

AENC-NG-CNS-REP-0229

Norwich to Tilbury

Volume 8: Examination Documents

**Document: 8.3.13 Draft Statement of Common Ground - Bloor Homes
- Clean Version**

Final Issue B

May 2026

Planning Inspectorate Reference: EN020027

nationalgrid

Revision History

Version	Date	Submitted at
A	26 February 2026	Deadline 1
B	12 May 2026	Deadline 4

Bloor Homes

Draft Statement of Common Ground

1. Purpose of the Statement of Common Ground

This Statement of Common Ground (SoCG) has been prepared to reflect the current understanding of the areas of agreement and any remaining points of discussion between National Grid and Bloor Homes Ltd ('Bloor Homes') regarding specific issues arising during construction, operation, maintenance and decommissioning of the proposed Norwich to Tilbury Project (the "Project") and its interface with Bloor Homes' proposals (the "Bloor Homes scheme") on land to the east of Chadwell St Mary in Essex. This SoCG should be read alongside the various representations prepared by Bloor Homes, including those submitted to the Planning Inspectorate in November 2025. The aim is to clarify the shared understanding of any issues and facilitate an efficient resolution process. The SoCG is intended to be a live document and will be updated as necessary throughout the pre-examination and examination stages of the DCO process.

2. Parties to the SoCG

This SoCG is agreed between National Grid and Bloor Homes.

3. Summary of Matters Under Discussion

As requested by the Examining Authority, the below table provides an 'at a glance' summary of matters which are under discussion, together with a deadline by which such matters are expected to be resolved.

SoCG ID	Summary of matter under discussion	Deadline for resolution
7.1	Confirmation of any impact on the development or the valuation of any residual effect	By deadline 7
7.2	Detailed design work to confirm how construction access arrangements will interact and minimise effects	By deadline 7
7.3	To agree the binding legal mechanism needed to secure the commitments discussion	By deadline 7
7.4	Response to Compulsory Acquisition Hearing 2	By deadline 7

4. Background

4.1 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 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.

5. Stakeholder Interests

The Project has the potential to interact with Bloor Homes' proposals for development.

Bloor Homes has an Option to purchase the land shown indicatively on the plan in Appendix 1. This land is off Brentwood Road, to the east of Chadwell St Mary in Essex.

A planning application for the Bloor Homes scheme will be submitted and described broadly as: *residential development of up to 1,500 dwellings (Use Class C3), a primary school (Use Class F1), retail floor space and healthcare floor space as part of a mixed use neighbourhood centre (Use Classes E, F1, F2, C3, C2, drinking establishment), site accesses and highway works (Scenario A without Lower Thames Crossing and Scenario B with Lower Thames Crossing), associated infrastructure, ancillary works, green and blue infrastructure including sustainable drainage systems, ecological habitat areas, children's play areas, public open space, playing fields and Suitable Alternative Natural Greenspace.*

National Grid is seeking to ensure that the interests of both parties 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 Bloor Homes Limited to demonstrate how their interests may be affected, how Bloor Homes Limited or National Grid and its contractors can collectively reduce those effects and input to agree the implementation of such measures.

Bloor Homes has responded to all rounds of consultation since 2022 and has taken up all meeting offers from National Grid.

The chronology of National Grid's engagement with Bloor Homes to date, and the evolution of the Project's design is summarised as follows:

- 2023
 - Introductory meeting to detail the proposed Norwich to Tilbury scheme and project team members.
- 2024
 - Engagement on anticipated impacts on Proposals.
- 2025
 - Discussion encompassing all project interaction following alignment revisions.
 - Three way consideration of Lower Thames Crossing (LTC) uncertainty regarding certain design elements and timings
 - Initial development of items to be included within the Statement of Common Ground.
- 2026
 - Discussion to confirm Scenario B, construction access and next steps (including Statement of Common Ground).

