

# Lower Thames Crossing

## 7.2 Planning Statement Appendix G Private Recreational Facilities

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## 7.2 Planning Statement

### Appendix G Private Recreational Facilities

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## Appendix G Private recreational facilities

### G.1 Introduction

- G.1.1 This appendix considers the planning issues associated with private recreational facilities which would be either permanently, temporarily, or through the permanent acquisition of rights, impacted by the Project. These sites are not open space or common land for the purposes of sections 131 and 132 of the Planning Act 2008.
- G.1.2 This appendix should be read alongside Environmental Statement (ES) Chapter 13 (Application Document 6.1) which contains an assessment of the Project on population and human health for the construction and operational phases of the Project. The assessment shows the impact of the Project on accessibility, opportunities for cycling, walking and the use of open space for recreation and physical activity (as well as ‘community land’ which is wider than the definition of recreational facilities).
- G.1.3 ES Chapter 13 provides an assessment of the impact of the Project on population and human health receptors, resulting from the construction and operational phases of the Project and outlines the embedded mitigation measures to reduce these effects. The cumulative impact on human health is also considered in the Health and Equalities Impact Assessment (Application Document 7.10).

### G.2 Policy context

#### National policy

- G.2.1 There is specific policy guidance in relation to a wider category of land including open space, sports and recreational land and buildings in the National Policy Statement for National Networks (NPSNN). In relation to the loss of these sites, paragraph 5.166 of the NPSNN states:

*‘Existing open space, sports and recreational buildings and land should not be developed unless the land is surplus to requirements or the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. Applicants considering proposals which would involve developing such land should have regard to any local authority’s assessment of need for such types of land and buildings.’*

- G.2.2 Paragraph 5.174 of the NPSNN states that:

*‘The Secretary of State should not grant consent for development on existing open space, sports and recreational buildings and land, including playing fields, unless an assessment has been undertaken either by the local authority or*

*independently, which has shown the open space or the buildings and land to be surplus to requirements, or the Secretary of State determines that the benefits of the project (including need) outweigh the potential loss of such facilities, taking into account any positive proposals made by the applicant to provide new, improved or compensatory land or facilities.'*

G.2.3 Paragraph 5.181 of the NPSNN relates to the mitigation of adverse effects for development on green infrastructure and states that:

*'The Secretary of State should also consider whether mitigation of any adverse effects on green infrastructure or open space is adequately provided for by means of any planning obligations, for example, to provide exchange land and provide for appropriate management and maintenance agreements. Any exchange land should be at least as good in terms of size, usefulness, attractiveness, quality and accessibility. Alternatively, where Sections 131 and 132 of the Planning Act 2008 apply, any replacement land provided under those sections will need to conform to the requirements of those sections.'*

G.2.4 That paragraph also refers to 'open space' rather than recreational land or buildings but the policy has been considered where relevant in relation to the private recreational facilities.

G.2.5 The Overarching National Policy Statement for Energy (EN-1) contains materially the same thresholds. Paragraphs 5.10.6, 5.10.14 and 5.10.21 set out:

*'Applicants will need to consult the local community on their proposals to build on open space, sports or recreational buildings and land. Taking account of the consultations, applicants should consider providing new or additional open space including green infrastructure, sport or recreation facilities, to substitute for any losses as a result of their proposal. Applicants should use any up-to-date local authority assessment or, if there is none, provide an independent assessment to show whether the existing open space, sports and recreational buildings and land is surplus to requirements.'*

*'The IPC should not grant consent for development on existing open space, sports and recreational buildings and land unless an assessment has been undertaken either by the local authority or independently, which has shown the open space or the buildings and land to be surplus to requirements or the IPC determines that the benefits of the project (including need), outweigh the potential loss of such facilities, taking into account any positive proposals made by the applicant to provide new, improved or compensatory land or facilities. The loss of playing fields should only be allowed where applicants can demonstrate that they will be replaced with facilities of equivalent or better quantity or quality in a suitable location.'*

*'The IPC should also consider whether mitigation of any adverse effects on green infrastructure and other forms of open space is adequately provided for*

*by means of any planning obligations, for example exchange land and provide for appropriate management and maintenance agreements. Any exchange land should be at least as good in terms of size, usefulness, attractiveness and quality and, where possible, at least as accessible. Alternatively, where Sections 131 and 132 of the Planning Act 2008 apply, replacement land provided under those sections will need to conform to the requirements of those sections.*

### **Local policy**

- G.2.6 It is acknowledged that the local planning authorities have their own local planning policies regarding private recreational facilities affected by the Project, although they do not form the primary basis of policy assessment for the Project. It is important to emphasise that the directly relevant policy assessments are against the National Policy Statements.
- G.2.7 Further details of the local authority policy review are also available in Appendix C of the Planning Statement (Application Document 7.2). For clarity the relevant local planning policies are referenced below.

