project. Discussions relating to High Marnham Solar will be captured in an updated SoCG during the Examination, once those discussions have progressed further. JGP has engaged with National Grid in order to understand the nature and extent of both permanent and temporary land requirements associated with the Project, as well as potential programme interfaces and design constraints. This engagement has included sharing of NHHM Proposed design including tower locations, overhead alignments, temporary working areas (including stringing areas and pulling positions), and access requirements, to facilitate discussions around implications of these for the layout, construction sequencing and deliverability of JGP’s proposed solar schemes.

3.1.3 JGP has participated in technical discussions with National Grid and its land agents to share information, where appropriate, relating to its development proposals, including indicative programme information, grid connection strategy, and landownership and occupation arrangements. JGP had made clear through consultation it was progressing its solar projects on the design basis shared with NGET, and that is what has now been put into planning. The purpose of this engagement is to identify potential areas of interaction or constraint, inform ongoing design development by both parties, and explore opportunities to avoid or reasonably mitigate impacts. National Grid and JGP recognise that both the NHHM Project and JGP’s solar developments are progressing independently, and that neither party is under any obligation to alter its proposals beyond that required to comply with applicable statutory and regulatory requirements. Engagement between the parties will continue as the NHHM Project progresses through the Development Consent Order (“DCO”) process. This SoCG is intended to capture the current position and will be updated as discussions progress, with agreement (where possible) recorded without prejudice to the legal rights and commercial positions of either party. For the purposes of the Planning Act 2008, JGP are a statutory consultee, due to their interest in the land the Project interacts with.

3.1.4 A localised non-statutory consultation was held for four weeks, between 9 July 2024 and 6 August 2024. That consultation introduced a potential alternative corridor for routeing and sought the views of the public and relevant stakeholders, including JGP. JGP did not submit a response to this consultation, as its solar projects were not adversely impacted by this alternative corridor.

3.1.5 Statutory consultation was held for a period of eight weeks from 18 February 2025 to 15 April 2025. That consultation provided an opportunity to see how the proposals had developed, how previous feedback had been considered and sought the views of the public and stakeholders on the updated proposals. JGP submitted a response to this consultation.

3.1.6 It is acknowledged that JGP are an SME subjected to lots of requests and information provision by several simultaneous National Grid projects impacting JGP. JGP had responded several times to have a single point of contact and reiterated its various consistent interests, plans and designs to National Grid for several years via the various information requests, consultation and land interest questionnaires by National Grid.

3.2 Summary of pre-application discussions

3.2.1 Table 3.1 provides an overview of the engagement that has taken place between National Grid and JGP.

Table 3.1 – Summary of Engagement between National Grid and J G Pears Holdings Limited

Date	Format	Topic	Description
23/05/2023	Email/Phone call	**Initial Communication**	Communication was issued to the stakeholder outlining the Project and introducing the appointed project agent.
17/04/2023	Document	**Non-Intrusive Surveys Licence (NISL)**	The NISL was returned signed by the stakeholder.
04/07/2023	Letter	**Introductory Letter**	A formal letter was issued to the stakeholder outlining the proposed project and next stages.
29/02/2026	Meeting	**Project interactions**	Site meeting held to discuss project interactions at High Marnham.
09/07/2024	Letter	**Non-Statutory Consultation**	The stakeholder was notified about the beginning of a localised non-statutory consultation. The letter invited them to provide feedback on the project.
25/04/2024	Email	**Non-Intrusive Surveys**	An email was issued to the stakeholder providing the NISL for execution.
29/01/2025	Letter	**Non-Intrusive Surveys**	A letter was issued to the stakeholder outlining the need for the project to renew its NISL and the process of doing so.
18/02/2025	Letter	**Statutory Consultation Notification**	The stakeholder was notified about the beginning of the statutory