6. Matters Agreed

ID	Issue	Agreement reached	Date agreed	Relevant documentation
6.1	Design	<p>The parties agree that the Applicant will progress with Scenario B (and abandon Scenario A), connecting the existing YYJ overhead line to the Tilbury North substation via underground cable from Cable Sealing End Compounds to the west of the existing angle tower on the YYJ line.</p> <p>The parties agree that Scenario A (an overhead line crossing of Lower Thames Crossing for the YYJ connection to Tilbury) is a less preferred design outcome and presents greater disparity between the respective interests.</p>	Meeting between parties on 22 January 2026	<p>Design Development Report (5.15)</p> <p>Chapter 4 (Project Description) of the Environmental Statement (6.4)</p> <p>Report on Interrelationship with Other Infrastructure Projects (8.4.3)</p> <p>Approach to Scenarios (8.11)</p>
6.2	Lands rights	<p>There is also agreement that land rights requirements will vary depending on the progress of both projects (the Project and the Bloor Homes scheme) but that the Applicant will only implement the land and property rights it is seeking to the extent required to ensure delivery and operation of its Project. In practice this means that whilst permanent rights back to adopted highway may initially be sought (to guarantee access can be secured) these rights will not be exercised or will be given up should new roads through the Bloor Homes scheme be available. Such new roads will</p>	Meeting between parties on 22 January 2026	Appendix 2 of this SoCG

ID	Issue	Agreement reached	Date agreed	Relevant documentation
		<p>need to support the anticipated vehicle characteristics (size, weight etc) and be of suitable road geometry with necessary rights of use available to the Applicant. The plan provided at Appendix 2 of this SoCG shows, indicatively, how the Applicant's permanent access route can be varied to be routed instead through Bloor Home's scheme. This plan is intended to provide comfort to both parties that National Grid's permanent access solution will not fetter Bloor Home's ability to create an access, lay services, and build houses in proximity to the Bloor Homes site entrance. The route shown on the plan shows one feasible permutation, and other permutations are also likely to be acceptable, subject to the detailed design of both projects, and subsequent agreements.</p>		
6.3	Construction access	<p>There is agreement on access that a crossover arrangement north of Bloor Home's proposed roundabout in combination with a temporary access route following close to the existing and diverted overhead line is the emerging preference. Final arrangements will be agreed through detailed design.</p> <p>There is a consensus that such an arrangement does not restrict the Applicant and reduces the area where there would need to be restrictions on built development until the temporary works were removed.</p> <p>The plan at Appendix 2 of this SoCG shows, indicatively, the location of a construction access that is preferred by both parties. The details are subject to further design and agreement of the parties.</p>	Meeting between parties on 22 January 2026	
6.4	Construction timing	<p>The parties agree that certain areas (to be specified by the Applicant) will need to be kept free of built development by Bloor Homes (until such time</p>	Meeting between parties on 22 January 2026	

ID	Issue	Agreement reached	Date agreed	Relevant documentation
		as the temporary works is no longer required) but this restriction is not intended to prevent certain layout and enabling works in such areas.		
6.5	Collaboration during construction	The parties agree to explore opportunities for shared facilities / materials both for temporary works and permanent facilities recognising that different design standards may restrict what can be achieved. The Applicant would normally remove temporary works (including materials) but would be open to transferring such materials to 3rd parties subject to necessary approvals being in place.	Meeting between parties on 22 January 2026	

7. Matters Currently Under Discussion

ID	Issue	National Grid position	Stakeholder position	Relevant documentation
7.1	Effect on development	<p>The parties have yet to agree the quantum of any effect on the development proposals but note that there are accepted methods for agreeing any such valuation.</p> <p>The Applicant acknowledges the potential impact of its proposals on the scale of Development ultimately delivered on this site, though notes that it has reduced the potential scale through the adoption of scenario B and revisions to temporary works.</p>	<p>The parties have yet to agree the quantum of any effect on the development proposals but note that there are accepted methods for agreeing any such valuation. ID</p> <p>Bloor Homes acknowledges that it has responsibility to seek to mitigate any potential effects with residual effect (if any) requiring to be evidenced for any future claim.</p>	