### **Gravesham Borough Council**

- G.2.8 Policy CS13 (green space, sport and recreation) of the Gravesham Borough Council's Core Strategy (2015) states that the Council will seek to make adequate provision for, and to protect and enhance the quantity, quality and accessibility of green space, playing pitches and other sports facilities, in accordance with an adequate, up to date and relevant evidence base.

### **Thurrock Council**

- G.2.9 Policy PMD5 (open spaces, outdoor sports and recreational facilities) of Thurrock Council's Core Strategy and Policies for Management of Development 2015 states that the Council will safeguard all existing open spaces, outdoor sports and recreational facilities. It goes on to note that development proposals that would result in complete or partial loss will not be permitted unless conveniently located and accessible alternative facilities of an equivalent or improved standard will be provided and proposals would not negatively affect the character of the area and/or the Greengrid (Greengrid aims to develop multi-functional green spaces that connect the town and countryside within Thurrock and throughout South Essex). The policy notes that any alternative and improved facilities should be available to use before an existing open space or facility is lost.

### **London Borough of Havering**

- G.2.10 The Policy 18 (open space, sports and recreation) of London Borough of Havering's Local Plan 2021 states that the Council seeks to ensure that all residents of Havering have access to high quality open space, sports and recreational facilities. To achieve this the Council will continue to protect the

borough's designated open spaces and existing sports and recreation facilities from development unless it can be demonstrated that replacement provision of equivalent or better quantity and quality will be made in a suitable location.

- G.2.11 The Policy S5 (sports and recreation facilities) of the London Plan (Greater London Authority, 2021) notes that existing sports and recreational land and facilities for sports and recreation should be retained unless: 1) an assessment has been undertaken which clearly shows the sports and recreational land or facilities to be surplus to requirements; or 2) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or 3) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

### **G.3 Assessment methodology**

- G.3.1 The Project assesses its impacts on the private recreational facilities through the policy test under the National Policy Statements. In particular, the sections below consider the tests under paragraphs 5.166 and 5.174 of the NPSNN which applies to recreational land and buildings, and paragraph 5.181 of the NPSNN which provides that there should be consideration of adequate mitigation for green infrastructure.

### **G.4 Private sports or recreational buildings and land**

#### **Rochester and Cobham Park Golf Club**

##### **Existing site and context**

- G.4.1 Rochester and Cobham Park Golf Club is located to the south of the A2 and to the east of Cobham Hall. It is owned and occupied by Rochester and Cobham Park Golf Club Limited and consists of an 18-hole golf course open year-round as well as a clubhouse and a shop. It is a private members' club that enforces a membership fee and a dress code suitable for golfing standards. The main entrance point is from Park Pale.

##### **The Project's impact**

- G.4.2 The Project requires temporary possession of land to upgrade (e.g. install a new surface) the existing unsurfaced footpath NS179 (which is an existing Public Right of Way) to a bridleway. This upgrade would be in place primarily to cover the duration of the construction of the Project to allow the temporary diversion of the NCN177 pedestrian and cycle traffic. However, the resultant bridleway could remain in place permanently (with the landowner's consent) for general users of this path through Rochester and Cobham Park Golf Club. The upgraded route would be open to walkers, cyclists and horse riders.

### Assessment of proposals against National Policy Statements

- G.4.3 There is no local authority or independent assessment which identifies Rochester and Cobham Park Golf Club as being surplus to requirements.
- G.4.4 The proposed upgrading of an existing path would not result in the loss of the existing recreational use and would not affect the operation of the site as a golf facility as the path is separated from the golf operation by a screen of trees. Therefore, there would be no loss of a recreational facility or green infrastructure.
- G.4.5 The Project **complies** with paragraphs **5.166**, **5.174** and **5.181** of the NPSNN in that there would be no loss of recreational facility or green infrastructure. Any temporary disruption would be outweighed by the benefits of the Project, taking into account the positive proposal made by the Project to upgrade the existing facilities (path) at Rochester and Cobham Park Golf Club.

