

AENC-NG-CNS-REP-0229

Norwich to Tilbury

Volume 8: Examination Documents

Document: 8.3.13 Signed Statement of Common Ground - Bloor
Homes - Tracked Changes 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
<u>C</u>	<u>21 July 2026</u>	<u>Deadline 7</u>

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 subject to contract 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
7r4	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
7r3	To agree the binding legal mechanism needed to secure the commitments discussion	By deadline 7
7r4	Response to Compulsory Acquisition Hearing 2	By deadline 7

3. ~~4.~~ Background

3.1 ~~4r4~~ 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.

4. ~~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~~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).

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— [Discussions regarding the legally binding agreement between the parties.](#)

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

ID	Issue	Agreement reached	Date agreed	Relevant documentation
6 45.1	Design	The parties agree that the Applicant will progress with ScenarioOption B- and abandon Scenario A, <u>connecting that Option A will be abandoned. Under Option B</u>, 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 ScenarioOption A-, <u>comprising</u> an overhead line crossing of Lower Thames Crossing for the YYJ connection to Tilbury)*, <u>is a</u> less preferred design outcome and presents greater disparity between the <u>parties'</u> respective interests.	Meeting between parties on 22 January 2026	<u>5.15 Design Development Report (5v45)[APP-122]</u> <u>6.4 Environmental Statement Chapter 4- (-Project Description)-ef-the Environmental-Statement (6.4) FAPP-1301</u> <u>8.4.3 Report on Interrelationship with Other Infrastructure Projects (SAJffRevision- CI</u> <u>8.11 Approach to Scenarios (&444FREP5-2121</u>
§72(12)	Lands rights	There is also aqreementThe <u>parties agree</u> 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 guaranteeensure <u>that</u> access can be secured these rights	Meeting between parties on 22 January 2026	Appendix 2 of this SoCG

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ID	Issue	Agreement reached	Date agreed	Relevant documentation
		will not be exercised or will be given up relinquished should new roads through the Bloor Homes scheme be developed <u>become</u> available. Sue <u>Any</u> <u>such</u> new roads will need to support <u>accommodate</u> the anticipated vehicle characteristics (<u>including</u> size, weight etc) and be of <u>provide</u> suitable road geometry with and <u>be subject to the</u> necessary rights of use <u>being</u> available to the Applicant. The plan provided at Appendix 2 of this SoCG shows, <u>indicatively, parties have had extensive discussions about</u> 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 so <u>that it</u> will not fetter Bloor Home's <u>Homes'</u> ability to create an access, <u>lay</u> install 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, final <u>alignment will be</u> subject to the detailed design of both projects, and <u>any</u> subsequent agreements <u>between the parties</u>.		
6v35.3	Construction access Access g= arrangements	<u>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.</u> 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.	Meeting between parties on 22 January 2026	

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ID	Issue	Agreement reached	Date agreed	Relevant documentation
		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. 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. 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.		
6r4	Construction	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 as the temporary works is no longer required) but this restriction is intended to prevent certain layout and enabling works in such areas.	Meeting between parties on 22 January 2026	
5.4	Collaboration during construction	The parties agree to explore opportunities for shared facilities <u>and</u> materials for both temporary works and permanent facilities, recognising that different design standards <u>may</u> restrict what can be achieved. The Applicant would <u>normally/ordinarily</u> remove temporary works (including materials) <u>following completion of the works</u>, but would be open to transferring such materials to <u>3rd parties Bloor Homes</u>, subject to <u>the</u> necessary approvals being in place <u>and compliance with the Order being maintained (including the Requirements and Management Plans).</u>	Meeting between parties on 22 January 2026	

7. Matters Currently Under Discussion

ID	ISSUG	National Grid position	Stakeholder position	Relevant documentation
7r45.5	Effect on development	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. <u>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.</u> 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. This matter is therefore agreed, subject to the finalisation of the agreement, which is anticipated by Deadline 8.	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 Bloor Homes acknowledges that it has a responsibility to seek to mitigate any potential effects with residual effect (if any) requiring to be evidenced for any future	

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ID	Issue	National Grid position	Stakeholder ----- Relevant documentation position-
			<u>claim.Meeting, between the parties on IO*}, July 2026</u>
7r25.6	<u>Land parcel- 6/71aSafegu arded Areas</u>	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: <u>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..</u> <u>The draft agreement sets out the circumstances in which access to the Safeguarded Areas may, or may not, be permitted.</u> <u>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 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</u>	From Relevant Representation: 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- Bloor Homes Limited- Relevant Representation- [RR-0374]

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ID	issue	National Grid position	Stakeholder position	Relevant documentation
		<u>affect the delivery of the Bloor Homes development.</u> 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. <u>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.</u>	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 <u>BteofrMeeting between the parties on 10th July 2026</u>	
7r3	Mechanism—The Applicant acknowledges the request for a binding agreement and to secure the constructive discussions to secure an appropriate mechanism will agreed— <u>continUG</u> commitments		The parties have yet to agree a binding legal agreement to	

