

# Lower Thames Crossing

## 4.1 Statement of Reasons Annex C - Land Referencing Methodology

APFP Regulation 5(2)(h)

Infrastructure Planning (Applications:  
Prescribed Forms and Procedure)  
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## Statement of Reasons Annex C – Land Referencing Methodology

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# 1 Introduction

## 1.1 Purpose

- 1.1.1 The purpose of this document is to set out the methodology for land referencing used in accordance with the statutory requirements under the Planning Act 2008 in order to support the Development Consent Order (DCO) application for National Highways A122 Lower Thames Crossing project (the Project).

## 1.2 The Project

- 1.2.1 The Project is categorised as a Nationally Significant Infrastructure Project and consent to implement the proposals is by application for an order granting development consent (the 'DCO application') under the Planning Act 2008.
- 1.2.2 The land referencing process is driven by the statutory requirements for a DCO application, which include:
- a. statutory consultation.
  - b. preparation of the DCO application.
  - c. examination of the DCO application.
  - d. the post-decision stage of the Project.
- 1.2.3 More information about the Project can be found in the Introduction to the Application (Application Document 1.3).

## 1.3 The Order Limits

- 1.3.1 The Order Limits are the outermost extent of the Lower Thames Crossing, the Limit of Land to be Acquired or Used by the Lower Thames Crossing. This is the area in which the DCO would apply.
- 1.3.2 The Order Limits are indicated by a red line and can be seen in the Location Plan (Application Document 2.1) and in the Land Plans (Application Document 2.2).

## 1.4 Land Referencing

- 1.4.1 The principal purpose of land referencing is to:
- a. undertake diligent inquiry for the purpose of identifying and recording all individuals and organisations that may have an interest in, or be affected by the Project, as defined by the Planning Act 2008, with their latest contact details, so that that they may be fully consulted.
  - b. compile a comprehensive Book of Reference (BoR), which documents each and every interest, or potential interest in land, and the nature of such interest.

- 1.4.2 This document details how land referencing data was gathered, collated, interrogated, recorded, stored, utilised and updated. This includes electronic data from bodies such as His Majesty’s Land Registry (HMLR), data gathered through physical inspection and data provided by interested or affected parties.
- 1.4.3 It is a dynamic document that has changed over time as and when new regulations have come into force.
- 1.4.4 National Highways employs a Project Control Framework (PCF) which sets out general guidance and expectations for the land referencing carried out by a project. This is updated on a regular basis and we have followed this guidance where applicable to this project.
- 1.4.5 The PCF is underpinned by the requirements set out in the Planning Act 2008, which require that “diligent inquiry” is undertaken in order to identify all relevant interest holders in land that will and are likely to be affected by a project. In turn, this will assist in notifying parties that a DCO application is being made.
- 1.4.6 Throughout this document the use of ‘we’ and ‘our’ should be read as referring to the Applicant’s land referencing team.

## 1.5 Key Documents

- 1.5.1 Part 7 of this methodology contain documents and land referencing material which are referred to within the main body of this document.
- 1.5.2 For ease of reference the relevant sections of the Planning Act 2008 that relate to the land referencing activities are detailed within Section 2 of this document - Statutory Requirements.

## 2 Statutory Requirements

### 2.1 Relevant Legislation

2.1.1 For ease of reference, current legislation which holds the most relevance for the land referencing process has been included below.

### 2.2 Planning Act 2008

2.2.1 The Planning Act 2008 requires that the Applicant, through diligent inquiry, identifies individuals and organisations within and in the vicinity of the Order Limits that may be affected by the proposals. This information is required for the consultation activities and for any potential compulsory acquisition or construction activities.

2.2.2 The following paragraphs set out sections of the Planning Act 2008 and supporting legislation which are relevant to land referencing activities and to which the Applicant is required to comply during the pre-application (consultation), application (preparation of DCO submission documentation) and post-application stages.

2.2.3 Section 37(3)(d) of the Planning Act 2008 requires all applications for orders granting development consent to be accompanied by documents and information of a prescribed description. The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (the 2009 Regulations) provide that where compulsory powers are being sought, such documents shall include a BoR.

2.2.4 Sections 41-50 of the Planning Act 2008 relate to the pre-application procedure and set out the Applicant's duty to consult on the DCO application.

2.2.5 Section 42 of the Planning Act 2008 imposes a duty on the Applicant to consult certain categories of persons, namely:

- a. persons as may be prescribed.
- b. each local authority that is within section 43 of the Planning Act 2008.
- c. the GLA if the land is in Greater London.
- d. every person who falls within one or more of the categories set out in section 44 of the Planning Act 2008.

2.2.6 Section 44 of the Planning Act 2008 specifies three categories of persons that must be identified and consulted and will be known to the Applicant, following a process of diligent inquiry.

- a. Category 1:
  - i. The owner, lessee, tenant (whatever the tenancy period) or occupier of land required for the development.
- b. Category 2 – Any person:

- i. with an interest in the land.
- ii. that has the power to sell and convey the land, or to release the land.
- c. Category 3 - Any person who, if the order were to be made and fully implemented, would or might be entitled:
  - i. as a result of implementing of the order.
  - ii. as a result of the order having been implemented.
  - iii. as a result of use of the land once the order has been implemented.to make a relevant claim.

2.2.7 A 'relevant claim' means:

- a. a claim under section 10 of the Compulsory Purchase Act 1965 for injurious affection arising from the construction of the development (a section 10 claim).
- b. a claim under Part 1 of the Land Compensation Act 1973 for depreciation in land value of a property interest arising from physical factors caused by the operation of the development.

*please see section 3.2.1 for the relevant physical factors*

- c. a claim under section 152(3) of the Planning Act 2008, which reflects a section 10 Claim extending to any person whose land is injuriously affected due to the "carrying out" of the Project.

2.2.8 Section 47 of the Planning Act 2008 requires that the Applicant consults on the Project with the local community and has regard to relevant responses.

2.2.9 Section 48 of the Planning Act 2008 imposes a duty on the Applicant to publicise the proposed DCO application in a prescribed manner and to include a deadline for receipt of responses from members of the public.

2.2.10 Notices served on relevant parties, under the Planning Act 2008, must be supplied in accordance with section 229, section 230 and section 231. This is particularly important where individuals cannot be identified and site notices are necessary.

2.2.11 Sections 55-63 of the Planning Act 2008 relate to the submission of an application and sets out the duty of the Applicant to notify relevant persons of the DCO application, should it be accepted by the Secretary of State.

2.2.12 Section 56(2) of the Planning Act 2008 requires that the Applicant gives notice of the DCO application being accepted to:

- a. persons as may be prescribed (those prescribed in the 2009 Regulations).
- b. each relevant local authority.

- c. the GLA (if the land is in Greater London).
- d. each person who falls within one or more of the categories set out in Section 57 (The categories of person set out in section 57 are identical to those in section 44).

*please see section 2.2.6 for the Categories of person as per s44*

2.2.13 Service of notices concerning acceptance of the DCO application is governed by section 229 of the Planning Act 2008, which permits a wide range of methods of service, namely:

- a. by delivering it to the person on whom it is to be served or to whom it is to be given or supplied.
- b. by leaving it at the usual or last known place of abode of that person or, in a case where an address for service has been given by that person, at that address.
- c. by sending it by post, addressed to that person at that person's usual or last known place of abode or, in a case where an address for service has been given by that person, at that address.
- d. by sending it in a prepaid registered letter, or by the recorded delivery service, addressed to that person at that person's usual or last known place of abode or, in a case where an address for service has been given by that person, at that address.
- e. in a case where an address for service using electronic communications has been given by that person, by sending it using electronic communications, in accordance with the condition set out in subsection (2), to that person at that address.
- f. in the case of an incorporated company or body:
  - i. by delivering it to the secretary or clerk of the company or body at their registered or principal office.
  - ii. by sending it by post, addressed to the secretary or clerk of the company or body at that office.
  - iii. by sending it in a prepaid registered letter or, or by the recorded delivery service, addressed to the secretary or clerk of the company or body at that office.

2.2.14 There are restrictions which apply to the service of certain notices relating to applications for development consent, which the Applicant will need to be mindful of:

- a. Rights of entry notice - under section 53 of the Planning Act 2008.



- b. Rights of entry: Crown Land – under section 54 of the Planning Act 2008.
  - c. Compulsory acquisition notice - under section 134 of the Planning Act 2008.
  - d. Rights of entry without warrant notice - under section 163(3) of the Planning Act 2008.
  - e. Information notice - under section 167 of the Planning Act 2008.
  - f. Notice of unauthorised development - under section 169 of the Planning Act 2008.
- 2.2.15 Should the Applicant be granted an order for development consent then the provisions of article 63 of the DCO will stipulate the requirements for service in terms of any notice or other document required for the purposes of the Order.
- 2.2.16 The Applicant's preference is for the postal service to be used, wherever possible e.g. for section 42 consultation or sending LIQs. In accordance with section 7 of the Interpretation Act 1978, service is deemed to be effected by "properly addressing, pre-paying and posting a letter containing the document" and, unless it can be proved that this did not occur, service is deemed to have been effected at the time at which the letter would be delivered "in the ordinary course of post". With First Class Post, notices are deemed served on the second working day after they are posted, in accordance with best practice.
- 2.2.17 Where owners or occupiers cannot be identified and ascertained for the purpose of serving notices, or it appears that any part of the land is unoccupied, The Applicant will need to comply with the notice provisions and conditions set out in section 230 of the Planning Act 2008.
- 2.2.18 Section 134 of the Planning Act 2008 prescribes that, should the DCO Application be successful, and the DCO include provision authorising the compulsory acquisition of land, the Applicant, as the 'prospective purchaser' under this Section, must:
- a. make a copy of the order available, at a place in the vicinity of the land, for inspection by the public at all reasonable hours,
  - b. serve notice on each qualifying person (for the purposes of section 12(1) of the Acquisition of Land Act 1981 (c. 67) (notice to owners, lessees and occupiers) confirming that the DCO has been made.
  - c. affix a compulsory acquisition notice to a conspicuous object or objects on or near the order land; the notice of which must be addressed to persons occupying or having an interest in the order land (5(a)) and, so far as practicable, be kept in place by the Applicant until the end of the period of 6 weeks beginning with the date on which the Order is published (5(b)).
  - d. publish a compulsory acquisition notice in one or more local newspapers circulating in the locality in which the order land is situated.
  - e. send a compulsory acquisition notice to the Chief Land Registrar.

## 2.3 The Infrastructure Planning Regulations 2009

2.3.1 The 2009 Regulations prescribe the structure of the BoR, as mentioned in the introduction to this document and throughout. The categories referred to are those defined in the Planning Act 2008 and highlighted above.