### Cobham Hall

#### Existing site and context

- G.4.6 Cobham Hall is located to the south of the A2 and to the east of Ashenbank Wood. Cobham Hall is a Grade I listed building set in a Grade II\* listed park and garden. The buildings are currently in use as a private girl's school owned by Westwood Education Trust. Angela's Swim School, a private business, offers swim classes from the school. There is also a private fishery in the north of the site. Cobham House and gardens can be accessed by the public via guided and self-guided tours on set dates throughout the year. There is a fee payable for the tours. The main access road off Brewers Road is gated.

#### The Project's impact

- G.4.7 The Project requires temporary possession of land to upgrade (e.g. install a new surface) the existing unsurfaced path (which is an existing Public Right of Way) to a bridleway. This upgrade would be in place primarily to cover the duration of the construction of the Project to allow the temporary diversion of the NCN177 pedestrian and cycle traffic. However, the resultant bridleway could remain in place permanently (with the landowner's consent) for general users of this path through Cobham Hall. The upgraded route would be open to walkers, cyclists and horse riders.
- G.4.8 The Project also requires permanent acquisition of land at the north-western corner of the site to connect the above-mentioned path (which currently ends just before it reaches Brewers Road) to the Halfpence Lane roundabout. This would create a continuous east-west path along the south of the A2.



### Assessment of proposals against National Policy Statements

- G.4.9 There is no local authority or independent assessment which identifies Cobham Hall as being surplus to requirements.
- G.4.10 The works proposed at Cobham Hall for the upgrading and extending of an existing path would not result in the loss of the existing recreational facility. It would also not affect the operation of the site at all as the path is located around the periphery of the site and access to and from the site would be maintained at all times, including during the construction of the Project. As such, there would be no loss of a recreational facility or green infrastructure.
- G.4.11 The Project **complies** with paragraphs **5.166**, **5.174** and **5.181** of the NPSNN in that there would be no loss of recreational facility or green infrastructure. Any temporary disruption would be outweighed by the benefits of the Project, taking into account the positive proposal made by the Project to upgrade the existing facilities (path) at Cobham Hall.

### Southern Valley Golf Club

#### Existing site and context

- G.4.12 Southern Valley Golf Club (SVGC) is located to the east of Gravesend in Gravesham. It is a private business to the south of the Cascade Leisure Centre and consists of an 18-hole golf course with a clubhouse. The main entrance point is from Thong Lane at the western end of the site where the clubhouse and car parking facilities are located. There are also non-golf related entry points from Thong Lane at the same point as the main entrance point of the site and easternmost point of the golf course which provide the public with an east-west footpath through the golf course.

#### The Project's impact

- G.4.13 The Project requires permanent acquisition of land of the entirety of Southern Valley Golf Club to build the new Project road including the South Portal.

### Assessment of proposals against National Policy Statements

- G.4.14 There is no local authority or independent assessment which identifies Southern Valley Golf Club as being surplus to requirements.
- G.4.15 The benefits of the Project (including the need for the Project) outweigh the loss of Southern Valley Golf Club taking into account the positive proposal made by the Project to create Chalk Park which is an entirely new recreational site to be created in the same locality. Chalk Park is greater in area than the entire area of golf course to be acquired and would be functional and accessible for the wider community with connection to the wider environment as well as providing a similar setting with open views. The Need for the Project (Application



Document 7.1) sets out the clear and compelling need, and the benefits of the Project. The Project **complies** with paragraph **5.174** of the NPSNN.

- G.4.16 The mitigation of any adverse effects on the green infrastructure and recreational facility arising from the Project would be adequately provided for by means of the general provision and enhancement of the local recreational infrastructure including Chalk Park. Whilst this provision is not an identical substitution for the loss of private golf facilities, it would significantly improve the general provision of green infrastructure and recreational facility in the same locality to counterbalance the loss of green infrastructure and recreational facility caused by the loss of Southern Valley Golf Club. This provision is secured by means of Requirement 3 (detailed design) of Schedule 2 (requirements) of the draft Development Consent Order (DCO) (Application Document 3.1) to carry out the Project in accordance with the general arrangement drawings. The appropriate management and maintenance agreements are currently being discussed with the local authority. As such, the Project **complies** with paragraph **5.181** of the NPSNN.

