

THE INFRASTRUCTURE PLANNING (EXAMINATIONS PROCEDURE) RULES 2010

NORWICH TO TILBURY DEVELOPMENT CONSENT ORDER

PINS REFERENCE EN020027

**CLOSING SUBMISSIONS MADE ON BEHALF OF
BLOOR HOMES LIMITED**

1 INTRODUCTION

This is a closing submission made on behalf of Bloor Homes Limited ("**Bloor Homes**") providing a summary of matters that they have previously raised during the examination which have not yet been resolved to Bloor Homes Limited's satisfaction.

2 BLOOR HOMES LIMITED'S OUTSTANDING OBJECTION

- 2.1 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.
- 2.2 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.
- 2.3 National Grid and Bloor Homes have now agreed to regulate the compulsory acquisition by agreement and have been negotiating a form of 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:
 - 2.3.1 The Bloor Homes development and the Project should have safeguarded areas to enable the schemes to be developed alongside each other;
 - 2.3.2 Include an understanding that restrictions on built development in certain areas are not intended to prevent Bloor Homes' enabling works; and a commitment to exploring opportunities for shared facilities and materials; and
 - 2.3.3 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 Homes scheme.
 - 2.3.4 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.
- 2.4 Unfortunately negotiations have not concluded in time for Deadline 8. The delay is a consequence of agreeing the extent of the safeguarded areas to enable the schemes to be developed alongside each other. Negotiations will continue ahead of the Examination closing and beyond, if necessary, with a view to the ExA or the Secretary of State being updated in due course.
- 2.5 Should an agreement satisfactory to Bloor Homes be completed then Bloor Homes will be able to withdraw its objection to the compulsory acquisition powers, but for the purpose of Deadline 8 Bloor Homes objection remains. Moreover without a completed agreement those matters that have been agreed and that are documented in the signed Statement of Common Ground [**REP7-400**] are not secured and would need to be secured by other means.