*please see section 2.2.6 for the Categories of person as per s44 of the Planning Act 2008*

### Regulation 7 - Meaning of “Book of Reference”

2.3.2 In the Regulations “Book of Reference” means a book, in five Parts, together with any relevant plan. Regulation 7(1) of the 2009 Regulations requires each category of persons to be included under a specific part of the BoR as follows:

- a. Part 1 contains the names and addresses for service of each person within Categories 1 and 2 as set out in section 57 of the Planning Act 2008 (categories for purposes of section 56(2)(d)) in respect of any land which it is proposed shall be subject to-
  - i. powers of compulsory acquisition.
  - ii. rights to use land, including the right to attach brackets or other equipment to buildings.
  - iii. rights to carry out protective works to buildings.
- b. Part 2 contains the names and addresses for service of each person within Category 3 as set out in section 57 of the Planning Act 2008.
- c. Part 3 contains the names of all those entitled to enjoy easements or other private rights over land (including private rights of navigation over water) which it is proposed shall be extinguished, suspended or interfered with.
- d. Part 4 specifies the owner of any Crown interest in the land which is proposed to be used for the purposes of the order for which application is being made.
- e. Part 5 specifies land-
  - i. the acquisition of which is subject to special parliamentary procedure.
  - ii. which is special category land.
  - iii. which is replacement land.

and for each plot of such land within which it is intended that all or part of the proposed development and works shall be carried out, the area in square metres of that plot.

## 3 Project Scope

### 3.1 Land Referencing Limits

3.1.1 The Applicant's land referencing limits are determined by statutory requirements, as described in section 2 of this document, specifically the 3 categories of affected parties defined by section 44 of the Planning Act 2008.

*please see section 2.2.6 for the Categories of person as per s44*

3.1.2 The area to be referenced falls into one of two main types:

- a. Land and property within the Order Limits, as made up by the following types of land use:
  - i. Land for which permanent acquisition is required, e.g. areas where the new road will be constructed and operated.
  - ii. Land for which temporary possession and permanent rights (including where necessary, a right to impose restrictive covenants), are required, e.g. land required by statutory undertakers for utility diversions.
  - iii. Land for which subsoil acquisition and permanent rights (including where necessary, a right to impose restrictive covenants), are required, e.g. the area beneath the River Thames where the new tunnel is proposed to be located.
  - iv. Land for which subsoil acquisition and permanent rights (including where necessary, a right to impose restrictive covenants), together with temporary possession of land at the surface, are required, e.g. areas where monitoring and work needs to be conducted on the surface to assist in construction of sections of the River Thames tunnel beneath the surface of the location.
  - v. Land for which temporary possession is required, e.g. land required for the siting of a works compound during the construction of the Project, but not needed once construction is completed.
- b. Land and property outside of the Order Limits, but for which the owners and other interested parties qualify as Category 3 persons, as defined by the Planning Act 2008, and may be entitled to make a 'relevant claim'.

*please see section 2.2.7 for what constitutes a 'relevant claim'*

3.1.3 Design refinement, as more is understood about the land and the technical challenges of construction, and feedback from consultation have led the Project proposals to change accordingly during the pre-application period. As the Order Limits have changed the land referencing limits have also changed and it has been necessary to repeat many of the processes mentioned in this document, either wholly or partially.

## 3.2 Category 3 – Potential Part 1 Claimants

- 3.2.1 Under Part 1 of the Land Compensation Act 1973, compensation can be claimed by those with certain interests in land and property which has been depreciated in value more than £50 by physical factors (noise, smell, vibration, fumes, smoke and artificial lighting and the discharge on to property of any solid or liquid substance), caused by public works.
- 3.2.2 The Applicant has worked with the Valuation Office Agency (VOA) to develop an approach which will be used to identify those properties, outside of the Order Limits, which might reasonably meet the above criteria once the road is operational. The factors which are considered in this assessment are the following:
- a. Distance from the public works
  - b. Type of public works – whether a section of road is new, or a modification of an existing road, will affect the impact it is likely to have.
  - c. Design and Engineering – choices such as placing a section of road within a cutting or a tunnel will generally reduce the physical factors experienced by nearby residences.
  - d. Topography – natural features in the terrain, such as hills and valleys, may increase or decrease the impact on nearby residences.
  - e. Landscaping – trees and vegetation which may mitigate the relevant effects of the road.
  - f. Existing Buildings – houses and other built structures between a residence and a section of public works will generally reduce the impact on that residence.
  - g. Expected Noise Levels – The Applicant has undertaken a noise impact assessment which models the expected increase in noise levels along the Lower Thames Crossing route, once the road is operational.
- 3.2.3 Except in very limited circumstances, only those who hold an ‘owner’s interest’ in a property may qualify for compensation. This includes the owners of the land and those with a tenancy which will have three or more years left before expiry, at the time they are able to make a claim. Only those who meet this criterion will be considered within Category 3.

## 3.3 Category 3 – Potential Section 10 Claimants

- 3.3.1 Under section 10 of the Compulsory Purchase Act 1965, compensation can be claimed by an individual where their land has been taken for or injuriously affected by the execution of Project works.
- 3.3.2 The Applicant has worked with the VOA to develop an approach to identify properties which could reasonably give rise to a section 10 claim.

- 3.3.3 All land and property that runs adjacent to the Order Limits has been examined for the possibility that the value of said land or interest may be devalued by physical interference with some legal right, due to the construction of the Project.
- 3.3.4 Land subject to a potential section 10 Claim (as well as a claim under section 152(3) of the Planning Act 2008) has been referenced accordingly and the owners of qualifying land or interest included in part 2 of the Book of Reference.

## 4 Diligent Inquiry

### 4.1 Background

- 4.1.1 The Planning Act 2008 requires that the Applicant, through diligent inquiry, identifies individuals and organisations within the vicinity of the proposed development that may be affected by the proposals. The undertaking of diligent inquiry falls into two main categories:
- a. Non-contact referencing – this is primarily desktop research including interrogating and analysing HMLR documentation, electoral roll records, highway maintenance records and conducting internet research; and
  - b. Contact referencing – this includes requesting and processing information through Land Interest Questionnaires (LIQs), the use of site notices requesting information, holding meetings, email and phone conversations and conducting site visits with persons affected by the Project.

### 4.2 Capturing all Parties with an Interest in the Land

- 4.2.1 The aim was to establish all parties with an interest in the land:
- a. Any owners and/or occupiers (whether freehold or leasehold).
  - b. Any owners with land subject to a tenancy/lease.
  - c. Any owners of any separate subsoil or mineral rights.
  - d. Any reputed owner of unregistered land.
  - e. Any leasehold owners subject to an underlease(s).
  - f. Any commercial leases.
  - g. Any property with a tenancy under the Agricultural Holdings Act.
  - h. Any Farm Business Tenancies.
  - i. Any licences including rights for grazing of animals.
  - j. Any fishing or shooting rights.
  - k. Any verbal tenancies.
  - l. All mortgagees and other charge holders.
  - m. Any existing options over land or property.
  - n. All restrictions and notices that are registered against the land.
  - o. All easements, restrictive covenants, wayleaves and other private rights benefitting or burdening the land.

## 4.3 Non-Contact Referencing

4.3.1 The following is a summary of the non-contact referencing activities that are undertaken by the Applicant's land referencing team.

### His Majesty's Land Registry

4.3.2 HMLR is responsible for registering the ownership of land and property in England and Wales.

4.3.3 The Applicant obtains spreadsheet data, electronic polygon data and official copies of title documents for all land and property within the development boundary.

4.3.4 The Applicant also obtains spreadsheet data, electronic polygon data and title registers for land up to 1km beyond the development boundary, in order to obtain details for potential category 3 affected parties.

4.3.5 This data is collated and analysed, and the results form the initial data from which we carry out our enquiries.

4.3.6 The official copies of titles within the Order Limits, obtained from HMLR, are read in detail and all possible information contained within the title registers, title plans and associated title documents (transfers, deeds etc.), captured in our research. The official copies provide details of any freehold and/or leasehold interest, details of mortgages and other registered charges, details of restrictive covenants, easements and other interests that the land and property may be subject to.

4.3.7 Title documents of land and property outside the Order Limits are reviewed when it is believed that they may provide further information or clarification of an interest within the Order Limits.

4.3.8 The data is not amended prior to sending out LIQs, except in the case of an obvious entry error by HMLR. Postal addresses are corrected when incorrect e.g. a postal district had changed.

4.3.9 The data is amended accordingly on receipt of completed LIQs or as and when we are contacted by individuals under certain circumstances, such as reporting of a death of a registered owner.

4.3.10 In instances where drafting/digitizing errors have caused slivers of land to exist between HMLR parcels, we amend the land parcels to reflect the correct extent. Where the sliver is considered not a drafting/digitizing error, we treat this as unregistered land until such time ownership can be established.

*please see section 4.3.45 for further details on this process*

4.3.11 The Applicant requests data updates from HMLR every 3 months, or as and when required e.g. a change in the proposed Order Limits.

*the most recent HMLR data refresh occurred in September 2022*

### Company Research

4.3.12 Where the registered owner(s) of a title appears to be a company or organisation we write to them at the address registered at HMLR with a request to complete and return an LIQ. In the event that no response to the LIQ is

received we write to the owner's 'registered office address', as recorded by Companies House, if such an entry exists for the owner. We then follow this up with further correspondence to the registered office address if no response is received.

- 4.3.13 For the BoR and for the purpose of serving statutory notices we use the registered office address and any other preferred address identified by the company during correspondence.
- 4.3.14 In some cases a title document will identify a company or organisation as an interested party but will not provide a company number and it will not be possible to identify the company on Companies House by its name or other available information. These instances usually occur when a registered interest is very old, it may be that Companies House holds no record of the organisation or that there is a recording error in the historic title documentation. In these cases we check if the company is registered overseas (see below), if there exists any newspaper records referring to the company e.g. "The London Gazette" and also conduct general internet searches for the company name. If none of the above results in a new contact address we continue to use the HMLR registered address.
- 4.3.15 For organisations that do not appear on the UK's Companies House we may conduct searches of certain overseas registries on a case by case basis, depending on the type of interest and extent of acquisition.
- 4.3.16 For mutual societies registered with the Financial Conduct Authority, the Mutuels Public Register are searched to find correspondence details.
- 4.3.17 The Charity Commission's website is reviewed for organisations that are registered as charities and do not appear on Companies House.
- 4.3.18 For dissolved companies that failed to distribute their property/land asset prior to dissolution we follow the steps relating to *Bona Vacantia* assets.