## Gravesend Golf Centre

### Existing site and context

- G.4.17 Gravesend Golf Centre is located to the east of Gravesend in Gravesham. It is a private business to the north of the Cascade Leisure Centre and consists of a nine-hole par 3 golf course, 32 bay driving range and shop. The nine-hole course is closed to the public until further notice and only the driving range is currently operating.

### The Project's impact

- G.4.18 The Project requires permanent acquisition of land in the south-east of Gravesend Golf Centre, where the closed nine-hole golf course is located, for the working area for the South Portal, and for the landscaping associated with the southern tunnel entrance and the creation of Chalk Park.

### Mitigation

- G.4.19 The site is a private business and is not identified as open space in the Gravesham Open Space Assessment (2016). Access to Gravesend Golf Centre is controlled by gates at the main entrance off Thong Lane and at the entrance to the Gravesend Golf Centre beyond the car park for Cascades Leisure Centre.
- G.4.20 The Project proposes to provide a replacement golf facility on land at the former SVGC within the Order Limits, adjacent to Gravesend Golf Centre, to compensate for the permanent loss of the existing facility. The substituted facility would be larger than the existing site and could be accessed directly off Thong Lane via the existing access road for SVGC. It would accommodate a

nine-hole par 3 golf course to compensate for the loss of land at the Gravesend Golf Centre used for the same purpose. The replacement facility is located next to the existing Gravesend Golf Centre and would provide a setting equivalent to or better than land to be permanently acquired by the Project. The new A122 Lower Thames Crossing alignment to the west would be in a cutting in this location and so would largely be screened from the replacement facility. It should be noted that there is ongoing engagement with the current operator on the detail of the replacement facility.

### Assessment of proposals against National Policy Statements

- G.4.21 There is no local authority or independent assessment which identifies Gravesend Golf Centre as being surplus to requirements.
- G.4.22 The loss of the existing nine-hole par 3 golf course at Gravesend Golf Centre would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. In accordance with paragraph 5.166 of the NPSNN, the replacement facility would be larger in quantity, equally or more accessible, useful and attractive, and its overall quality would be comparable. Moreover, the benefits of the Project (including the need for the Project) outweigh the temporary loss of the golf course availability, which is currently closed to the public in any event, taking into account the positive proposal made by the Project to provide a replacement facility on land adjoining the existing course. Therefore, the Project **complies** with paragraphs **5.166** and **5.174** of the NPSNN.
- G.4.23 The mitigation of the loss of green infrastructure and recreational facility at Gravesend Golf Club would be adequately provided for by means of the replacement facility provided which is at least as good in terms of size, usefulness, attractiveness, quality and accessibility. Management and maintenance of the replacement facility would be with the landowner of impacted Gravesend Golf Centre, unless otherwise agreed with them. This replacement provision is secured by means of Requirement 3 (detailed design) of Schedule 2 (requirements) of the draft DCO (Application Document 3.1) to carry out the Project in accordance with the general arrangement drawings. As such, the Project **complies** with paragraph **5.181** of the NPSNN.

## Thames View Camping

### Existing site and context

- G.4.24 Thames View Camping is a private campsite located in East Tilbury, Thurrock. The campsite offers tent hire and pitches for tents and camper vans, motorhomes and caravans for a fee. The campsite is accessed off Princess Margaret Road.

### The Project's impact

- G.4.25 The Project requires permanent acquisition of the site of Thames View Camping for environmental mitigation (Open Mosaic Habitat) to mitigate the loss of habitat at Low Street Pit Local Wildlife Site and Goshems Farm Local Wildlife Site and as replacement habitat for reptiles and terrestrial invertebrates (insects) displaced by the Project. Rights are required over the land to manage the reinstated habitats to ensure they establish successfully to meet the sites' criteria for designation. Once the habitats are sufficiently established, the public could be permitted access to the land.

