

AENC-NG-CNS-REP-0229

Norwich to Tilbury

Volume 8: Examination Documents

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

Final Issue C

July 2026

Planning Inspectorate Reference: EN020027

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Revision History

Version	Date	Submitted at
A	26 February 2026	Deadline 1
B	12 May 2026	Deadline 4
C	21 July 2026	Deadline 7

Bloor Homes

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.

2. Parties to the SoCG

This SoCG is agreed subject to contract between National Grid and Bloor Homes.

3. Background

3.1 Description of the Project/Development

National Grid Electricity Transmission pic ('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.

4. 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).
 - Discussions regarding the legally binding agreement between the parties.

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5. Matters Agreed, subject to contract of the legally binding agreement between the parties

ID	Issue	Agreement reached	Date agreed	Relevant documentation
5.1	Design	The parties agree that the Applicant will progress with Option B, and that Option A will be abandoned. Under Option B, 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. The parties agree that Option A, comprising an overhead line crossing of Lower Thames Crossing for the YYJ connection to Tilbury, is the less preferred design outcome and presents greater disparity between the parties' respective interests.	Meeting between parties on 22 January 2026	5.15 Design Development Report [APP-122] 6.4 Environmental Statement Chapter 4- Project Description [APP-130] 8.4.3 Report on Interrelationship with Other Infrastructure Projects [Revision C] 8.11 Approach to Scenarios [REP5-212]
5.2	Lands rights	The parties agree 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 ensure that access can be secured, these rights will not be exercised or will be relinquished, should new roads through the Bloor Homes development become available. Any such new roads will need to accommodate the anticipated vehicle characteristics (including size, weight etc), provide	Meeting between parties on 22 January 2026	

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ID	Issue	Agreement reached	Date agreed	Relevant documentation
		suitable road geometry and be subject to the necessary rights of use being available to the Applicant. The parties have had extensive discussions about how the Applicant's permanent access route can be varied so that it will not fetter Bloor Homes' ability to create an access, install services, and build houses in proximity to the Bloor Homes site entrance. The final alignment will be subject to the detailed design of both projects, and any subsequent agreements between the parties.		
5.3	Access arrangements	Both Parties acknowledge that the design of the temporary and permanent access arrangements remains subject to further refinement as the detailed design of both the Project and Bloor Homes' development progresses. The Applicant acknowledges Bloor Homes' preference for temporary and permanent access arrangements that minimise impacts on Bloor Homes' proposed roundabout. The Applicant also acknowledges the need to continue working collaboratively with Bloor Homes to seek to identify a route that follows, as closely as practicable, either the development's future estate roads or the existing and diverted overhead lines.	Meeting between parties on 22 January 2026	
5.4	Collaboration during construction	The parties agree to explore opportunities for shared facilities and materials for both temporary works and permanent facilities, recognising that different design standards may restrict what can be achieved. The Applicant would ordinarily remove temporary works (including materials) following completion of the works, but would be open to transferring such materials to Bloor Homes, subject to the necessary approvals being in place and compliance with the Order being maintained (including the Requirements and Management Plans).	Meeting between parties on 22 January 2026	

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ID	Issue	Agreement reached	Date agreed	Relevant documentation
5.5	Effect on development	Both parties agree that there is potential for the Project to effect Bloor Homes' development proposals. The Applicant has sought to reduce the potential scale of this effect through the adoption of Scenario B and revisions to the temporary works, which is welcomed by Bloor Homes. However, the precise extent of any impact will be confirmed through detailed design process. Bloor Homes has therefore requested a legally binding agreement to secure the commitments made between the parties. The legally binding agreement between the parties is substantially agreed and includes provisions for ongoing coordination and collaboration during the detailed design stage of both developments, including through regular liaison group meetings. This matter is therefore agreed, subject to the finalisation of the agreement, which is anticipated by Deadline 8.	Meeting between the parties on 10 th July 2026	
5.6	Safeguarded Areas	The parties agree that certain areas, to be specified by the Applicant, will need to remain free from built development by Bloor Homes until the Applicant's temporary works have been completed. Similarly, the parties agree that the Applicant will not undertake any works within certain areas identified by Bloor Homes. These arrangements and implementation dates for Safeguarded Areas will be secured through the designation of 'Safeguarded Areas' within a legally binding agreement between the parties. The draft agreement sets out the circumstances in which access to the Safeguarded Areas may, or may not, be permitted. National Grid will seek to accommodate reasonable requests for Bloor Homes to undertake layout and enabling works within National Grid's safeguarded area (including the construction of Bloor Homes' estate	Meeting between the parties on 10 th July 2026	