*please see sections 4.3.32 – 4.3.35 for the process relating to Bona Vacantia assets*

### **Electoral Roll Data**

- 4.3.19 We purchase the 'open register' data for all wards within the land referencing limits at the start of the land referencing process.
- 4.3.20 Where a name in the open register corresponds to a registered owner of the same property this entry is taken as corroborating evidence that the Land Registry data is correct for that property.
- 4.3.21 Where a name in the open register is not a registered owner of their home, and that property is registered with HMLR, or known to be owned by another individual(s), this person is assumed to be an occupier of the property. This new occupier henceforth receives notification of any consultation and appears in the relevant DCO documents for that plot. If the Applicant receives further information that they do not occupy the property we remove them as an occupier.
- 4.3.22 Where a name in the open register is associated with a property that is unregistered, and the ownership is unknown to the Applicant, this individual is



assumed to be an owner of the property. This individual then receives an LIQ and other applicable follow up letters and/or visits to confirm their interest status.

- 4.3.23 We have repurchased electoral roll data prior to final consultation and submission of the DCO application, to check for changes since the initial purchase and to accommodate any change in the Order Limits, which may include new council wards.

### Crown Land

- 4.3.24 Crown land is defined under section 293 of the Town and Country Planning Act 1990 and under section 227 of the Planning Act 2008 as “land in which there is a Crown interest or a Duchy interest”.
- 4.3.25 ‘Crown interest’ is an interest belonging to Her Majesty in right of the Crown or in right of Her private estates, an interest belonging to a government department or held in trust for Her Majesty for the purposes of a government department, and such other interest as the Secretary of State specifies by order.
- 4.3.26 ‘Duchy interest’ is an interest belonging to Her Majesty in right of the Duchy of Lancaster or belonging to the Duchy of Cornwall.
- 4.3.27 The Crown Estates asset map is used to identify any assets within the Order Limits and in the ownership of ‘The Crown Estate’.
- 4.3.28 The National Archives maintain a record of all Crown bodies, which are used to identify registered owners which are classified as ‘Crown’ e.g. the Secretary of State for Transport.
- 4.3.29 Interests which are *Bona Vacantia* may be classified as Crown interests.  
*please see sections 4.3.32 – 4.3.35 for the process relating to Bona Vacantia assets*
- 4.3.30 The Applicant identifies any potential Crown interests as early as possible so that a dialog with the relevant office or government department may begin.
- 4.3.31 The registered or reputed owners of any Crown interest in the land receives the same project material as other affected parties e.g. LIQs, notification of consultation etc.

### Bona Vacantia

- 4.3.32 When a person dies intestate (without a will) and without known kin (entitled blood relatives) or when a company is dissolved any assets that party holds are classed as *Bona Vacantia*, which means ‘vacant goods’ and is the name given to ownerless property, which by law passes to the Crown.
- 4.3.33 Upon any of the above criteria being met our records will be updated to show that the owner of the interest is ‘The Crown Estate, Government Legal Department, Bona Vacantia Division’.

*please see section 4.4.38 – 4.4.41 for further details on the Bona Vacantia process*

- 4.3.34 If assets become known as ‘Bona Vacantia’ within Cornwall or the historic County Palatine of Lancashire they do not vest to the Crown but rather to the Duchy of Cornwall or the Duchy of Lancaster respectively.
- 4.3.35 Any interest within the Order Limits held by The Crown Estate is reflected in part 4 of the BoR and the Crown land plans.

### Special Category Land

- 4.3.36 Certain land and property are classified as ‘special category’ and is subject to additional provisions in the Planning Act 2008. The Applicant has identified the following types of land so that it can consult with the owners and necessary local authorities and so that the land may appear in part 5 of the BoR and in the special category land plans:
- 4.3.37 National Trust Land – HMLR data is used to identify land and property in the ownership of The National Trust. The National Trust provides a ‘Land Map’ on their website which shows the properties in their ownership, which is also used to identify any interests they hold within the Order Limits.
- 4.3.38 Commons – Common Land, including town or village greens, is identified using the ‘Commons register’ for England, published by the Department for Environment, Food and Rural Affairs (Defra) on the gov.uk website. The ‘Magic’ website, produced by Defra, is also used to identify this category of land.
- 4.3.39 Open Space – This refers to all open space, including land and bodies of water, which are of public value e.g. parks and gardens, outdoor sports facilities, amenity green space, cemeteries and churchyards. The Applicant has undertaken thorough investigation of all land within the Order Limits to identify any potential ‘Open Space’ and produce an Open Space report, as an appendix to the Planning Statement, which will be used for the purpose of identifying such areas of land.
- 4.3.40 Fuel or field allotments – These are identified using the HMLR data which usually identifies the allotments in the land description of a title. The Ordnance Survey (OS) Greenspace map is also be used to identify any allotments within the Order Limits.
- 4.3.41 In addition to the investigative methods detailed above, information received through returned LIQs, consultation responses and conversations with members of the local communities is used to identify potential areas of special category land within the Order Limits.
- 4.3.42 In accordance with the Planning Act 2008 it will be necessary for the Applicant to replace areas of special category land within the Order Limits with land of similar advantage, size and location. This replacement land forms part of the Order Limits and has been identified by the Applicant as the design of the proposed DCO application has been refined and the impact on any special category land is fully understood. Areas required for replacement land are shown in the special category land plans.

### Unregistered Land

- 4.3.43 This is land for which HMLR have no recorded owner. Compulsory registration of property only came into effect towards the end of the 20th century and only

then under certain circumstances. This leaves many pieces of land and property, which have not changed hands in a number of years, unregistered.

- 4.3.44 HMLR records are the usual starting point for the land referencing process, therefore this absence of data necessitates taking a different approach in identifying interested parties.
- 4.3.45 The Applicant purchases ‘electronic extent data (polygons)’ from HMLR, which is data that is used to create electronic maps, showing the titled interests for the area purchased. The polygons which relate to surface ownership titles are isolated and analysed for any areas absent of ownership data. These areas are then checked against the title documents of any neighbouring properties to ensure that they are not errors, either in the digitisation process or other. If these gaps are judged to be errors, they are corrected in the Applicant’s electronic land model; if a gap is judged to be legitimate a new polygon for the area is created and it is classed as unregistered land and assigned an in-house title number.
- 4.3.46 The geographic co-ordinates of the newly created unregistered title and OS records are used to create a land description, in line with HMLR’s naming convention, which is used in any LIQs or site notices.

### Unregistered Highways

- 4.3.47 Most of the country’s roads are owned by Local authorities and Highways authorities and, due to the infrequency of transfers of this land, the compulsory HMLR registration triggers, such as change of ownership, have never occurred, leaving many public roads unregistered. Due to this, unregistered roads will inevitably make up a significant proportion of the unregistered land within the Order Limits.
- 4.3.48 The unregistered titles within the Order Limits are compared against the OS road layer to identify which are public highway. Online mapping, aerial imagery and site visits are also used to confirm a road is indeed part of the public network and to verify its boundaries.
- 4.3.49 National Street Gazetteer is used to help assess whether a road is public highway or private road and which authority is responsible for its maintenance. Information is provided through a detailed online map on the ‘Findmystreet’ highway search website.
- 4.3.50 Unregistered highway is split by adoption boundaries where available and by Local authority boundaries otherwise. Ownership and occupancy of the section of unregistered road is assigned to the relevant Local authority or Highway authority.
- 4.3.51 It is assumed that all adopted, unregistered highway is subject to the *ad medium filum* rule whereby adjoining landowners also own the subsoil of such roads, up to the centre line of the road.
- 4.3.52 Half-width parcels are the result of splitting such unregistered roads along their centreline and then further dividing in line with adjoining ownership boundaries and are created so that the Applicant can recognise the potential subsoil ownership in question. Where the Applicant has evidence that the *ad medium filum* rule does not apply, subsoil ownership is not assigned in this way.

- 4.3.53 Adjoining owners are included as owners of these half-width parcels, in respect of subsoil up to the half-width of the road.

### Watercourses

- 4.3.54 According to the Environment Agency, a watercourse is '...any natural or artificial channel above or below ground through which water flows, such as a river, brook, beck, ditch, mill stream or culvert.'
- 4.3.55 OS maps, site inspections and aerial data are used to identify any watercourses within the Order Limits.
- 4.3.56 The Environment Agency (EA) have rights over and around watercourses which are 'Main Rivers', so that they may carry out essential flood management and prevent any development which may interfere with the watercourse. A publicly accessible database of 'Main Rivers' is maintained by the EA and they are treated as having a Category 2 interest in any plot which contains such a watercourse.
- 4.3.57 Where a watercourse is unregistered with HMLR, or the ownership unknown, the Applicant assumes 'Riparian ownership', in accordance with established common law. Adjoining landowners are treated as the owner of the bed of any stretch of watercourse onto which their property fronts, up to the centreline.

### General internet research

General internet research is undertaken, both when information cannot be ascertained through the other methods of diligent enquiry and to supplement these methods.

- 4.3.58 Visual checks via Google Maps, Google Earth and Google Street View are used throughout the land referencing process. Of particular value is the ability to check the use of a piece of land at the time photographed and to see if any indication of ownership, business activity or occupancy is evident.
- 4.3.59 Missing post codes via the Royal Mail website or other providers of post code areas.
- 4.3.60 Announcement of deaths in newspapers and other publications.
- 4.3.61 General search engine research to find possible alternate addresses for interested parties with whom the Project has not been able to make contact e.g. where mail was returned stating that the person no longer lived at the registered address etc.
- 4.3.62 Information on non-High Street lending organisations.
- 4.3.63 Identification of businesses that may be operating from a premises or alternate addresses of businesses with whom we have not been able to make contact.
- 4.3.64 Where the above fails to produce names or addresses, we write directly to "The Occupier" at the property address to ensure they have the opportunity to be included within the Applicant's consultation.