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ID	Issue	National Grid position	Stakeholder position-	Relevant documentation
7745.7	Representati on-at- Compulsory- Acquisition- Hearing- <u>2Land parcel</u> <u>6/71a</u>	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. <u>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.</u> <u>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.</u> <u>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. This matter is agreed in principle, subject to the finalisation of the agreement, which is anticipated by Deadline 8.</u>	secure the- commitments- that have been- agreed and that are under- discussion. 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 2029r The land subject to compulsory acquisition is essential for access to the proposed residential-	

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ID	ISSUE	National Grid position	Stakeholder position	Relevant documentation
			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. Bloor have received heads of terms for such an agreement and expect it to be completed	

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ID	Issue	National Grid position	Stakeholder position-	Relevant documentation
			during- examination. Meeting between the parties on 10 th July 2026	

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6. **8.-Signatures**

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

For National Grid

> =DocuSigned by:

Name: 

Position: Project director

Date: 20/07/2026

For Bloor Homes

x Signed by:

Name: 

Position: Strategic Land Director

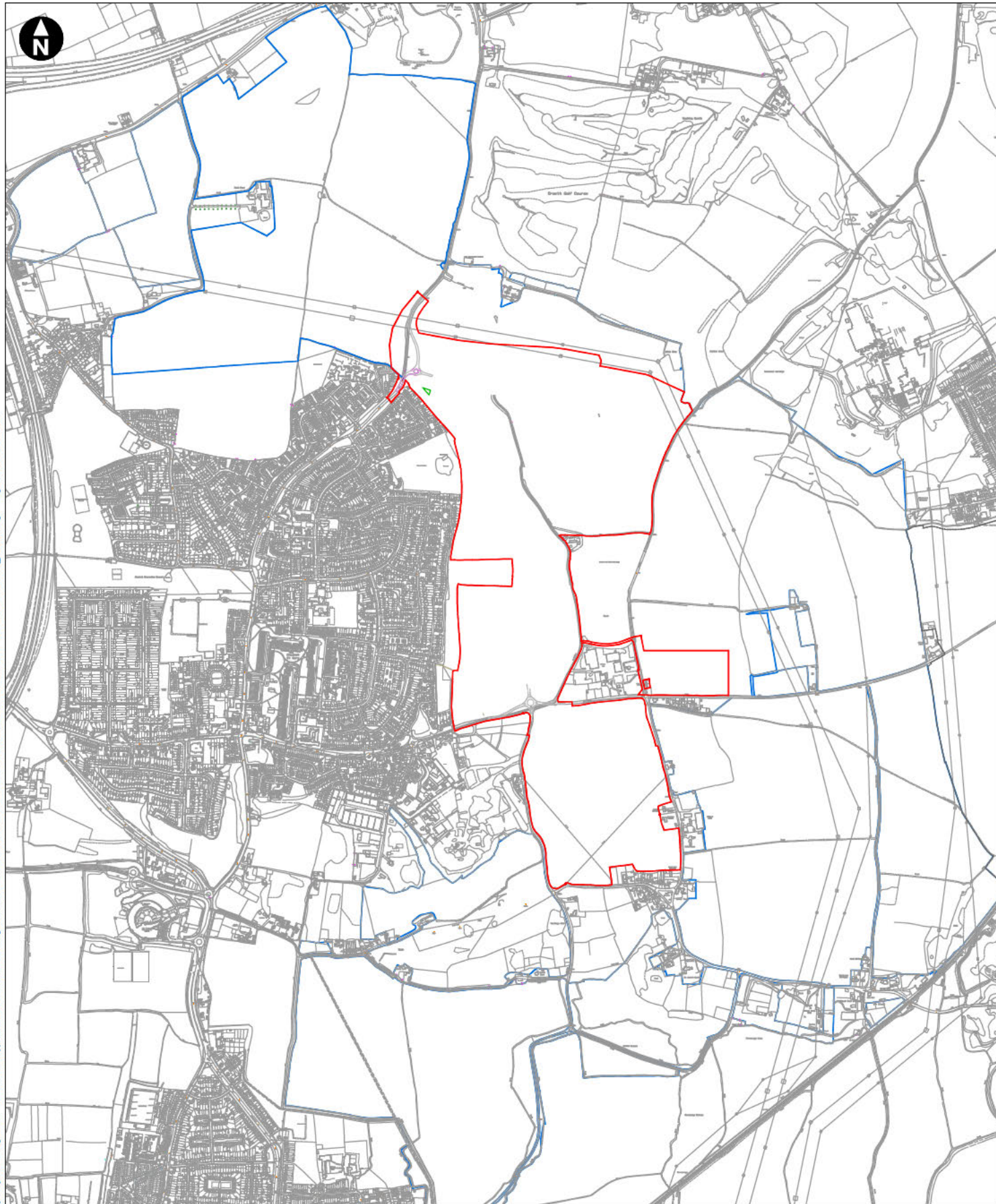
Date: 20/07/2026

Appendix 1. Plan Showing Bloor Land

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~~Appendix 2.~~ ~~Plan to Illustrate~~ ~~Principles~~

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

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

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Intelligent Table Comparison: Active	
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Modified filename: 8.3.13 Signed Statement of Common Ground - Bloor Homes Revision C Clean Version.docx	
Changes:	
<u>Add</u>	83
Delete	80
Move From	0
<u>Move To</u>	0
<u>Table Insert</u>	3
Table Delete	4
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	1
Embedded Excel	0
Format changes	0
Total Changes:	171