ID	Issue	National Grid position	Stakeholder position	Relevant documentation
7.2	Land parcel 6/71a	<p>Constructive discussions between the parties concerning construction access arrangements (as set out above in Matters Agreed) are expected to reduce the interaction with Bloor Homes first phases of development, subject to ongoing detailed design discussions.</p> <p>The Applicant's current understanding is that permanent acquisition of parcel 6/71a is not anticipated, enabling Bloor's development and access proposals to proceed.</p>	<p>From Relevant Representation:</p> <p>Discussions between the parties have led Bloor to believe that parcel 6/71a will not need to be permanently acquired and that it can be largely developed by Bloor, and there is nothing preventing them from providing an access and spine road, building houses and infrastructure, and crossing and laying services over this parcel. The commitment by both parties to work jointly to deliver the access from Brentwood Road is fundamental to the Bloor scheme as a whole. The plan at Appendix 2 of this SoCG shows that there is an access solution for NGET which, in effect, frees up Parcel 6/71a for Bloor.</p>	<p>Bloor Homes Limited Relevant Representation [RR-0374]</p>
7.3	Mechanism to secure the agreed commitments	<p>The Applicant acknowledges the request for a binding agreement and constructive discussions to secure an appropriate mechanism will continue.</p>	<p>The parties have yet to agree a binding legal agreement to secure the commitments that have been agreed and that are under discussion.</p>	

ID	Issue	National Grid position	Stakeholder position	Relevant documentation
7.4	Representation at Compulsory Acquisition Hearing 2	<p>The statement by Bloor reflects the position of negotiations between the two parties. The Limits of Deviation and land take in the area reflect the fact that detailed design has not yet been finalised. Neither party in this area have completed a detailed design.</p> <p>The Applicant is in negotiation with Bloor Homes to put in place an appropriate agreement which will; resolve how the parties interact on this land, how the extent of temporary and permanent rights are taken in future in light of both parties programme constraints, and agree the extent of the area both parties require. A side agreement will govern how parties will work together.</p>	<p>Bloor has an option over the land and is promoting a planning application for development. The scheme will come forward in phases and start on site is anticipated in 2029.</p> <p>The land subject to compulsory acquisition is essential for access to the proposed residential development. Bloor understands that other parcels are not required and believe compulsory acquisition is not necessary. Bloor or the landowner should retain the rights to the land. Request the CA rights are reduced, changed to temporary, or a binding agreement is reached on those commitments.</p> <p>Bloor have received heads of terms for such an agreement and expect it to be completed during examination.</p>	