## 4.4 Contact Referencing

### Land Interest Questionnaires

- 4.4.1 A Land Interest Questionnaire (LIQ) is a comprehensive document which requests information regarding the use of land and any persons that may hold an interest. The aim of the questionnaire is to provide the Applicant with a complete understanding of the land and all interested parties, for the purpose of consultation and the construction of the BoR and other components of the Application Documents.
- 4.4.2 LIQs are sent to all freeholders, leaseholders, tenants and mortgagees of land or property within the Order Limits and all reputed owners of unregistered land.
- 4.4.3 LIQs are not sent to presumed holders of unregistered subsoil interests, e.g. owners of half widths. Due to the nature of the interest it is not believed that further relevant information would be provided by the use of full questionnaires.
- 4.4.4 Mortgagees/charge holders are provided with a shortened version of the LIQ requesting that they confirm the details of their charge and land over which the charge is subject. This is sent with a letter informing them of the proposed Project.
- 4.4.5 A location plan is supplied with each questionnaire showing the property boundary of the land in question in relation to the development boundary.
- 4.4.6 LIQs and cover letters are sent via Royal Mail first class post, asking recipients to complete the enclosed questionnaire, amend the boundary of the location plan where required and return the completed documents to the Applicant's Land Referencing Team, in the provided pre-paid envelopes.
- 4.4.7 Prior to issuing LIQs to affected parties, the local authorities have been consulted and informed that LIQs will be sent to organisations and persons within the authorities' area.
- 4.4.8 The Applicant has sought to work directly with the known land agent of any party from which it intends to request information via an LIQ. This is mainly applicable for landowners with substantial holdings, local authorities, organisations and statutory undertakers.
- 4.4.9 Once returned, the LIQs are read and any new interested parties are captured in the Applicant's Land Referencing database. A copy of the completed questionnaire is scanned and stored on our Project storage network.
- 4.4.10 Newly identified interested parties may generate further LIQ requests, in line with the process detailed above.

*a sample of the LIQ and cover letter can be found in Part 7 - Materials used in Land Referencing*

### Reminder Letters

- 4.4.11 Where no response to an LIQ is received by the Applicant a reminder letter has been sent, kindly requesting that the questionnaire is completed and returned to us. As with the original LIQ an offer of assistance is made in filling out the form.

4.4.12 In addition to the reminder letter a site visit follow-up has also been undertaken, if necessary.

4.4.13 Mortgagees and charge holders have not received reminder letters.

*a sample of the Reminder Letter can be found in Part 7 - Materials used in Land Referencing*

### Local Authorities

4.4.14 Local Authorities, including Unitary Authorities and Parish Councils, have been consulted and information requested regarding their ownership and usage of land, details of any tenants in occupation of their properties, unregistered land, common land, local land charges and special category land.

4.4.15 The Applicant has made use of information held by local authorities relating to planning applications and enforcement orders which may, for example, provide information relating to the ownership of unregistered land or contact details for parties that hold an interest in a particular piece of land and with whom the Applicant has been unable to make contact.

### Statutory Undertakers

4.4.16 Statutory Undertakers are bodies that have been given statutory powers in relation to functions that are of a 'public character' e.g. National Grid, Port of London Authority, Environment Agency and Network Rail.

4.4.17 These groups have been approached by the Applicant for information regarding their ownership of land and the location of any apparatus within the vicinity of the Order Limits.

4.4.18 The information received from statutory undertakers has been integrated into our GIS, which allow the Applicant to build an accurate understanding of their interest in the land.

4.4.19 Information relating to interests in land not in their ownership has been combined with the title research, conducted by the land referencing team, and forms the majority of Category 2 interests in the land.

### Common Agricultural Policy payments

4.4.20 The Applicant has checked the Common Agricultural Policy (CAP) subsidy payment records, available on the Defra website, for the details of individuals that farm the land within the Order Limits.

4.4.21 A request has been made for electronic mapping data for any such claims, which would identify the specific location of the farming ownership/tenancy. Information gathered this way may aid in confirming the ownership of unregistered land or provide details of the extent of a farming tenancy.

### Unregistered land site notices

4.4.22 Any unregistered land of unknown ownership within the Order Limits requires a site notice affixing on or near the location. This notice includes a plan identifying the boundary of the property in question and contains a request, by the

Applicant, for information relating to the ownership or occupancy of the property.

- 4.4.23 These notices are utilised from a time on, or before, the start of the first statutory consultation period until such a time as a decision regarding the DCO application is reached.
- 4.4.24 Notices are checked periodically to ensure that they remain in place and are replaced if missing or damaged. A photographic log is kept as a record of the notice locations and the diligent checking procedure undertaken.
- 4.4.25 During periods of statutory consultation the notices are checked by the Applicant team every two weeks. Outside of these periods of consultation the notices are checked every three weeks.
- 4.4.26 Upon proof or confirmation of ownership of one of these areas of unregistered land the relevant notice is removed and the Applicant's land referencing database will be updated to reflect this new information.
- 4.4.27 In accordance with the UK Government's restrictions on unnecessary travel, due to the Covid-19 virus, the process of installing and checking unregistered land site notices was temporarily suspended in early 2020. These travel restrictions were relaxed prior to the start of the July 2020 consultation period, allowing the Applicant to fully resume the noticing process during and after this time.

### Site Inspections

- 4.4.28 Where appropriate we conduct site inspections to review land boundaries and usage. These enable us to confirm ownership extents in areas where the HMLR data is inaccurate or unclear.
- 4.4.29 Where we have had undelivered mail or no reply from the owner of non-residential land, site inspections are used which may provide new information relating to their identity and possible contact information. These site visits are also used to make contact with any individuals who are occupying the land and the owners of neighbouring properties, who may also be able to provide further information or contact details.
- 4.4.30 Updates to the Applicant's GIS are made based on any site inspections which provide a clearer understanding of any land boundaries.
- 4.4.31 These inspections also allow us to identify businesses or groups that are operating from premises, or other occupiers of the land such as people living in residential caravans on unregistered sites.
- 4.4.32 Prior to production of the Book of Reference, the Applicant's land referencing team visited a number of plots within the Order limits to verify the description that appear throughout the document. These visits were used to confirm all visible interests have been captured for the plot, e.g. rights of way, Royal Mail post boxes, utilities etc. Where the land referencing team was unable to visit a plot, the details were verified using the non-contact methods described at 4.3 of this methodology.

## Meetings and door-step surveys/visits

- 4.4.33 The LIQ cover letter extends an offer for the recipient to receive assistance in completing the questionnaire from members of the land referencing team, either over the phone or by arranging a home/site visit
- 4.4.34 If the Applicant receives a returned, completed LIQ which is unclear, or if the situation is complex, we contact the relevant party to clarify the issues and offer to meet with them in person if appropriate.
- 4.4.35 If the Applicant does not receive a response to a questionnaire we attempt to contact the recipient by visiting their registered proprietor address, in order to request that they complete their LIQ. A drop card containing details of the reason for our visit and our contact information is left at each location visited where we were unable to make contact with the intended party.
- 4.4.36 site visits were temporarily suspended in 2020 due to the UK Government's restrictions on contact and travel as a result of the Covid-19 virus.
- 4.4.37 All site visits are conducted using our Health, Safety, Security & Environment (HSSE) procedure, designed to ensure the wellbeing of the Applicant's land referencing team and members of the public.

## Government Legal Department - Bona Vacantia Division

*please see sections 4.3.32 – 4.3.35 for the process relating to Bona Vacantia assets*

- 4.4.38 For any interest believed to be *Bona Vacantia* the Applicant contacts the Bona Vacantia Division (BVD) and requests that the interest is disclaimed (given up).
- 4.4.39 Depending on the nature of the interest and the response received from BVD further correspondence is sometimes required with the legal representatives of the Crown, to further discuss the affected interest.
- 4.4.40 For Bona Vacantia interests that vest to a Duchy the same process is followed with their personal representatives.
- 4.4.41 The outcome of any discussions determines whether an interest, initially designated as *Bona Vacantia*, remains a Crown or Duchy interest or not, and therefore its final classification in the BoR.

## Charge Holders

- 4.4.42 The Data received from HMLR includes details of anyone holding a 'charge' over the property. This includes mortgage providers, financial institutions and private lenders.
- 4.4.43 There are two main forms of contact with these charge holders, (i) a request for information through an LIQ and (ii) to notify them of any periods of statutory consultation and invite them to respond to the proposals.
- 4.4.44 The Applicant uses information held on Companies House and other sources described in section 4.3 to determine the current name and contact address for a charge holder and whether, in the case of companies, any mergers or acquisitions etc. have occurred since the charge was registered. A shortened



form of the LIQ is then be sent to the charge holder and the following potential scenarios and actions are expected:

- a. A lender completes the LIQ and returns it to us.
- b. The branch address had been closed and the documents were returned by Royal Mail. In this case the LIQ will be redirected to the registered head office.
- c. A charge holder will refuse to provide any information citing customer confidentiality.
- d. A charge holder will request the mortgage reference number before they can respond. This is not information contained in the Land Registry data and available to the Applicant.

4.4.45 Notification of statutory consultation periods are sent to all charge holders at the address registered with HMLR or, where applicable, a lender’s registered office address.

- a. If a registered charge holder indicates that they no longer have any financial interest in a property, they no longer receive mailing or appear in the BoR, in relation to that property.

### Public Consultations and other Project meetings

4.4.46 Members of the Project, outside of the Land Referencing team, will often learn of information pertinent to the land referencing process at public consultation events and other meetings with members of the public, land agents, statutory undertakers etc.

4.4.47 The details of such meetings and conversations are captured using our Customer Relationship Manager (CRM) system, in order to record the origin of any information, and added to the land referencing records.

### Deceased Parties

4.4.48 If the Applicant is informed that an affected individual is deceased, one of three possible scenarios will be adopted:

- a. Scenario 1 – if they are outlived by a co-owner, their name will be removed from the list of interested parties. This will be established either by interested parties contacting us informing us of the death, and requesting no further communication, or an internet search of local press confirming a death.
- b. Scenario 2 – if the name of an executor is provided this will replace the address of the owner i.e. “c/o [name of executor and address]”. If there is known to be an executor but no name is provided, the first line of the address will be amended to read “c/o the executor for [owner’s name]”

- c. Scenario 3 – if a major landowner informs us of a death which has led to an unresolved estate, their guidance on who to list as the owners of any interests.

4.4.49 We are constantly reviewing the HMLR data and should the property be legally transferred to a new owner prior to production of the BoR – records will be updated accordingly.

### Returned mailing

4.4.50 During the land referencing process a number of LIQs, and other items of project mail, are returned to us unopened. This will be either by Royal Mail or by an occupant of the target address stating ‘addressee gone away’ or similar. In these instances, we conduct further research to find a contact address, through a combination of general internet searches, Companies House searches, talking to neighbours, electoral Roll data, obituaries and visits to the property if it is within or close to the Order Limits.

4.4.51 In instances where the unsuccessful contact address is different from the title address, we add the title address to our mailing list, where this is a valid postal address. Owners and lessees often do not update the registered contact address held by HMLR when they move home but will often receive any mail directed to the title address, whether they now live there or not.

4.4.52 Where the title in question is not a residential property to which mail can be directed, we have to rely on site visits and enquiries with neighbours.

