



Planning Act 2008

National Grid (Norwich to Tilbury) Development
Consent Order Application (App Ref: EN020027):
Proposed Electric Lines

Written Representations on behalf of Bloor Homes Ltd
in respect of proposed development at Chadwell St
Mary (via agents, BTS)

Registration Ref: [REDACTED]
February 2026



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1 Background

- 1.1 BTS is instructed by Bloor Homes Limited (“Bloor”) in respect of the National Grid Electricity Transmission (NGET) application for a Development Consent Order (DCO) for new electricity equipment between Norwich and Tilbury (the “NGET project”).
- 1.2 These Written Representations have been submitted to the Planning Inspectorate by the relevant deadline (26 February 2026).
- 1.3 This document should be read alongside the previous representations (the “Relevant Representations”) made by Bloor in November 2025 (which include, as appendices, various earlier representations dating back to 2022).
- 1.4 Bloor has made the Examining Authority aware of its proposed development at Chadwell St Mary, including up to 1,500 dwellings, education, health and retail uses (the “Bloor scheme”) which is affected by the DCO Order Limits. The land is part of a wider allocation proposed by Thurrock Council in its draft Local Plan for the delivery of up to 4,000 homes. It will therefore play a key role in helping the Council to meet its housing delivery target.
- 1.5 The NGET project has the potential to fundamentally affect the Bloor scheme and housing delivery. The potential consequences of the NGET project are such that it is critical for Bloor to have the ability to comment on and influence the DCO decision making process.
- 1.6 The 2025 Relevant Representations provide a comprehensive overview of matters and the rationale for Bloor’s objection to the DCO. The purpose of these new Written Representations is to provide the Examining Authority with an updated position.
- 1.7 The remainder of this document is structured as follows:
 - **Section 2** explains the progress made since November 2025;
 - **Section 3** sets out the matters still under discussion; and
 - **Section 4** provides concluding remarks.

2 Progress Since November 2025

2.1 Since submission of the Relevant Representations in November 2025, the two parties have continued to discuss the interface between the respective proposals.

2.2 The direction of travel is broadly positive. In particular, Bloor welcomes the following.

- **Confirmation that Scenario B will be pursued (and Scenario A abandoned)** In its letter to the Planning Inspectorate (dated 9 February 2026), National Grid confirms that it no longer intends to seek development consent for any aspects of Scenario A. Bloor wholly supports the abandonment of Scenario A. Whilst Scenario B still negatively impacts the developable area of the Bloor scheme, the impact is significantly less than it would have been under Scenario A. Bloor understands that NGET intends to update the DCO plans and welcomes further communication on this matter.
- **The preparation of a Statement of Common Ground (SoCG)** The parties have prepared a draft SoCG which is to be submitted to the Planning Inspectorate by 26 February 2026. This contains a summary of the agreements reached, namely:
 - Scenario B will be pursued in lieu of Scenario A;
 - NGET will only implement the land and property rights it is seeking to the extent that it actually requires them, once further details are known (i.e. the full rights sought will not be exercised if alternative access options are feasible, as is expected);
 - the NGET permanent access route can be varied to be routed instead through the Bloor Homes scheme;
 - the broad location for a construction access preferred by both parties (to the north of the main access to the residential development);
 - an understanding that certain areas of the site will need to be kept free of built development by Bloor, but that this restriction is not intended to prevent Bloor's enabling works in such areas; and
 - a commitment to exploring opportunities for shared facilities / materials, both for temporary works and permanent features.

- **The receipt of heads of terms** Bloor has received a preliminary draft heads of terms from NGET. The direction of travel in this respect is generally positive, albeit Bloor will not be in a position to withdraw its objection to the DCO until the legal agreement is further advanced, and the commitments secured.

3 Matters Under Discussion

Land Plans

- 3.1 The 2025 Relevant Representations set out Bloor's concerns regarding the Land Plans and Order Limits. Bloor understands that the boundaries shown on the Land Plans are purposefully wide to allow for flexibility in design and that the **actual** land take should be substantially less than that shown on the Land Plans.
- 3.2 Focussed discussions have been had in respect of the strip of land adjacent to Brentwood Road, coloured brown (proposed for compulsory acquisition) and referenced 6/71a in the Land Plans. This strip of land will be fundamental to the Bloor scheme as it will contain the proposed access to residential development parcels off Brentwood Road.
- 3.3 Discussions with NGET, and the principles documented in the SoCG, have led Bloor to believe that the extensive rights proposed in the Land Plans will not need to be fully exercised, and therefore that they do not prohibit the Bloor scheme.
- 3.4 Further comfort could also be provided through an amendment to the Land Plans to move and narrow the extent of the coloured land (and increase the unaffected / white land) and to change the colour-coding to downgrade the proposed rights.
- 3.5 Bloor understands that NGET is proposing to amend its plans in any event to reflect the commitment to Scenario B at Chadwell. Bloor welcomes further discussion regarding the plans before any further submission to the Planning Inspectorate.

Legal Agreement

- 3.6 The parties will need to finalise a legal agreement to secure the commitments discussed. It is Bloor's preference that the legal agreement is progressed quickly and completed prior to the closure of the DCO hearings.

Loss of Development

- 3.7 The NGET project will reduce the amount of land that Bloor can develop. The quantum cannot be fully understood until the details have been crystallised. There are accepted methods for agreeing a valuation and these will be discussed between the parties in due course.

4 Concluding Remarks

- 4.1 These Written Representations should be read alongside Bloor's Relevant Representations (November 2025) which lodge an objection to the DCO proposals and raise a concern regarding compliance with national policy.
- 4.2 Since November, further progress has been made to resolve matters arising from the interface between the NGET project and the Bloor scheme.
- 4.3 Critically, NGET has confirmed its pursuit of Scenario B (and abandonment of Scenario A) and this is welcomed.
- 4.4 Also welcomed is the draft Statement of Common Ground in which NGET has agreed principles on access and land rights which provide Bloor with comfort that its scheme can proceed as planned. Fundamental is the understanding that both NGET's temporary and permanent accesses can be routed in a way to ensure that the first phase of the Bloor scheme (including housing, access, services and spine road) can be built with limited interference from NGET's works.
- 4.5 On the basis of land sharing and joint working between the parties, the direction of travel appears favourable. However, Bloor's objection stands until such a time that the discussed principles are secured in a legal agreement.
- 4.6 Bloor requests the opportunity to be heard at further Compulsory Acquisition Hearings, as necessary.