Date	Format	Topic	Description
			consultation. The letter invited them to provide feedback on the project.
28/02/2025	Email	**Statutory Consultation Response**	The stakeholder contacted the project team to provide feedback on the existing plans.
07/04/2025	Online Meeting	**Statutory Consultation**	A meeting was held with the Stakeholder to discuss proposed designs for their land and to feedback any design change requests the Stakeholder had.
01/09/2025	Letter	**Non-Intrusive Surveys**	A signed NISL was returned from the stakeholder.
03/10/2025	Online Meeting	**Project meeting**	An online meeting was held between the project team and the stakeholder to discuss the wider impacts of the project on the affected land.
08/01/2026	Email	**Project Interactions**	The minutes from the October 2025 meeting were shared with the stakeholder, as well as proposed indicative sterilization plans, that were presented in the meeting for discussion. The project team requested information about the 4 offsite solar projects and the potential BESS project being developed by the stakeholder, including land split and timescales, and details of the associated export cable that would connect into High Marnham. The project team enquired about availabilities for a follow-up meeting.
12/01/2026	Email	**Project shapefiles and interactions schedule**	Within this communication, the Applicant shared shapefiles of the Project and an updated schedule of interactions for review.
12/01/2026	Email	**Project shapefiles**	An email was issued by the Applicant to the stakeholder, requesting the necessary information to enable access to the Project shapefiles.
21/01/2026	Email	**Project interactions**	The project team issued a communication to the stakeholder requesting their availability for a follow-up meeting.

Date	Format	Topic	Description
29/01/2026	Email	**Project Shapefiles**	The stakeholder issued a communication requesting a call with the project team to review the provided access plans for the stakeholder's land.
02/02/2026	Email	**Project Shapefiles**	The stakeholder issued communications requesting a call with the project team to review the access plans. A response was returned on the same day.
03/02/2026	Email	**Project Interaction Communication**	An email was received from the stakeholder requesting a call to discuss the three proposed solar projects (East Drayton 1 & 2 and America Farm) and their interaction with NHHM, and to explore ways to streamline communication
17/02/2026	Email	**HoTs**	JGP issued communications requesting information regarding the HoTs.
18/02/2026	Email	**HoTs**	A communication was issued by the project team to the stakeholder setting out the scope and focus of the Heads of Terms.
24/02/2026	Meeting	**Project follow-up Meeting**	A follow-up meeting was held to share project updates and further discussion on the interactions with the stakeholder's: developments, land requirements, clarification of responsibilities, and interaction with other developments.
25/02/2026	Email	**Project Shapefiles and interactions**	The stakeholder informed of a platform access issue with the Project shapefiles previously submitted. The Applicant resolved the access issue and re-shared the access link to the Project shapefiles with the stakeholder. The Applicant requested the stakeholder to share their public website consultation page in relation to their solar projects upcoming applications.

Date	Format	Topic	Description
26/02/2026	Email	**Minutes of meeting**	The minutes from the 24 February 2026 meeting were shared with the stakeholder.
05/03/2026	Email	**Project Interactions**	The project team shared an action list from the previous interaction meeting, outlining the agreed next steps and key matters discussed.
22/04/2026	Email	**Project Shapefiles and interactions**	The Applicant shared shapefiles of the Project and submitted queries in relation to the America Farm development.
23/04/2026	Email	**Planning application**	The Applicant submitted their response to the America solar farm planning application
24/04/2026	Email	**Planning application**	The Applicant submitted their response to the East Drayton 1 & 2 solar farm planning applications
18/08/2026	Email	**Project Interactions**	The Applicant submitted updated indicative sterilisation plans for discussion as well as an updated interaction schedule for review
02/09/2026	Email	**JGP Planning applications**	Email from JGP to National Grid requesting resolution of conflict between the NHHM proposed design and JGP submitted design to planning.
04/09/2026	Meeting	**JGP Planning applications**	Teams call to discuss JGP concerns around the NHHM proposed design and its adverse impact on submitted JGP solar scheme to planning applications.
09/09/2026	Email	**JGP Planning applications**	Follow up email from JGP to National Grid to resolve conflict between NHHM proposed design and JGP submitted planning applications, National Grid objections to said applications and a Head of Claim

4 Matters Agreed or Under Discussion

4.1 Overview

4.1.1 This section details the matters relevant to JGP which have been agreed or are under discussion between the parties.