### Assessment of proposals against National Policy Statements

- G.4.26 There is no local authority or independent assessment which identifies Thames View Camping as being surplus to requirements.
- G.4.27 The benefits of the Project (including the need for the Project) outweigh the loss of the existing recreational use arising from the need for environmental mitigation for the Project in this location, taking into account the positive proposal made by the Project to deliver new public open space nearby at Tilbury Fields. The Need for the Project (Application Document 7.1) sets out the clear and compelling need, and the benefits of the Project. The Project **complies** with paragraph 5.174 of the NPSNN.
- G.4.28 The mitigation of the loss of the existing green infrastructure and recreational facility at Thames View Camping arising from the need for environmental mitigation for the Project would be adequately provided for by means of the proposed new habitats at this location as well as the creation of a new recreational site known as Tilbury Fields. Whilst this provision is not an identical substitution for the loss of camping facilities, it would significantly improve the general provision of green infrastructure and recreational facilities in the same locality to counterbalance the loss of the green infrastructure and recreational facility caused by the closure of Thames View Camping. This provision is secured by means of Requirement 3 (detailed design) of Schedule 2 (requirements) of the draft DCO (Application Document 3.1) to carry out the Project in accordance with the general arrangement drawings. The appropriate management and maintenance agreements are currently being discussed. As such, the Project **complies** with paragraph 5.181 of the NPSNN.

### Condovers Scout Activity Centre

#### Existing site and context

- G.4.29 Condovers Scout and Activity Centre is located in West Tilbury, Thurrock and can be accessed off Church Road. It provides camping facilities and outdoor activities for fee-paying visitors. Access to the site is controlled by a gate at the main entrance off Church Road. The site is privately occupied by The Scout Association Trust on a long leasehold.

### The Project's impact

- G.4.30 The Project proposes to carry out water supply connection works which are required for the Project at the south-eastern end of the Condoovers Scout and Activity Centre. Once installed, permanent rights to access, maintain and operate this water supply would be required, though the land would be reinstated and its existing use could continue.

### Assessment of proposals against National Policy Statements

- G.4.31 There is no local authority or independent assessment which identifies the Condoovers Scout and Activity Centre as being surplus to requirements.
- G.4.32 The works proposed at Condoovers Scout and Activity Centre are temporary in nature and would be compatible with the recreational use at the site as it would not disturb the operation of the site as a functioning scout centre. The land needed by the Project to install a temporary water supply connection is in the south-east corner of the site and represents approximately 1% of the Condoovers Scout and Activity Centre site. The proposed works would not result in the loss of any land used for recreational purposes and would not affect the operation of the Condoovers Scout and Activity Centre. There would be no adverse effects on green infrastructure either.
- G.4.33 The Project **complies** with paragraphs **5.166**, **5.174** and **5.181** of the NPSNN in that there would be no loss of recreational facility or green infrastructure. Any temporary disruption would be outweighed by the benefits of the Project, taking into account the positive proposal made by the Project to restore the land to its original condition once the works are complete.

## Low Street Lane Reservoir

### Existing site and context

- G.4.34 The reservoir off Low Street Lane provides water for crop irrigation and is associated with the farmland that it sits within. It is located immediately to the north of the London, Tilbury and Southend railway line in Tilbury, Thurrock. The Applicant understands that the reservoir is occasionally used by farm staff, friends and family for fishing. It is, therefore, being assessed as a private recreational facility on a precautionary basis. There is an existing electricity pylon on the northern bank of the reservoir with overhead power lines running north-south across it.

### The Project's impact

- G.4.35 The Project requires permanent acquisition of land underneath the proposed Tilbury Viaduct comprising part of the existing reservoir and land adjacent to it for the viaduct supports. The reservoir would be reconfigured to accommodate the supports for the viaduct. This would change the configuration and setting of the reservoir.

- G.4.36 The Project requires temporary possession of some of this site for working areas to construct utilities works consisting of buried multi-utilities and the diversion of existing National Grid overhead transmission powerlines. Permanent rights are to be acquired over this land for easements for the operation and maintenance of utility assets by the relevant Statutory Undertaker.
- G.4.37 Temporary possession of part of this site and permanent acquisition of rights over the reservoir are required for utilities works comprising buried multi-utilities and the diversion of existing National Grid overhead transmission powerlines as well as working areas to construct the works. Permanent rights are being acquired for easements over the utility assets for their operation and maintenance by the relevant Statutory Undertaker.
- G.4.38 The Project also requires temporary possession of some land to west of the reservoir to lower finished ground levels for the creation of a flood compensation area to store flood water, as well as permanent rights over this area to manage and maintain the flood compensation area as necessary.