4.4.53 Site notices may be employed when an owner cannot be located.

## 5 Management

### 5.1 Customer Relationship Management

- 5.1.1 The Applicant implemented a Customer Relationship Management (CRM) system for electronically recording and storing any communications with external parties.
- 5.1.2 The Land Referencing team worked in conjunction with the CRM team to develop an interface between the CRM system, the GIS and the data base of information gathered through the land referencing exercise.
- 5.1.3 Information recorded and stored includes details of all meetings, letters, questionnaire returns, emails and phone calls which formed any part of the land referencing process.
- 5.1.4 Details of attendees to any statutory consultation events are also recorded in the CRM database (if voluntarily provided), and if a valid method of communication was provided by those individuals, they were kept updated on any changes to the Project and provided with relevant publications.
- 5.1.5 Every individual or organisation is assigned their own unique reference in CRM against which any interaction can be logged.
- 5.1.6 Reports of the information held within our CRM system can be produced at short notice should it be required during examination or in response to a query from the interested party themselves.

### 5.2 General Data Protection Regulation

- 5.2.1 The EU's General Data Protection Regulation (GDPR) was introduced to unify all EU member states' approaches to data regulation and came into force on 25 May 2018. Its aim is to protect EU citizens from organisations using their data irresponsibly and puts them in charge of what information is shared, where and how it is shared.
- 5.2.2 All data collected throughout the land referencing process is held in accordance with this regulation.

## 6 Abbreviations and Glossary

Ad medium filum rule	a presumption that an owner of land which abuts either a public or private highway, or a non-tidal watercourse also owns the subsoil of the adjoining highway, or the bed of the adjoining watercourse, up to its centre line.
Bona Vacantia	Meaning 'vacant goods' - Ownerless property which automatically vests to the Crown or a Duchy
BoR	Book of Reference
BVD	Bona Vacantia Division. A division of the Government Legal Department
CRM	Customer Relationship Management
DCO application	The application for an order granting development consent, made by the Project
Defra	Department for Environment, Food and Rural Affairs
GDPR	General Data Protection Regulation
GIS	Geographic Information System
GLA	Greater London Authority
HMLR	Her Majesty's Land Registry
LIQ	Land Interest Questionnaire
Lower Thames Crossing (LTC)	A proposed new crossing of the Thames Estuary linking Kent with Thurrock and Essex, at or east of the existing Dartford Crossing.
NSIP	Nationally Significant Infrastructure Project.
Order	The order granting the Project development consent
Order Limits	The Order Limits are the outermost extent of the Lower Thames Crossing indicated on the Plans by a red line. This is the Limit of Land to be Acquired or Used (LLAU) by the Lower Thames Crossing. This is the area in which the DCO would apply.
Planning Act 2008	The primary legislation that establishes the legal framework for applying for, examining and determining Development Consent Order applications for Nationally Significant Infrastructure Projects.
PCF	Project Control Framework
RPA	Rural Payments Agency
The Applicant	The organisation which submits the DCO application. The Applicant for Lower Thames Crossing is National Highways

## 7 Materials used in Land Referencing

### 7.1 Land Interest Questionnaire (LIQ)

#### 7.1.1 Example LIQ cover letter



Dear *[Name]*

#### **Request for Land Ownership Information - Lower Thames Crossing**

National Highways is proposing to build the Lower Thames Crossing, which is a new road connecting Kent, Thurrock and Essex through a tunnel beneath the River Thames.

As part of our ongoing work, we need to understand who owns or has an interest in the land along and near to the route. This includes anyone who has a right to use this land. You have received this letter because either:

- we have received data from HM Land Registry indicating that you are a registered owner of land that is within the Order Limits, or potentially impacted by our plans; or
- we believe you may be the owner of unregistered land; or
- we have previously written to you, but our research indicates that your mailing address may have changed

You may have already received a questionnaire seeking information about another property, but we need to capture this information for each property that you have an interest in which may be affected by our plans.

This letter relates to the following property:

<b>Land Registry No.</b>	<b>Property description</b>
<i>[HMLR title number]</i>	<i>[HMLR land description]</i>

We would be grateful if you could complete the enclosed Land Interest Questionnaire (LIQ) in relation to the above property and return it to us as soon as possible. This information will help us to make sure our data is accurate and also help us identify other individuals or organisations with whom we need to engage.

We have also enclosed a plan(s) of the relevant property. Please check that the boundary line is correct, make any necessary amendments and draw anything that you think might be relevant to help us understand this land and the way it is used.

You can find more general information about the Lower Thames Crossing proposals by visiting the website: [www.lowerthamescrossing.co.uk](http://www.lowerthamescrossing.co.uk).

Since the Secretary of State for Transport announced the preferred route,

National Highways has completed a number of statutory and non-statutory consultations. Details of these consultations and the consultation materials can be found at:

- **Statutory Consultation 2018** - [REDACTED]
- **Supplementary Consultation 2020** - [REDACTED]
- **Design Refinement Consultation 2020** - [REDACTED]
- **Community Impacts Consultation 2021** - [REDACTED]
- **Local Refinement Consultation 2022** - [REDACTED]

We are currently carefully analysing the response from the Local Refinement Consultation, which will help us further develop our application for a Development Consent Order. If our application is accepted there will be further opportunities, as part of the examination of our application by the Planning Inspectorate, for interested parties to provide feedback and ask questions about our plans.

### **Need Assistance?**

If you have any difficulties completing the questionnaire, please contact us using the details below. You can contact us by:

- Emailing us at [LRT@lowerthamescrossing.co.uk](mailto:LRT@lowerthamescrossing.co.uk) quoting your reference at the top of this letter
- Calling us on 0300 123 5000 and quoting 'Lower Thames Crossing'

You may not be able to answer all the questions. Please leave these questions blank and still return the rest of the questionnaire to us.

If you make any amendments to the attached plan(s), please return it along with your completed questionnaire.

Should you wish to complete only one questionnaire for a property, a group submission can be made provided each individual represented signs and dates the questionnaire on page 9.

### What's next?

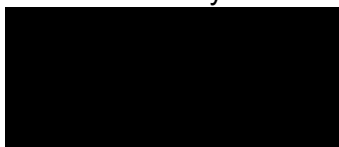
Please complete the questionnaire and return it to us either by:

- Post – return questionnaire(s) and plan(s) in the pre-paid envelope
- Email – scan the questionnaire(s) and plan(s) and email to [LRT@lowerthamescrossing.co.uk](mailto:LRT@lowerthamescrossing.co.uk)
- Phone – contact the National Highways Customer Contact Centre on 0300 123 5000 leaving a name and phone number or alternatively you can email your preferred phone number to [LRT@lowerthamescrossing.co.uk](mailto:LRT@lowerthamescrossing.co.uk) and we will get back to you as soon as possible to complete the questionnaire with you over the phone.

Once we have received your completed questionnaire, we may contact you to ask some further questions.

Your help is greatly appreciated, and we look forward to hearing from you.

Yours sincerely



Sarah Collins

Land and Property Lead - Lower Thames Crossing

7.1.2 LIQ version 1 - used between May 2018 and February 2020



## Lower Thames Crossing Land Interest Questionnaire

To:

**CRM ref:** *[our reference]*

Dated:

**Concerning:** Land and Property as shown on the attached plan(s)

**Land Registry Title Number:** *[title number]* comprising *[x]* parcels

*Although Highways England is able to use legal powers including applying for those in the Planning Act 2008 Section 52 to enforce the provision of information about interests in land, we prefer to seek and obtain this information from land owners and occupiers voluntarily before resorting to these methods. We would be grateful for your assistance in this matter, and look forward to receiving your response to this Land Interest Questionnaire as soon as possible*

### **PLEASE READ THE ATTACHED NOTES BEFORE COMPLETING THIS QUESTIONNAIRE**

*Additional information can be written on the reverse of the relevant sheet*

*Highways England and their agents will process your personal information in this questionnaire in accordance with the Data Protection Act 1998 and subsequent General Data Protection Regulation (GDPR): The information will be used in order to comply with the legal requirements involved in preparing a Development Consent Order (“DCO”) Application in accordance with the Planning Act 2008 and associated legislation. The order is required to authorise the construction and maintenance of the Lower Thames Crossing. The DCO Application documents will include a Book of Reference and Land Plans, which detail the land required to construct and maintain the scheme. Please note that the DCO Application documents all will be available for public inspection once they have been submitted to the Planning Inspectorate. The information you provide in completing this questionnaire will be used not only to prepare these documents, but also may be used in order to keep you informed about the progress of the scheme and the application.*



**1. Details of the person(s) or organisation having an interest in land or property as shown on the attached plan(s). For example, this could be that you own or lease the property, occupy the property or have a right over the land.  
 Please complete your details:**

- If the interest is in your name, please provide:

Title & Full Name:	
Home Address:	
Telephone:	
E-mail Address:	
Address for service of notices if different to above:	

- If the interest is in a Registered Company or incorporated body, please provide:

Full Name of Company:	
Registered/Principal Office Address and Company Number:	
Telephone:	
E-mail Address:	
Address for service of notices if different to above:	

- If you are an executor, trustee, partner etc, please state the capacity in which your interest is held and any collective name:

E.g. Executor/Trustee/ Partner etc	
---------------------------------------	--

- Please give full names and addresses of all other individuals in a similar position:

Full Name:	
Address:	
Telephone:	
E-mail Address:	

If necessary, please continue on sheets provided at end of questionnaire

**2. Nature of your Tenure concerning property as shown on the attached plan(s): (If joint please list other parties in question 16)**

See attached notes (a) to (k)	Single Owner or	Joint Owner (please list other parties in question 16)
(a) Freehold		
(b)(i) Leasehold		
(b)(ii) Tenancy		
(c) Easement/Right (e.g. wayleave, access rights, service rights or rights to light)		
(d) Mortgage		
(e) Rentcharge		
(f) Right of Entry		
(g) Restrictive Covenant		
(h) Licence		
(i) Franchise (e.g. right to hold a market or fair or take tolls)		
(j) Profit à Prendre (e.g. right to remove something: grazing, grass, fish, peat or wood)		

(k) Other (Please state): .....

- Trading Name (if applicable):.....

**3. If the interest in Question 2 is freehold, leasehold or a tenancy, does it include the whole of the property (building and/or land)?**

**Yes / No**

If only part, please describe? .....

**4. If you are not the freeholder, please provide the name and address of the freeholder:**

Full Name:	
Address:	
Telephone:	
E-mail Address:	

- **If you do not pay rent to the freeholder, please provide the name and address of the person to whom rent is paid, e.g. landlord:**

Full Name:	
Address:	
Telephone:	
E-mail Address:	

*If necessary, please continue on sheets provided at end of questionnaire*

**5. If you are a leaseholder:**

- (i) What is the term of the lease? (if known) .....
- (ii) What date did the lease commence? (if known) .....

