

THE INFRASTRUCTURE PLANNING (EXAMINATIONS PROCEDURE) RULES 2010

NORWICH TO TILBURY DEVELOPMENT CONSENT ORDER

PINS REFERENCE EN020027

**WRITTEN SUBMISSION OF ORAL
REPRESENTATIONS MADE ON BEHALF OF
BLOOR HOMES LIMITED AT CAH3**

INTRODUCTION

This is a written submission made on behalf of Bloor Homes Limited in respect of oral submissions made at Compulsory Acquisition 3 on Wednesday 24 June 2026.

Update on Progress	
Agenda Item 4	Updates on progress on negotiations from affected persons registered to speak. Each party will be given three minutes to update the ExA on matters and progress. The schedule of attendees is shown in annex A of this agenda and this will also comprise the order in which the ExA will hear from those parties. The applicant will have the opportunity to reply and the ExA may ask further questions.
	The scope of Bloor Homes objection relates to 3 land parcels at Chadwell St Mary. Bloor has an option over this land and is promoting a planning application for the development of up to 1,500 dwellings, together with education, health and retail uses. Taken at face value, the Land Plans suggest a fundamental constraint to the Bloor scheme including the removal of the access to a strategic housing site. Bloor Homes have objected to both the compulsory acquisition ("CA") and temporary possession ("TP") powers sought, to the extent that these are not either reduced in size, changed to wholly temporary or regulated by a binding legal agreement to reflect the commitments given. By way of update, National Grid and Bloor Homes have now agreed to regulate the compulsory acquisition by agreement and Bloor have received a draft of that Agreement. Through that Agreement there should be collaboration and co-ordination to resolve the overarching issues during the construction, operation and maintenance of both the Project and the housing Development. In particular the development and the Project should have safeguarded areas to enable the schemes to be developed alongside each other. Include an understanding that restrictions on built development in certain areas are not intended to prevent Bloor's enabling works; and a commitment to exploring opportunities for shared facilities and materials. There is also to be collaboration over the access arrangements both permanent and temporary with the permanent access route to be varied to be routed through the Bloor Scheme. In terms of the broad location for a construction access Bloor continue to push for that being to the north of the main access to the residential development. Now that an agreement is in circulation, Bloor do just need negotiations of that agreement to proceed in earnest . We understand that the aim is to have an agreed agreement by Deadline 6. If an agreement satisfactory to Bloor is completed then Bloor Homes will be able to withdraw their objection to the compulsory acquisition powers before the close of the Examination, otherwise its objection will remain.