#### Assessment of proposals against National Policy Statements

- G.4.39 There is no local authority or independent assessment which identifies the reservoir off Low Street Lane as being surplus to requirements.
- G.4.40 The Project proposals would allow for the continued operation of the reservoir following the completion of works. The realigned reservoir would provide the same volume of water for crop irrigation and be compatible with its existing recreational use as it could continue to be used for fishing purposes.
- G.4.41 The works required to install the multi-utilities corridor and divert existing National Grid overhead transmission powerlines as well as the lowering of ground levels to create a flood compensation area are temporary in nature and once complete, the land would be returned to its existing use. Following the completion of works, land would be reinstated to its existing use. Once the utilities have been installed or diverted, permanent rights would be acquired over the land for the operation and maintenance of the asset by the relevant Statutory Undertakers. Likewise, once the flood compensation area is constructed, permanent rights would be acquired over it for management and maintenance as necessary. The acquisition of these rights would be compatible with the existing recreational use as it would not prevent the fishing activities at the reservoir.
- G.4.42 The Project **complies** with paragraphs **5.166** and **5.174** of the NPSNN as there would be no loss of recreational facility. Any temporary disruption and the change to the reservoir's setting would be outweighed by the benefits of the Project, taking into account the positive proposal made by the Project to restore

the land to its original condition once the works are complete and provide a realigned reservoir that can continue to be used for fishing purposes.

- G.4.43 The mitigation of any temporary disturbance to the reservoir off Low Street Lane arising during works would be adequately provided for by means of a realigned reservoir that would provide the same volume of water for crop irrigation and continue to be used for the existing recreational use (i.e. fishing). This provision is secured by means of Requirement 3 (detailed design) of Schedule 2 (requirements) of the draft DCO (Application Document 3.1) to carry out the Project in accordance with the general arrangement drawings. As such, the Project **complies** with paragraph **5.181** of the NPSNN.

## Linford Allotments

### Existing site and context

- G.4.44 Linford Allotments are privately managed allotments located in Linford off Lower Crescent. Two pylons are located immediately north of the allotments and overhead power lines cross the site north-south. Based on a search of local legislation, the Applicant is not aware of any Inclosure Act relevant to Linford Allotments. The allotments, therefore, do not meet the definition of a 'fuel or field garden allotment' under the Acquisition of Land Act 1981 and accordingly Sections 131/132 of the Planning Act are not engaged. The allotments are therefore treated as a private recreational facility.

### The Project's impact

- G.4.45 The Project requires temporary possession of land and permanent acquisition of rights for the restringing of overhead power lines to divert the existing electricity transmission and distribution overhead lines onto temporary alignments during construction before returning to their original position following completion of works. Permanent rights are being acquired for an easement for the operation and maintenance of the overhead lines, however, the allotments are already subject to land rights associated with the existing overhead lines so this would not represent a material change. Any disturbance to the allotments as a result of the Project would be consistent with works required for the routine operation and maintenance of the existing overhead power lines and is proposed on the grounds of safety. Following the completion of works, the land would be reinstated to its existing use.

### Assessment of proposals against National Policy Statements

- G.4.46 There is no local authority or independent assessment which identifies Linford Allotments as being surplus to requirements.
- G.4.47 The works proposed at Linford Allotments are temporary in nature and any permanent rights acquired for an easement for restrictions on the type and size of planting would be compatible with the recreational use at the site as tall trees are not expected to be planted at the allotments. The site would be reinstated to



its existing use following the completion of works. The proposed works would not result in the permanent loss of any land used for recreational purposes and would not affect the operation of Linford Allotments upon completion.

- G.4.48 The Project **complies** with paragraphs **5.166**, **5.174** and **5.181** of the NPSNN in that there would be no loss of recreational facility or green infrastructure. Any temporary disruption would be outweighed by the benefits of the Project, taking into account the positive proposal made by the Project to restore the land to its original condition once the works are complete.

## East Tilbury and Linford Gun Club

### Existing site and context

- G.4.49 East Tilbury and Linford (ETL) Gun Club is a private members' shooting club adjacent to the Tarmac plant in Linford. ETL Gun Club occupies the site as a licensee of Tarmac, which owns the site. The site is mostly wooded, with an electricity pylon in the north and overhead power lines running across the site north to south.