**6. If you are a tenant, what is the period of your tenancy?**

**Weekly / Fortnightly / Quarterly / Annual / Other**

If other, please provide details

.....

**7. Does the person or organisation named in Question 1 occupy the premises?**

**Yes / No**

Please list the names and addresses of **ALL OTHER** occupiers together with the nature of their tenure including all persons aged 18 years and over (or who will be 18 years within the next 6 months).

Full Name:	
Address:	
Telephone:	
Relationship to person / organisation identified in Question 1 above:	
Nature of Tenure (See Question 2 for examples):	
E-mail Address:	

*If necessary, please continue on sheets provided at end of questionnaire*

**8. Does the person or organisation named in Question 1 enjoy any rights, easements or other legal interest over any adjacent or other property?**

**Yes / No / Don't Know**

If yes please give details below:

Address of property:	
Nature of interest:	

*If necessary, please continue on sheets provided at end of questionnaire*

**9. Does anybody in any adjacent or other property enjoy any rights, easements or other legal interest over this property?**

**Yes / No / Don't Know**

Full Name:	
Address:	
Telephone:	
E-mail Address:	
Nature of interest:	

*If necessary, please continue on sheets provided at end of questionnaire*

**10. Is the property subject to any restrictive covenant(s)?**

**Yes / No / Don't Know**

If yes please give details below:

Details of Restrictive Covenants:	
Land/person having the benefit of the covenant(s):	
Address:	

*If necessary, please continue on sheets provided at end of questionnaire*

**11. Attached plan:**

- If the plan attached shows the extent of your interest incorrectly, please amend and return the plan with this questionnaire.
- Please also show any other land over which you consider you have rights of use, enjoy easements or other private rights.
- Please also show the extent of land to which you consider others have rights of use, enjoy easements or other rights over your land.

**12. Are there any tenancies or licences in respect of hoardings, poster sites, showcases, vending machines, kiosks, etc**

**Yes / No**

If yes please give name(s), address(es), type(s) and the nature of the interest:

Full Name:	
Address:	
Telephone:	
E-mail Address:	
Type:	
Nature of interest:	

*If necessary, please continue on sheets provided at end of questionnaire*

**13. Is the property subject to any mortgage or equitable interest?**

**Yes / No**

If yes please provide name(s), address(es) and the nature of the interest:

Full Name:	
Address:	
Mortgage Reference:	
E-mail Address:	
Nature of interest:	

*If necessary, please continue on sheets provided at end of questionnaire*

**14. Are there any managing or letting agents connected with the property?**

**Yes / No**

If yes please provide name(s), address(es) and the nature of the interest:

Full Name:	
Address:	
Telephone:	
Nature of interest:	

*If necessary, please continue on sheets provided at end of questionnaire*

**15. Please describe the current use and features of the property (e.g., flats, yard, house, embankment, garden, allotment, works, offices, unoccupied, etc) and postal address:**

Current use and features of the property:	
FULL Postal Address:	

**16. Are there any other individuals or organisations with an interest in the property, not disclosed above?**

**Yes / No**

If yes please provide name(s), address(es) and the nature of the interest:

Full Name:	
Address:	
Telephone:	
E-mail Address:	
Nature of interest (See Question 2 for examples):	

*If necessary, please continue on sheets provided at end of questionnaire*



**17. Are there any other individuals or organisations currently negotiating or in the process of purchasing your interest or any other interest in the property?**

**Yes / No**

If yes please provide name(s), address(es) and details of the current situation:

Full Name:	
Address:	
Telephone:	
E-mail Address:	
Details of the current situation:	

*If necessary, please continue on sheets provided at end of questionnaire*

**18. Please supply details of the person to whom any additional enquiries may be directed if necessary:**

Contact Name: ..... Tel No(s): .....  
..... E-mail Address: .....

**The information on the schedule is both complete and accurate to the best of my knowledge (subject to corrections identified):**

**Name** (please print): .....

**Position:** .....

**Signed:** ..... **Date:** .....

**Tel No.:** ..... **E-mail Address:** .....

**\*\* Please return the completed questionnaire, in the PREPAID envelope provided \*\***

## NOTES on completing the QUESTIONNAIRE

*All information provided is governed by the Data Protection Act 1998 and subsequent General Data Protection Regulation (GDPR). Any information provided will only be used for legitimate purposes.*

**Please use BLOCK CAPITALS throughout.**

**If you need more space, please use the back of the form or another sheet of paper.**

**Where options are provided, please delete or circle as appropriate.**

**Please return the completed questionnaire using the prepaid envelope provided.**

If you require any help with completing the questionnaire please email [LRT@lowerthamescrossing.co.uk](mailto:LRT@lowerthamescrossing.co.uk) or phone 0300 123 5000. We will get back to you as soon as we can either to help you over the phone or arrange a visit with you at a convenient time

### The Questionnaire

#### Question 1

- a) Please give the full name of the person who, or organisation which has a legal interest in the property.
- b) For Limited Companies, please supply the registered office address and telephone number. Place of registration would normally be 'England and Wales', but may be Scotland, Isle of Man, Jersey, etc.
- c) For other corporate bodies, please supply corporate title, address and telephone number of the principal office.
- d) For individuals and partners, trustees, governors or similar executive positions, please supply full names (including all forenames), home address, telephone numbers and where applicable the collective title of each group or organisation. An additional sheet may be used if required.

#### Question 2

- a) If you legally own the land and property outright and do not pay any rent, then you are the freeholder.
- b) If you have an agreement to use or occupy the property for a specific duration, then you probably have a lease or tenancy, e.g. six months, one year, 99 years and 999 years.
- c) If you have a legal right to use another person's land for a particular purpose, e.g. a right to walk through your neighbour's land to gain access to your property, then you have an easement/right. Easements are legal rights which give the legal owner of one piece of land the right to use a defined portion of another person's land. Utilities often get easements that allow them to run pipes or phone lines beneath the private property. Other examples of easements may relate to drains, power, or rights of way. In most cases easements deal with land itself, not the landowners, so that when land is bought or sold, the easement which relate to that land go with the land.

- d) If the property is subject to a mortgage you will need to provide details of the lender.
- e) If the property is subject to a rentcharge payable to the rentcharge owner you will need to provide details of the same.
- f) If you have a legal right to take possession of the property which allows you to enter and forfeit the lease for non-payment of rent or breach of covenant, you will have a right of entry or re-entry.
- g) If the property is subject to restrictive covenants, i.e. restriction not to do something on the land, e.g. not to make any alterations or to operate as commercial premises, without obtaining the consent of 'the beneficiary'.
- h) If you have formal permission from the proper authorities to do something it may be classed as a licence, e.g. a licence obtained from an authority to place a sandwich board on a footpath.
- i) A franchise is a privilege granted by the Crown such as a right to hold a market or fair or to take tolls.
- j) A profit a prendre is a right for a person to remove something from the land of another, e.g. grass for grazing, fish, or peat or wood for fuel.
- k) The other types of legal interest in land (including property) might comprise holders of privileges or matrimonial rights. If you are unsure about the nature of your interest, please email [LRT@lowerthamescrossing.co.uk](mailto:LRT@lowerthamescrossing.co.uk) or phone 0300 123 5000. We will get back to you as soon as we can either to help you over the phone or arrange a visit with you at a convenient time.

### Question 8 & 9 & 10

Refer to notes to Question 2 above.

### Question 11

- a) If no plans have been provided, please contact us.
- b) If the plan is incorrect please amend it and return it with the questionnaire.
- c) Particular attention should be paid to situations such as rights or other benefits which have a different extent to that of the property itself, such as rights to use fire escapes, other accesses or car parks.

### Question 12

Please list all tenancies and licences (formal agreement to use or occupy the land).

### Question 13

Please list all mortgagees and equitable interests.

#### Equitable Interests

Rights in or over land which fail to qualify as legal rights take effect as equitable interest therefore estates, interests, and charges in or over land which are not legal estates are referred to as equitable interests. Examples of such interest include:

- a) Option to purchase (The right to buy a property at a given price within a specific period of time).
- b) Contract to purchase (A contract the buyer initiates which details the purchase price and conditions of the transaction and is accepted by the seller. Also known as an agreement for sale).
- c) Beneficiary of a trust (A trust is a relationship whereby a party called a trustee holds property, either real or personal, for the benefit of other parties or persons, or for some purpose permitted by law).

- d) Wherever the legal owner(s) of property can be compelled to hold that property for the benefit of the equitable owner(s). Where groups of individuals are concerned, a person may be both a legal and an equitable owner. For example, a man may own a house and hold it for the benefit of himself and his wife (or a wife for her husband).
- e) Legal rights in a property that do not include the right to sell its legal title. This may apply to a mortgage lender.

**Question 16**

If you hold a joint interest in common, please provide details of all other parties.

**Question 18**

- a) Sometimes it is necessary to make further enquiries as a result of new information or changes to the plans for the scheme. Please provide the name and telephone number of the individual(s) whom we should contact.
- b) If a third party (a solicitor, for example) has been instructed to complete this questionnaire on behalf of the person with an interest in the property, please supply written confirmation of that fact.

\*\* Please return the completed questionnaire, in the PREPAID envelope provided \*\*

Please use the following space for any further comments:

7.1.3 LIQ version 2 - used from March 2020 to present



## Lower Thames Crossing Land Interest Questionnaire

**Customer Reference:** *[our reference]*

**Customer Name:**

**Registered Owner Details:** *[All title owners and addresses as per HMLR]*

**Land Registry Title Number:** *[Title Number]* comprising *[x]* parcel(s) as shown on the attached plan(s).

**Described as:** *[HMLR Land Description]* - Tenure *[Title Tenure]*

### Instructions for Completion

**Please use BLOCK CAPITALS throughout.**

**If you need more space, please use the back of this form or another sheet of paper.**

**Where options are provided, please delete or circle as appropriate.**

**It is possible to complete the questionnaire as a joint submission. If doing so, please indicate and confirm this on page 9.**

**Please return the completed questionnaire using the prepaid envelope provided.**

If you require any help with completing the questionnaire, please email [LRT@lowerthamescrossing.co.uk](mailto:LRT@lowerthamescrossing.co.uk) or phone 0300 123 5000. We will get back to you as soon as we can either to help you over the phone or arrange a visit with you at a convenient time.