4.1.2 The red, amber, green status shows, at a glance, the level of agreement with JGP, as seen in Table 4.1.

Table 4.1 – Agreement Status

Status	Description
Not Agreed	Indicates a final position, where it has not been possible to resolve the issue to the agreement of both parties and there remains a difference of opinion.
Under Discussion	Indicates where issues are the subject of active on-going discussion.
Agreed	Indicates where an issue has been agreed or resolved satisfactorily to the agreement of both parties.

Table 4.2 – Matters Agreed or Under Discussion

ID	Matter	Agreed Position (working towards)	J G Pears Holdings Limited Position (including actions to be taken by National Grid)	Date (last discussed / date agreed)	Status
JGP-01	Solar Scheme Interface	To confirm that only the America Farm and East Drayton schemes have potential interactions with the current NHHM alignment, based on available design information.	That three of JGP's proposed solar PV schemes (America Farm and East Drayton Solar 1 and Solar 2) have potential interactions with the current NHHM alignment.	08/10/2026	Agreed
JGP-02	Ongoing Engagement	That engagement between National Grid and JGP will continue on a without prejudice basis, to inform design development and programme planning where the respective projects interface.	JGP accepted to progress the preparation and ongoing negotiation of Heads of Terms relating to the land acquisition required for the new substation at high Marnham to support the NHHM Project.	08/10/2026	Agreed
JGP-03	Permanent Land Requirements	To confirm that the NHHM overhead line will primarily require rights in land, rather than freehold acquisition, for its permanent land requirements.	That the permanent land requirements for the NHHM overhead line at High Marnham primarily comprise rights in land (including easements and/or wayleaves) associated with towers, conductors and access, rather than wholesale freehold acquisition.	08/10/2026	Agreed
JGP-04	Temporary Land Requirements	That temporary working areas will be required to facilitate construction of the NHHM overhead line at High Marnham, including tower working areas, stringing areas and pulling positions, construction compounds and access routes, and that such areas may extend beyond the extent of permanent easements. National Grid will	JGP agrees to this matter.	08/10/2026	Agreed

ID	Matter	Agreed Position (working towards)	J G Pears Holdings Limited Position (including actions to be taken by National Grid)	Date (last discussed / date agreed)	Status
		confirm with JGP where these areas will be.			
JGP-05	Access Protection for Construction	For operational, safety and maintenance reasons, temporary working areas associated with stringing and pulling operations will need to remain free from permanent development that would obstruct access to or use of those areas.	Discussions are ongoing.	08/10/2026	Under discussion
JGP-06	Solar Development Constraints	To confirm that, subject to detailed design and safety considerations, the installation of solar panels within defined corridors is likely to be constrained.	Discussions are ongoing.	08/10/2026	Under discussion
JGP-07	Design Information Sharing	That National Grid will, where reasonably practicable and subject to internal approvals and data governance requirements, provide updated design information (including shapefiles) as the Project design develops.	JGP agrees with this matter.	08/10/2026	Agreed
JGP-08	Programme Interface and Sequencing	To coordinate where possible construction programmes and address any overlaps between JGP's solar works and National Grid's activities.	JGP agree that ongoing coordination is required on the extent, timing and potential management of any programme overlap between JGP's solar construction activities and National Grid construction programme, including any potential advance works currently anticipated from late 2027 onwards.	08/10/2026	Under Discussion

