The Great Grid Upgrade

North Humber to High Marnham

NHHM-NG-CNS-REP-0040

North Humber to High Marnham

Volume 5: Reports and Statements

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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 Padero Solaer Limited (Company Number: 08021337) trading as and referred to throughout this document as 'PS Renewables' who are the current developer and owner of the Creyke Beck Solar project, 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 PS Renewables.

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 PS Renewables 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 PS Renewables are the current developer and owner of the Creyke Beck Solar project. Creyke Beck Solar project comprises a proposed solar farm and associated infrastructure, which was granted planning permission on 6 January 2022 and had subsequent planning variations/amendments on 14 March 2023, 11 September 2023 and 16 January 2025. The proposed location of the development is to the north west of Cottingham, in the county of East Riding and Yorkshire.

3.1.2 The Order Limits of the Project interact with parts of the Creyke Beck Solar Farm development. PS Renewables are responsible for the development, construction and operation of the Creyke Beck Solar project and associated land interests.

3.1.3 National Grid have been collaborating with PS Renewables, following their acquisition of the Creyke Beck Solar project in February 2025. This collaboration focuses on coordinating alignment between the Project and Creyke Beck Solar Farm and coordinating construction and operational elements of the projects, in addition to ensuring appropriate coordination of land rights required for each project.

3.1.4 Statutory consultation for the Project was held for a period of eight weeks from 18 February 2025 to 15 April 2025. The consultation provided an update on the design of the Project, and included commentary on how feedback previously received had been addressed or considered. The consultation also provided the public and stakeholders with an opportunity to provide further views on the updated Project proposals. PS Renewables submitted a response to this consultation.

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 PS Renewables for Creyke Beck Solar Farm Project.

Table 3.1 – Summary of Engagement between National Grid and PS Renewables for Creyke Beck Solar

Date	Format	Topic	Description
30/01/2025	Meeting	**Interactions meeting**	An in-person meeting was held between the stakeholder and the Applicant to discuss the interaction between the two projects.
02/2025	Meeting	**Collaboration Call**	An initial collaboration call was held between Dalcour Maclaren (for National Grid) and PS Renewables to discuss the interaction between the North Humber to High Marnham project and Creyke Beck Solar Farm.

Date	Format	Topic	Description
07/03/2025	Email	**Project Interactions**	An email was received from the Applicant raising concerns about losses, requesting an undertaking to fund a third-party technical study, querying agent fees, and requesting quantified areas for impacts.
10/03/2025	Email	**Project Interactions**	An email was sent by the Applicant listing actions from meetings and stating the Applicant would pay reasonable agent fees but would not fund developer technical assessments at that stage.
25/04/2025	Email	**Statutory Consultation**	An email was received from the stakeholder attaching a consultation response from the stakeholder and requesting dates to meet to work through questions and design justification.
05/05/2025	Email	**Information Update**	An email was sent by the Applicant providing project information, plans ahead of consultation and confirming meeting arrangements.
09/05/2025	Email	**Statutory Consultation**	An email was sent by the Applicant requesting a discussion on DCO plan design, consultation questions and missing data and asking for a proposal to work through queries.
12/05/2025	Email	**Statutory Consultation**	An email was sent by the Applicant acknowledging feedback and stating design change control workshops were ongoing with further meetings to follow.
20/06/2025	Meeting	**NHHM / Creyke Beck Interaction Meeting**	An interaction meeting was held between National Grid and PS Renewables / LSTC covering Section 42 consultation feedback, routing and construction programme. National Grid's follow-up email of 24 June 2025 recorded five agreed actions, including confirmation of routing and compound land, assessment of sterilised land for solar panel placement, provision of shapefile / CAD data by PS Renewables, commencement of commercial discussions and set-up of regular meetings.
30/07/2025	Email	**Statutory Consultation**	An email was sent from the stakeholder providing the design by attachment, objecting to the term "Overplant", stating the solar farm has planning permission in

Date	Format	Topic	Description
			the affected areas, and offering availability for a call.
Week commencing 08/09/2025	Meeting (telephone call)	**Design Update Call**	A brief telephone call took place between National Grid and PS Renewables (referenced in an email of 15 September 2025), in which National Grid indicated the NHHM design had changed since statutory consultation and that a further Teams meeting on the updated design would follow once confirmed internally.
15/09/2025	Email	**Statutory Consultation**	An email was sent by the Applicant explaining the project design had changed since statutory consultation, setting out planning-route context, summarising MW impact feedback, and stating an alternative construction compound location was being reviewed.
12/12/2025	Meeting	**Project Update**	The Applicant outlined the programme (Q2 2028 start) and ongoing developer engagement; PS Renewables raised concerns on solar farm impacts, access and viability; further discussions agreed on design changes, mitigation, compensation and costs.
12/01/2026	Email	**Statutory Consultation**	An email was sent by the Applicant updating on consultation completion, design review and upcoming plans/letters, and proposing a Teams call to discuss changes and unavoidable interactions.
23/01/2026	Email	**Ongoing engagement**	The Applicant sent an email providing an update, summarising design changes reducing overlap and requesting from the stakeholder updated project designs, information on project status and leases/rights, and proposing a meeting.
11/02/2026	Email	**HoTs**	An email was sent by the Applicant initiating early engagement on issuing heads of terms and requesting copies of option or land agreements, with a proposed call to discuss heads of terms.
11/02/2026	Email	**HoTs**	The stakeholder sent an email welcoming discussion and providing availability.
17/02/2026	Email	**HoTs**	An email was sent by the Applicant initiating early engagement on heads of terms, requesting copies of option or land