## GUIDANCE

*Additional information can be written on the sheets at the end of this document*

*We are grateful for your help in completing and returning this questionnaire. We will use the information you provide us with in preparing a Development Consent Order (“DCO”) application in accordance with the Planning Act 2008 and associated legislation. We need to prepare a DCO application to authorise the construction and maintenance of the Lower Thames Crossing. The information you provide in this questionnaire will contribute towards DCO Application documents including the Book of Reference and Land Plans, which detail the land required to construct and maintain the scheme. The Book of Reference also acts as a list of individuals and organisations that need to be kept informed throughout the progress of the DCO application process and into construction. Therefore, if the information you provide here indicates you have an interest in land and / or property, we will include your name and contact address in the Book of Reference, and it will be used when sending our notifications relating to the progress of the DCO application. The DCO Application documents will be available for public inspection once they have been submitted to the Planning Inspectorate.*

*Personal data collected for the Lower Thames Crossing will be processed and retained by Highways England and its appointed contractors until the scheme is complete.*

*Under the General Data Protection Regulation (GDPR) you have the right to request the following information from us:*

- 1. Right of access to the data (Subject Access Request);*
- 2. Right for the rectification of errors;*
- 3. Right to erasure of personal data – this is not an absolute right under the legislation;*
- 4. Right to restrict processing or to object to processing and*
- 5. Right to data portability.*

*If, at any point, Highways England plans to process the personal data we hold for a purpose other than that for which it was originally collected, we will provide you with information about what that other purpose is. This will be done prior to any further processing taking place. The extra information will include any relevant further information as referred to above, including the right to object to that further processing.*

*You have the right to lodge a complaint with the supervisory authority, the Information Commissioners Office.*

*If you’d like more information about how we manage data, or a copy of our privacy notice, please contact [DataProtectionAdvice@Highwaysengland.co.uk](mailto:DataProtectionAdvice@Highwaysengland.co.uk).*



Telephone:	
Email address:	
Alternative postal address (if you would like information sent to an address in addition to the one given above):	

If you are an executor, trustee, partner of the person/company that owns the interest in the property (as listed above), please provide details of your name/address, and the names/address of any others with such an interest, in the space provided below or in the space provided at the back of this questionnaire.

*If necessary, please continue on the sheets provided at end of the questionnaire*



**3. Your interest – The nature of the interest that you hold over the property shown on the attached plan:**

Please confirm the nature of your interest in the box below. If there are individuals or organisations other than yourself with an interest in the property, please note this and add details in response to question 6.

What is the nature of your interest in the land? E.g. freehold owner, leasehold owner, tenant, agent. If other, please give details.	
Do you occupy the property?	
Are you trading from the property? If so, what name do you trade under?	
If you are completing this questionnaire as agent, please confirm the names of all individuals and organisations you represent with an interest in this property:	<i>(Please provide the details of their respective interests in response to question 6)</i>

The following three questions **are applicable only if you are a leaseholder or tenant**. If you are not a leaseholder or tenant, please mark as N/A and move onto the next section.

What is the term (length) of the lease or tenancy (if known)?	
If known, what date does the lease or tenancy end?	
What is the demise of the lease/tenancy, i.e. what part of the overall property does the lease/tenancy apply to? (e.g. does the lease also include any rights of access? If so, please describe here and identify on the attached plan.)	

*The following section relates to mortgages or charges on the property as we need to include all lenders with a financial interest in your property (if any) in the Book of Reference. We can check this information in the registered title at HM Land Registry, but if you have recently obtained a mortgage or changed your mortgagee, this information may not be accurate or up to date.*

**4. Is your interest subject to any mortgage or equitable interest?**

**Yes / No**

Name of lender:	
Address of lender:	
Mortgage Reference:	<i>This helps your lender or charge holder check your details when we send them the consultation information.</i>

**5. Please provide details, where known and if not confidential, of any other individuals or organisations who might acquire an interest in the property over the next six months (e.g. someone who might buy or lease it) so that we can keep our records up to date.**

Full Name:	
Address:	
Telephone:	
E-mail Address:	
Details of the current situation:	

**6. Other interests – Are there any other people (over the age of 18) or organisations that have an interest in the property? For example, this might include:**

- If there are additional freeholders or leaseholders, please provide their details and the nature of their interest below and confirm whether they occupy the property.
- If you pay rent, please provide the name and address of the person(s) to whom rent is paid, e.g. landlord, freeholder.
- If you rent out the property, please provide the names of the leaseholders, tenants, licence holders (e.g. mooring or fishing) advertising hoardings etc.
- If you are an agent, please provide details of the nature of interest(s) that all individuals or organisations you represent hold over the property. Please also provide the details of all further individuals or organisations (where known) who occupy or hold rights over the property.
- Please provide the names and addresses of anyone with rights (e.g. of access, including shared access ways), options to purchase, cautions, restrictive covenants, rent charges, peppercorn rents, grazing rights, shooting rights, mineral rights, manorial rights or easements over the property.

Nature of interest (e.g. freehold, leasehold, landlord, tenant, rights of access, caution, etc.):	
Full name:	
Address:	
Telephone:	
Email address:	
Do they occupy the property?	

*If necessary, please continue on the sheets provided at end of the questionnaire*

**7. Attached plan – is the plan provided an accurate representation of your property?**

**Yes / No**

If the attached plan is not an accurate representation of your property, please provide details and annotate the plan as necessary and return it to us.	<i>(If the plan is correct, there is no need to return it to us)</i>
---	--

**8. Are there any managing or letting agents associated with the property?**

**Yes / No**

If yes, please provide their details:	
Full name:	
Address:	
Email Address:	
Telephone:	

**9. Please confirm what the land is used for (e.g. residential, commercial, pasture, arable, equine etc.). Please also confirm if the land is used as a common, an allotment(s), a public garden, a disused burial ground, or used for the purposes of public recreation in any way in the space provided below.**

--

The **information** on the schedule is both complete and accurate to the best of my **knowledge** (subject to corrections identified):

**If this Land Interest Questionnaire is intended to be returned as a joint submission for multiple individuals, it is requested that all individuals print their full name and provide their signature below:**

Name (please print): .....	
Signed: .....	Date:.....

Name (please print): .....	
Signed: .....	Date:.....

Name (please print): .....	
Signed: .....	Date:.....

Name (please print): .....	
Signed: .....	Date:.....

Name (please print): .....	
Signed: .....	Date:.....

Name (please print): .....	
Signed: .....	Date:.....

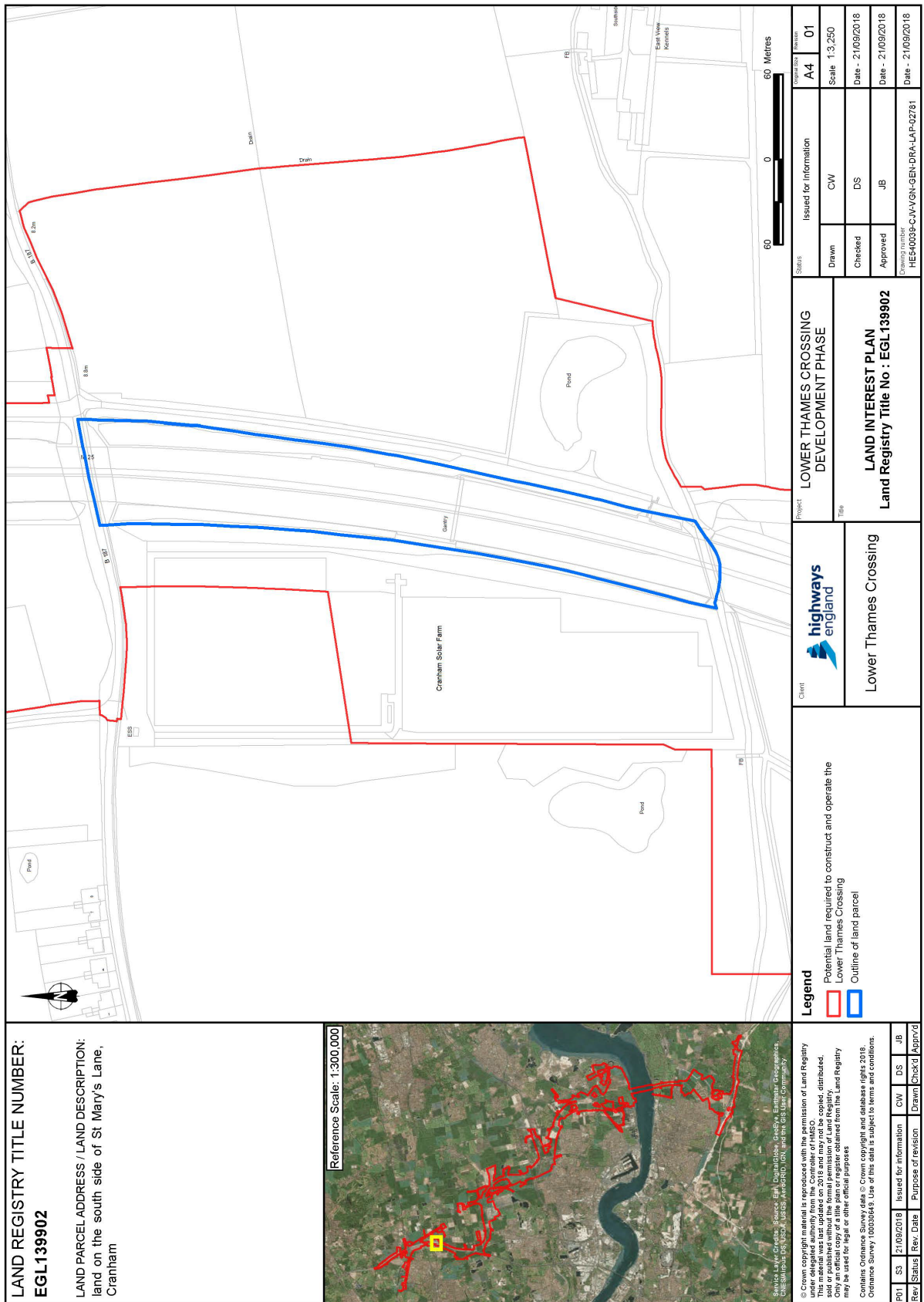
**Please supply details of the person to whom any additional enquiries may be directed if necessary:**

Contact Name: ..... Tel No(s): .....  
..... E-mail Address: .....

Please return the completed questionnaire, in the PREPAID envelope provided

*Please use the following space for any further comments:*

Plate 7.1 Example of Property Drawing enclosed with all LIQs



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## 7.2 Charge holder LIQ and cover letter

### 7.2.1 Charge holder LIQ and cover letter template



Dear [*Lender name*]

#### **Request for land ownership information – Lower Thames Crossing project**

The Lower Thames Crossing is a proposed new road and tunnel that would connect Kent, Thurrock and Essex. We are writing to you because we have identified that property on which you have a registered charge could be affected by the Project.