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ID	Issue	Agreement reached	Date agreed	Relevant documentation
		roads) provided that such works do not adversely affect the delivery of the Project. Similarly, Bloor Homes will seek to accommodate reasonable requests for National Grid to undertake works within Bloor Homes' Safeguarded Area, provided that such works do not adversely affect the delivery of the Bloor Homes development. The parties are finalising the exact extent of the Safeguarded Areas, and anticipate that the legally binding agreement between the parties will be finalised by Deadline 8.		
5.7	Land parcel 6/71a	Constructive discussions between the parties regarding construction access arrangements have reduced the potential interaction with Bloor Homes' initial phases of development, subject to ongoing detailed design discussions. The Applicant's current understanding is that permanent acquisition of parcel 6/71a is not anticipated, enabling Bloor Homes' development and access proposals to proceed. This matter is agreed in principle, subject to the finalisation of the agreement, which is anticipated by Deadline 8.	Meeting between the parties on 10 th July 2026	

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

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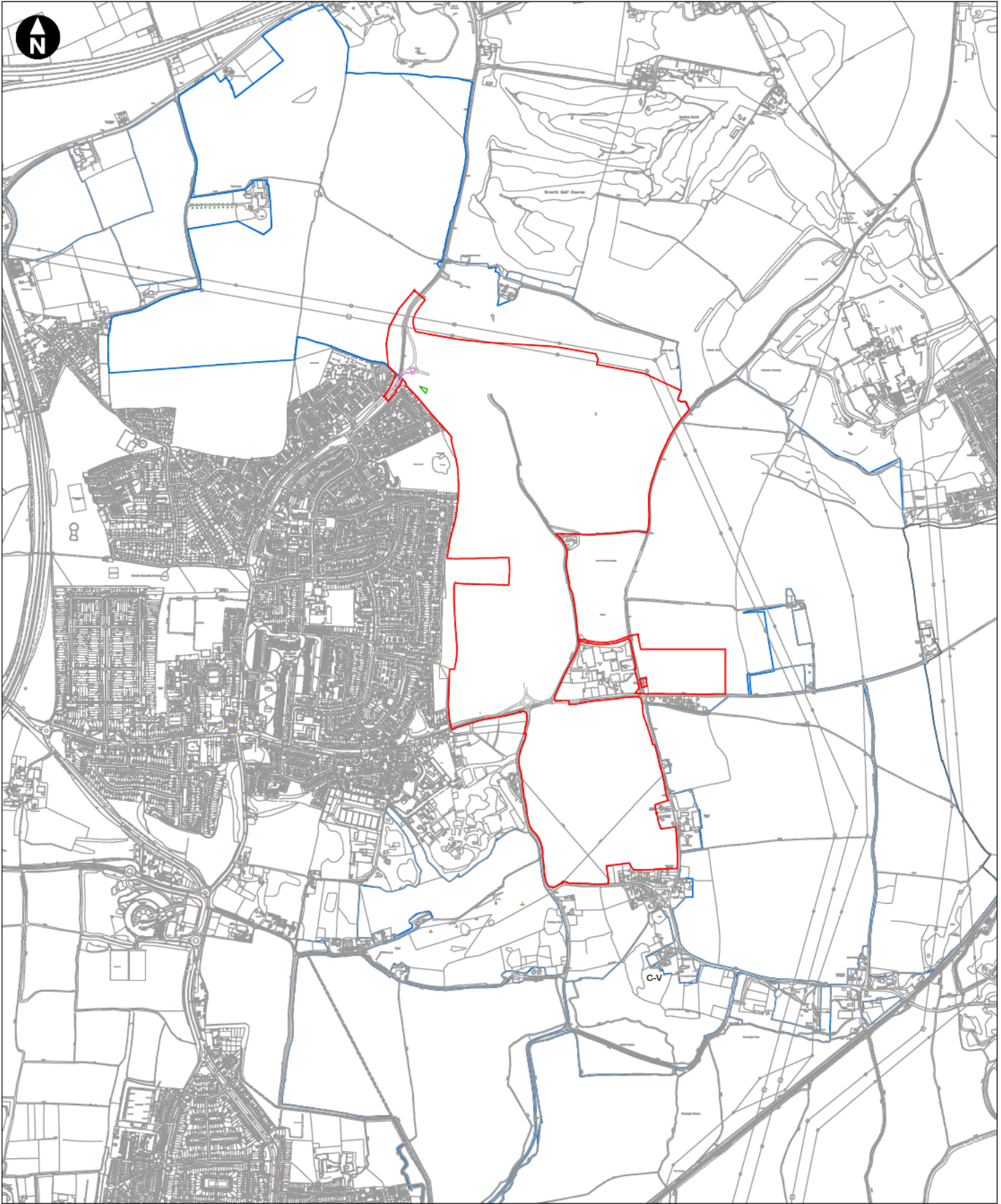
Date: 20/07/2026

Date: 20/07/2026

Appendix 1. Plan Showing Bloor Land

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C:\Users\UKBLB775\WSP 0365\Chadwell St Mary Project Management - Documents\Application Documents\Drawing Packs\Red Line and Wider Site Location Plan\ACAD\UK0040122 2367-WSPE-FG-T-00001_P01.1.dwg Originator: UKBLB775



Key

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

0 m 500 m
Scale 1:12,500 @ A3
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East of Chadwell St Mary
Outline Planning Application

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

February 2026

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