### The Project's impact

- G.4.50 The Project requires temporary possession of land and permanent acquisition of rights to access the existing overhead power line for inspection, restringing and earthing, with an easement imposed for the operation and maintenance of the asset by the relevant statutory authority. The permanent rights to be acquired for the easement would not change the existing situation at ETL Gun Club which already has an overhead power line running across it, and is subject to rights associated with that asset.

### Assessment of proposals against National Policy Statements

- G.4.51 There is no local authority or independent assessment which identifies ETL Gun Club as being surplus to requirements.
- G.4.52 As set out above, the site would be reinstated to its existing use and condition following the completion of works. The proposed works would not result in the permanent loss of any land used for recreational purposes and would not affect the operation of ETL Gun Club upon completion.
- G.4.53 The Project **complies** with paragraphs **5.166**, **5.174** and **5.181** of the NPSNN in that there would be no loss of recreational facility or green infrastructure. Any temporary disruption would be outweighed by the benefits of the Project, taking into account the positive proposal made by the Project and to restore the land to its original condition once the works are complete.



## Orsett Golf Club

### Existing site and context

- G.4.54 Orsett Golf Club is located south of the A13 in Orsett, Thurrock. It is owned and occupied by The Orsett Golf Club Limited and consists of an 18-hole 72 par golf course open year-round as well as a clubhouse and shop. The club enforces a dress code on the course, which is open to fee-paying visitors and members of the club. Visitors are accepted by prior arrangement only.

### The Project's impact

- G.4.55 The Project requires permanent acquisition of land in the south-west corner of the Orsett Golf Club site to construct and operate the new Brentwood Road bridge over the A122 Lower Thames Crossing alignment. The land to be permanently acquired is needed for earthworks to raise Brentwood Road.
- G.4.56 The Project also requires temporary possession of land and permanent acquisition of rights to install underground multi-utilities and divert an existing gas pipeline, adjacent to the widened section of Brentwood Road, with easements imposed over them for the operation and maintenance of the assets by the relevant Statutory Undertaker. Following the completion of works the land would be reinstated to its original use and condition to the satisfaction of the landowner.
- G.4.57 The Project also requires temporary possession of land and permanent acquisition of rights over two areas of woodland within the golf course for the erection of bat boxes as environmental mitigation.

### Assessment of proposals against National Policy Statements

- G.4.58 There is no local authority or independent assessment which identifies Orsett Golf Club as being surplus to requirements.
- G.4.59 The land to be permanently acquired at the south-west corner of the site does not impact on the current layout of the 18-hole golf course. It represents less than one percent of the Orsett Golf Club site. The proposed earthworks in this location would not prejudice the outdoor recreational use at the golf course. The works required to divert the existing gas pipeline may temporarily impact the championship tee of the ninth hole but it is understood that the tee could be moved temporarily to avoid any disturbance during works. The permanent acquisition of rights for easements over the utility works as well as the areas of environmental mitigation, for the maintenance of bat boxes, is compatible with the existing use at the Orsett Golf Club because it would be in areas that do not make up part of the 18-hole golf course.
- G.4.60 The Project **complies** with paragraphs **5.166** and **5.174** of the NPSNN in that there would be no loss of recreational facility. Any temporary disruption would be outweighed by the benefits of the Project, taking into account the positive

proposal made by the Project to restore the land to its original condition once the works are complete.

- G.4.61 There would be no loss of recreational facility to mitigate as the golf course use would continue at all times. The mitigation of any temporary disturbance to Orsett Golf Club's green infrastructure arising from the earth and utility works in the south-west corner of the site would be adequately provided for by means of the Project's provision of reinstatement (in accordance with the obligations under article 35 of the draft DCO (Application Document 3.1)) and compensatory planting. The planting provision is secured by means of Requirement 3 (detailed design) of Schedule 2 (requirements) of the draft DCO to carry out the Project in accordance with the general arrangement drawings. As such, the Project **complies** with paragraph **5.181** of the NPSNN.

## Orsett Showground

### Existing site and context

- G.4.62 Orsett Showground is located north of the A13 in Orsett. It provides outdoor space for event hire and is owned and occupied by Orsett Show Ground Limited. Public Footpath 104 runs across the site. Access to the showground off Rectory Road is controlled by a secured gate.