The property we have identified where you have a charge is:

**Land Registry Title Number:** [*Title number*]

**Property Description:** [*HMLR and description*]

**Registered Owners:** [*HMLR registered owners*]

We would be grateful if you could respond to the questions in the attached table to validate that the data we hold in reference to the property above is accurate and return it to us by email (scan copy) or by post:

- Email – [LRT@lowerthamescrossing.co.uk](mailto:LRT@lowerthamescrossing.co.uk)
- Post – Land Referencing Team, Lower Thames Crossing First Floor, National Highways, Woodlands, Manton Lane, Bedford, MK41 7LW

We have also sent each of the legally registered owners of the land that could be affected by the Project a comprehensive questionnaire to complete regarding their ownership, tenure and usage.

You can find out more about the Lower Thames Crossing proposals by visiting the website:



Since the Secretary of State for Transport announced the preferred route,

National Highways has completed a number of statutory and non-statutory consultations. Details of these consultations and the consultation materials can be found at:

- **Statutory Consultation 2018 -**  
[REDACTED]
- **Supplementary Consultation 2020 -**  
[REDACTED]
- **Design Refinement Consultation 2020 -**  
[REDACTED]
- **Community Impacts Consultation 2021 -**  
[REDACTED]

We intend to write to you again in the near future with an opportunity to formally respond to a new consultation. We currently intend to hold that consultation in the Spring and the letter that we send to you at that time will set out how to access more information and submit your response.

Your help is greatly appreciated and we look forward to hearing from you.

Yours sincerely

[REDACTED]

Sarah Collins

Land and Property Lead

Lower Thames Crossing



## LOWER THAMES CROSSING - Land Referencing Team

Land Registry Title: *[title number]*

Property Description: *[HMLR land description]*

Registered Owners: *[HMLR registered owners]*

Charge details: *[HMLR registered charge details]*

Lender reference:

Lender name:

Borrower reference(s):

Please complete the following, sign and return to us by either post to the address provided or by email (scan copy): [LRT@lowerthamescrossing.co.uk](mailto:LRT@lowerthamescrossing.co.uk)

1	Name of person completing this questionnaire:	
2	Position:	
3	Company name:	
4	Contact details including preferred mailing address if different:	
5	Please supply preferred reference you wish us to use:	
6	Please confirm that you still hold a charge over this property:	
7	Please notify us if you are aware of any default on this property:	
8	If the charge has been transferred – please inform us of new charge holder (if known):	

Signature: \_\_\_\_\_

Date \_\_\_\_\_

## 7.3 LIQ Reminder Letter

### 7.3.1 LIQ Reminder Letter template



**Dear**

#### **Reminder request for land ownership information – Lower Thames Crossing**

I recently wrote to you requesting that you complete a Land Interest Questionnaire in relation to title:

*[title number]*

I have not received a reply, hence my writing again.

If you have mislaid your questionnaire and would like another copy, please contact us using the contact details below:

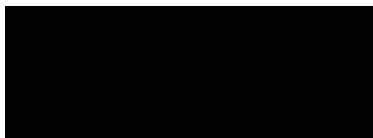
- Email us at [LRT@lowerthamescrossing.co.uk](mailto:LRT@lowerthamescrossing.co.uk) quoting your customer reference at the top of this letter
- Call us on 0300 123 5000 quoting 'Lower Thames Crossing - Land Referencing Team'
- Further information about the scheme can also be found at [www.lowerthamescrossing.co.uk](http://www.lowerthamescrossing.co.uk)

If you have already returned your questionnaire I would be grateful if you could let us know by email or telephone.

If you require assistance we will help you over the phone or alternatively arrange an appointment to visit you at your home.

Your help is greatly appreciated, and we look forward to receiving your response as soon as possible.

Yours sincerely



Sarah Collins


Land and Property Lead - Lower Thames Crossing

## 7.4 LIQ follow-up drop card

Plate 7.2 Front of LIQ follow-up drop card

**Lower Thames Crossing**

*Working on behalf of*



**While you were out today our researcher called on you regarding a Land Interest Questionnaire (LIQ) we sent you previously.**

We would appreciate it if you could complete the LIQ – if you require a copy or a further visit or phone call to assist in completing the LIQ we can arrange this.  
If you require a copy, a visit, a phone call or have any questions, please contact us by email or phone as follows:

**Email:** [LRT@lowerthamescrossing.co.uk](mailto:LRT@lowerthamescrossing.co.uk)  
**Call:** 0300 123 5000 quoting 'Lower Thames Crossing'  
or contact us directly on 07392 264083

Plate 7.3 Reverse of LIQ follow-up drop card

**Land Referencing Team**

Today's date:

Time:


Researcher's name:

Further information can be found at:

[REDACTED]

## 7.5 Unregistered land site notices

### Plate 7.4 Unregistered land site notice example



**Lower Thames Crossing: Identification of Interest in the Land**

Highways England operates, maintains and improves England's motorways and major A-roads.

The Lower Thames Crossing is our proposed new road and tunnel that will connect Kent, Thurrock and Essex. The crossing will boost local, regional and national economies, and form an essential part of the UK's transport infrastructure, improving connections across the country.

The scheme is a Nationally Significant Infrastructure Project which means it is being developed under the Planning Act 2008. In accordance with section 42 of the Planning Act 2008, Highways England has a duty to consult with all persons having a legal interest in land that may be affected by the proposed scheme.

**This notice relates to land and/or property as shown on the plan below, the ownership of which is unclear**

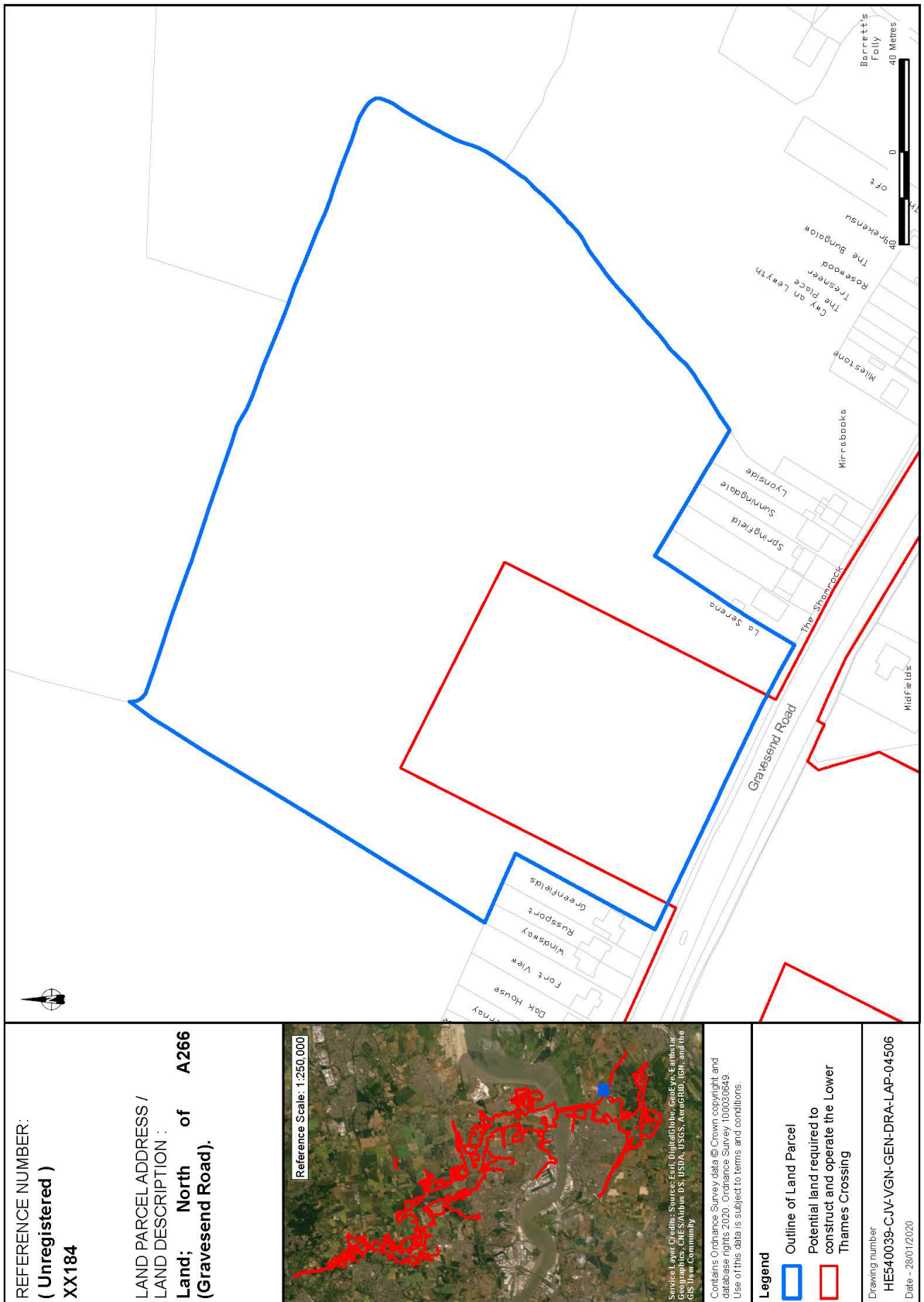
The scheme requires the permanent acquisition of land and rights in land, and temporary possession to use land whilst the scheme is being constructed.

Highways England is seeking to understand who owns and uses the land and/or property outlined in blue on the plan provided below. If you own, have a right to access or have an interest such as a right to the title, lease or tenancy on the land and/or property, or know who does, please contact us as soon as possible at the contact details provided below quoting reference number: **XX184**

**Lower Thames Crossing Land Referencing Team** 0300 123 5000 or email [lrt@lowerthamescrossing.co.uk](mailto:lrt@lowerthamescrossing.co.uk)

June 2019

**Plate 7.5 Unregistered land site notice - associated drawing**



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**Plate 7.6 Unregistered land site notices in situ**



7.5.1 Photographs in plate 7.6 were taken on an iPad at multiple locations within the Order limits between August 2018 and the present.

If you need help accessing this or any other National Highways information, please call **0300 123 5000** and we will help you.

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write to the **Information Policy Team, The National Archives, Kew, London TW9 4DU**, or email [psi@nationalarchives.gsi.gov.uk](mailto:psi@nationalarchives.gsi.gov.uk)

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If you have any enquiries about this publication email [info@nationalhighways.co.uk](mailto:info@nationalhighways.co.uk) or call **0300 123 5000\***.

\*Calls to 03 numbers cost no more than a national rate call to an 01 or 02 number and must count towards any inclusive minutes in the same way as 01 and 02 calls.

These rules apply to calls from any type of line including mobile, BT, other fixed line or payphone. Calls may be recorded or monitored.

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