8. Signatures

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

For National Grid

Name: _____

Position: _____

Date: _____

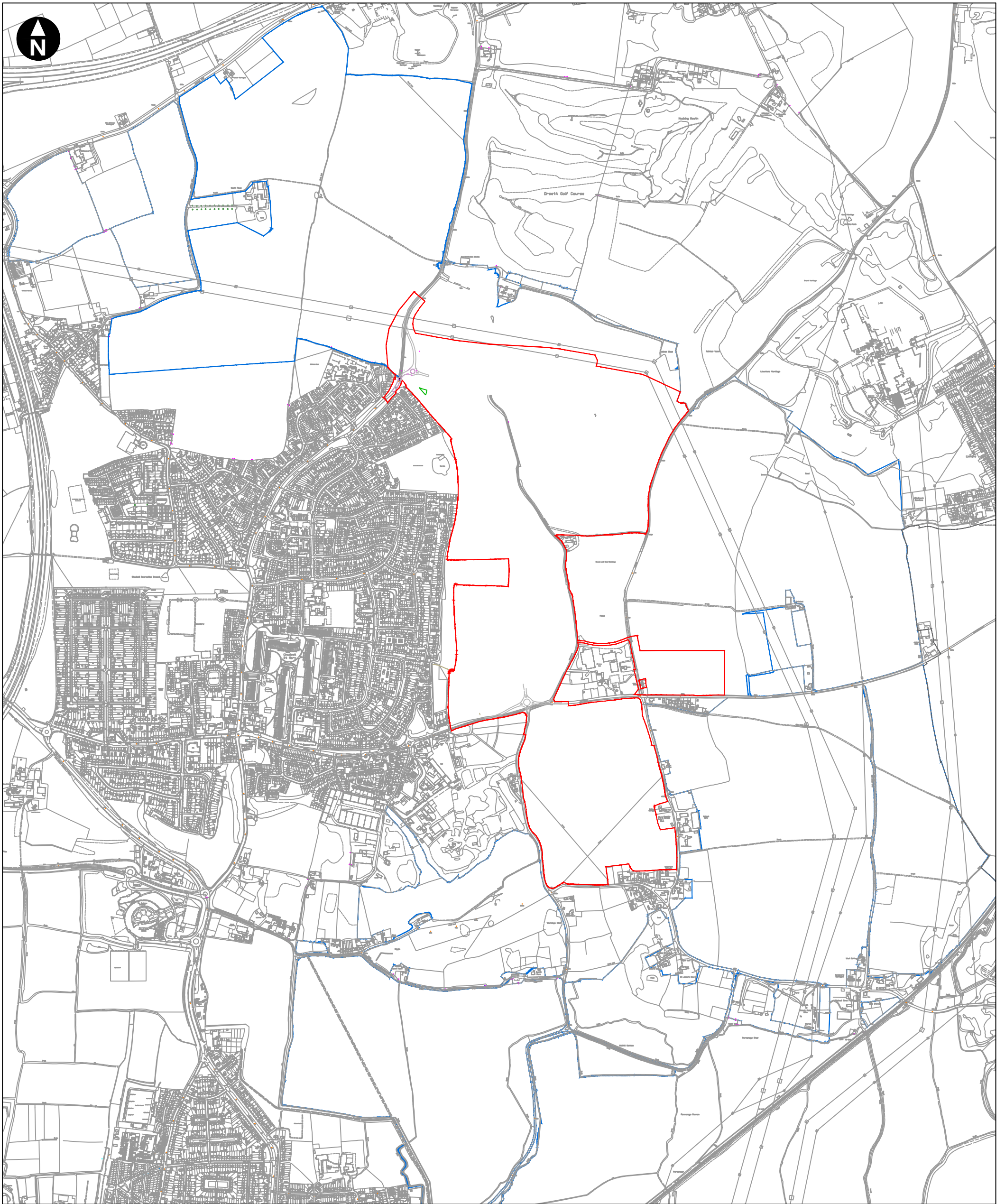
For Bloor Homes

Name: _____

Position: _____

Date: _____

Appendix 1. Plan Showing Bloor Land



Key

- Red line boundary (108.7ha)
- Other land in applicant's control

East of Chadwell St Mary
Outline Planning Application

**Application boundary and
other land in applicant's control**

0 m 500 m

Scale 1:12,500 @ A3

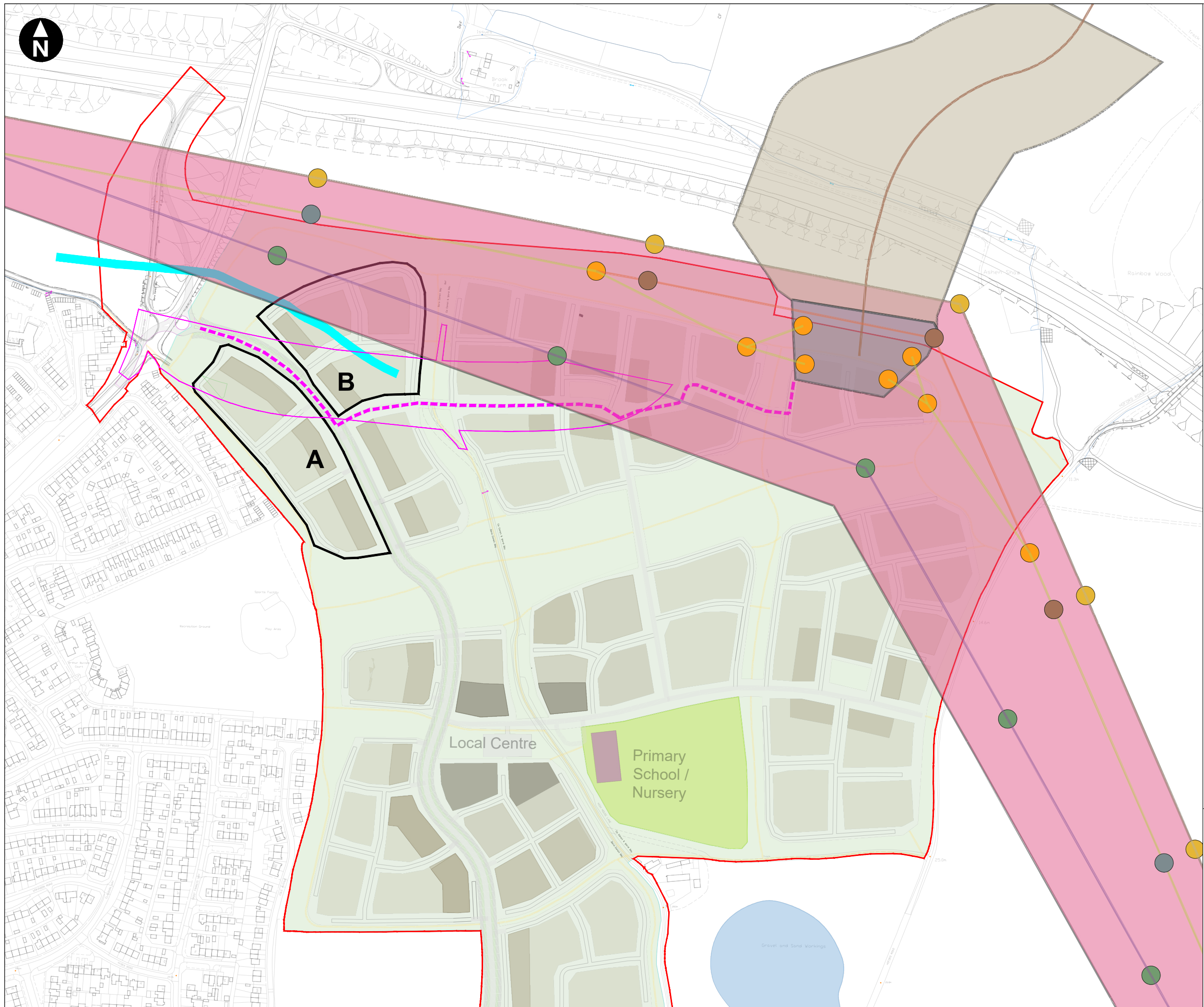
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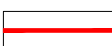
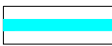
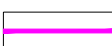


February 2026



Appendix 2. Plan to Illustrate Principles

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- Key
-  Bloor Homes outline planning application boundary
 -  National Grid temporary access road (preferred location)
 -  Allowance for access in DCO (parcel 6/71a)
 -  Indicative alignment of proposed permanent access route using roads to be delivered as part of proposed development
 -  Indicative temporary alignment of OHL

0 m 500 m
 Scale 1:10,000 @ A3
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Proposed Development East of Chadwell St Mary
Diagram to illustrate principle of proposed permanent access route to National Grid compound

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