ID	Matter	Agreed Position (working towards)	J G Pears Holdings Limited Position (including actions to be taken by National Grid)	Date (last discussed / date agreed)	Status
JGP-09	Grid Connection Routing and Alignment	To define the routing of JGP's grid connection infrastructure and identify any interactions with the NHHM Project.	JGP will provide detailed routing and alignment of JGP's grid connection infrastructure (including cable routes to High Marnham), including where these may cross third party land, and any potential interaction with the NHHM Project.	08/10/2026	Under Discussion
JGP-10	Land Information Sharing and Confidentiality	To determine the parameters for sharing information on JGP's land interests with National Grid, in accordance with confidentiality and third-party obligations.	The extent to which information relating to JGP's land interests and option agreements can be shared with National Grid, noting that any such sharing is subject to confidentiality obligations and third-party consents.	08/10/2026	Under Discussion
JGP-11	Land Rights Heads of Terms	The preparation and potential agreement of Heads of Terms for rights in land required to support the NHHM Project, which are currently at an early stage and subject to ongoing negotiation.	National Grid is to prepare and negotiate the Heads of Terms for the land rights required over JGP's land.	08/10/2026	Under Discussion
JGP-12	Design Evolution and Interface Mitigation	Both parties have explored, and will continue to explore, design refinements that could reduce interface constraints between the projects.	JGP agrees to this matter subject to appropriate compensation paid to JGP.	08/10/2026	Agreed
JGP-13	Future PV Installation Near Infrastructure	To assess the feasibility of installing PV infrastructure in proximity to National Grid assets following completion of the NHHM Project.	JGP may retrospectively install PV infrastructure in the vicinity of National Grid infrastructure after the construction of NHHM. National Grid have produced and shared indicative sterilisation plans	08/10/2026	Under Discussion

ID	Matter	Agreed Position (working towards)	J G Pears Holdings Limited Position (including actions to be taken by National Grid)	Date (last discussed / date agreed)	Status
			for discussion, to facilitate the build of the Project's infrastructure and allow operational access, future maintenance and reconductoring activities on the National Grid assets. Temporary sterilisation areas would also be required by National Grid as reflected in the Project Shapefiles and interaction schedule, to facilitate the build of the Project's infrastructure.		

5 Matters Not Agreed

5.1 Overview

5.1.1 This section details the matters relevant to JG Pears which have not been agreed between the parties.

Table 5.1 – Matters Not Agreed

ID	Matter	**Agreed Position** (working towards)	**J G Pears Holdings Limited Position** (including actions to be taken by National Grid)	**Date** (last discussed / date agreed)	**Status**
JGP-14	Route alignment	As set out in **Application Document 5.1 Consultation Report** National Grid considered the requests to alter the route of the overhead line in proximity to Hardings Farm and Gibraltar Farm in Route Section 10. The request was not taken forward due to the alternative alignments' proximity to the villages of East Drayton, residential properties and impacts on other commercial receptors. National Grid is committed to continuing to engage with JGP on interfaces between the Project and the proposed solar developments.	JGP submitted feedback during the 2025 Statutory Consultation objecting to the alignment between the A620 east of North Wheatley and Fledborough (Route Section 10 as presented at the Statutory Consultation). JGP considers that the proposed route would sterilise a significant proportion of their proposed solar developments. To avoid interactions with the land under consideration for proposed solar developments, JGP requested that: • the route north of East Drayton be moved further east. Specifically, JGP suggested that the alignment should run to the east of Hardings Farm (north of East Drayton) and	08/10/2026	Not Agreed

ID	Matter	Agreed Position (working towards)	J G Pears Holdings Limited Position (including actions to be taken by National Grid)	Date (last discussed / date agreed)	Status
			continue towards Manor House Farm (south of East Drayton), • the route north of Gibraltar Farm be moved further east. The alignment should pass to the east of Gibraltar Farm and run closer to Vicarage Farm and Farhill Farm Since the submission of this feedback in 2025 JGP has submitted the three TCPA applications it had been working towards and shared with National Grid to Bassetlaw District Council for these solar developments in 2026 which are awaiting decision. As of October 2026 • America Farm (26/00293/FUL) submitted 16th March 2026 • East Drayton 1 (26/0354/FUL) submitted 30th March 2026 • East Drayton 2 (26/00353/FUL) submitted 30th March 2026		

6 Confirmation of Agreement

The above SoCG is agreed between National Grid and J G Pears Holdings Limited on the date specified below.

Signed for and on behalf of National Grid:

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Date:

……

Signed for and on behalf of J G Pears Holdings Limited:

……

Date:

……

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