Date	Format	Topic	Description
			agreements, and proposing a call to discuss heads of terms.
25/03/2026	Email	**HoTs**	An email was sent to the stakeholder providing a revised shapefile for project interaction and stating National Grid will seek compulsory acquisition powers as a failsafe, with indicative construction and reinstatement timings.
18/03/2026	Meeting	**Progress Meeting**	Creyke Beck Progress Meeting rescheduled after issues with earlier invitations. Agenda focused on project progress, loss position discussions and commercial matters.
20/03/2026	Meeting	**Progress Meeting**	Creyke Beck Solar Farm Progress Meeting held via Microsoft Teams.
25/03/2026	Correspondence	**Interaction Package**	The Applicant issued a detailed NHHM / Creyke Beck interaction package including shapefiles, route alignment information, rights packages, compulsory acquisition considerations, construction programme assumptions and a request for compensation estimates.
08/04/2026	Meeting	**Progress Meeting**	NHHM and Creyke Beck Progress Meeting held with PS Renewables and Dalcour Maclaren (for National Grid) representatives.
17/06/2026	Correspondence	**Commercial**	Creyke Beck commercial discussions progressed between PS Renewables, National Grid and JLL.
22/06/2026	Email	**Progress Meeting**	Creyke Beck Progress Meeting agenda circulated covering project interfaces, programme alignment, National Grid access, land and commercial position, side agreements and next steps.
23/06/2026	Meeting	**Progress Meeting**	Creyke Beck Progress Meeting held.
23/06/2026	Correspondence	**Meeting Notes**	Meeting notes issued. Topics included route alignment, battery storage impacts, level of deviation and exclusion zones, construction methodology, programme assumptions, rights plans, landowner engagement and agreed actions.

Date	Format	Topic	Description
24/06/2026	Correspondence	**GIS Data**	Updated Creyke Beck GIS layers and National Grid guidance documents issued.
June–August 2026	Correspondence	**Ongoing Engagement**	Ongoing discussions regarding commercial matters, valuation work, fee undertakings, land rights and commercial arrangements affecting Creyke Beck Solar Farm.
11/08/2026	Correspondence	**Statement of Common Ground**	Statement of Common Ground process commenced for matters associated with the North Humber to High Marnham interface affecting Creyke Beck Solar Farm.
17/09/2026	Meeting	**Statement of Common Ground**	Statement of Common Ground review discussions continued.

4. Matters Agreed or Under Discussion

4.1 Overview

4.1.1 This section details the matters relevant to PS Renewables for the Creyke Beck Solar Project, 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 PS Renewables, 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)	**PS Renewables / Creyke Beck Solar Position** (including actions to be taken by National Grid)	**Date** (last discussed / date agreed)	**Status**
PSR-01	Principle of Cooperative Working	The parties agree to ongoing engagement and information sharing to seek to minimise land sterilisation, manage construction impacts, and ensure the long-term coexistence of both developments.	PS Renewables agree to this approach.	November 2025	Agreed
PSR-02	Requirement for Landowner Consent	It is agreed that where land is subject to an option agreement, landowners are required to obtain the relevant consent from PS Renewables prior to entering into Heads of Terms with the Applicant.	PS Renewables agree to this approach.	November 2025	Agreed
PSR-03	Technical Parameters and Design Interface	Discussions as to the dimensions and restrictions of the land agreement are ongoing.	Ongoing discussions relate to: • Minimum clearance requirements around towers and overhead lines • Whether permanent operations and maintenance access roads for the Applicant can be located within easement areas • Restrictions on infrastructure beneath overhead lines • The relationship between solar array layouts, tower protection zones, and pull positions	April 2026	Under Discussion
PSR-04	Construction Program Coordination	Information to be shared between the parties outlining the program for the projects.	Ongoing discussions relate to: • Construction sequencing and phasing remain under discussion.	April 2026	Under Discussion

ID	Matter	**Agreed Position** (working towards)	**PS Renewables / Creyke Beck Solar Position** (including actions to be taken by National Grid)	**Date** (last discussed / date agreed)	**Status**
			• Indicative programmes have been shared to provide greater certainty and to available enable coordination and reduce potential land and access conflicts.		
PSR-05	Compensation and Scheme Interaction	PS Renewables has raised concerns regarding the potential effects of the Project on the consented Creyke Beck Solar Farm, including impacts on the construction, operation, maintenance and future development of the Creyke Beck Solar Farm. The extent of any losses and the associated compensation arising from the acquisition of rights and/or the exercise of statutory powers by National Grid remain under consideration.	Discussions between the parties are ongoing with regard to the potential impact of the Project and the appropriate mitigation and compensation measures. No agreement has yet been reached in respect of compensation, and this matter remains the subject of ongoing negotiations.	April 2026	Under Discussion

5. Matters Not Agreed

5.1 Overview

This section details the matters relevant to PS Renewables which have not been agreed between the parties.

[TABLE TO BE INSERTED AT EXAMINATION TO INCLUDE MATTERS NOT AGREED. THERE ARE NO MATTERS NOT AGREED AT THIS STAGE]

6. Confirmation of Agreement

The above SoCG is agreed between National Grid and PS Renewables for the Creyke Beck Solar Project on the date specified below.

Signed for and on behalf of National Grid:

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Date:

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Signed for and on behalf of PS Renewables:

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Date:

……

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