### The Project's impact

- G.4.63 The Project requires permanent acquisition of land to the south and east of the showground to construct and operate new slip roads to the Orsett Cock roundabout and the A13 as well as a replacement Rectory Road bridge over the A13.
- G.4.64 The Project also requires temporary possession and permanent rights in the south of the site for the diversion of a gas pipeline and multi-utility works with easements imposed over them for the operation and maintenance of the assets by the relevant Statutory Undertaker. Land required for utility works would be returned to its existing condition upon the completion of works. Temporary possession of some land is needed by the Project for utility working areas.
- G.4.65 Overall, a relatively small area of Orsett Showground would experience temporary disturbance because of the construction of the new roads and utility works, and this would not prevent the use of the wider site for events, even during the construction of the Project. Access to the site would be maintained at all times. The landowner has been consulted on the proposals and confirmed to the Applicant that they intend to continue operating Orsett Showground for commercial event hire following the completion of works.

### Assessment of proposals against National Policy Statements

- G.4.66 There is no local authority or independent assessment which identifies Orsett Showground as being surplus to requirements.

- G.4.67 The works proposed at Orsett Showground would only take a relatively small area of the site and would allow the continued operation of the wider site both during the construction of the Project and following the completion of works as it would not stop the operation of the site as a showground. The Applicant has received confirmation from the landowner to this effect, that the site can still fully operate as a showground with the reduced site area.
- G.4.68 The Project **complies** with paragraphs **5.166** and **5.174** of the NPSNN in that there would be no loss of recreational facility. Any temporary disruption would be outweighed by the benefits of the Project.
- G.4.69 There would be no loss of a recreational facility to mitigate as the showground use would continue at all times. The mitigation of the green infrastructure lost at Orsett Showground arising from the construction and operation of new roads would be adequately provided for by means of the Project's provision of reinstatement and compensatory planting. The planting provision is secured by means of Requirement 3 (detailed design) of Schedule 2 (requirements) of the draft DCO (Application Document 3.1) to carry out the Project in accordance with the general arrangement drawings. As such, the Project **complies** with paragraph **5.181** of the NPSNN.

## Foxhound's Riding School and Tack Shop

### Existing site and context

- G.4.70 Foxhound's Riding School and Tack Shop is a private business providing horse-riding lessons, equestrian facilities and a tack shop. The riding school is located to the north of the A13 in Orsett, Thurrock and is accessed off Baker Street. The Foxhound's Riding School and Tack Shop title (freehold and leasehold) is outside of the Order Limits for the Project. However, the riding school occupies a field to the south of the main site on a short-term lease from Thurrock Council, which is within the Order Limits.

### The Project's impact

- G.4.71 The Project requires permanent acquisition of some of the southern field owned by Thurrock Council for the construction and operation of a new slip road connecting the A122 Lower Thames Crossing with the A13 and Orsett Cock roundabout. It is the Applicant's understanding that this land is not associated with the main activities of the riding school but relates to ancillary outdoor grazing and hacking areas. The new road would be elevated at this location supported by earthworks, which would help to screen the road from the main recreational use. The embankment would be landscaped, further helping to screen the new road.
- G.4.72 The Project also requires temporary possession of land and permanent acquisition of rights for multi-utility works with an easement imposed for the operation and maintenance of the asset by the relevant Statutory Undertaker.

- G.4.73 Generally, during the core daytime hours, construction noise is unlikely to present any impacts across the Foxhounds Riding School that would be above the existing background noise of the area. As a result of utilities works in close proximity to the riding school which would approximately one month in duration, there is a potential for construction noise to be above the prevailing ambient noise level in the vicinity of the southern field used by the riding school.

#### Assessment of proposals against National Policy Statements

- G.4.74 There is no local authority or independent assessment which identifies Foxhound's Riding School and Tack Shop as being surplus to requirements.
- G.4.75 The works proposed at the southern field, leased by Foxhound's Riding School and Tack Shop from Thurrock Council on a short-term lease, and the permanent rights required over the land would not prevent the existing recreational use during the construction of the Project or following the completion of works. The site can still operate fully as a riding school with the reduced site area as the land take by the Project is not associated with the main activities of the riding school but relates to ancillary outdoor grazing and hacking areas.
- G.4.76 The Project **complies** with paragraphs **5.166** and **5.174** of the NPSNN in that there would be no loss of a recreational facility. Any temporary disruption would be outweighed by the benefits of the Project.
- G.4.77 There would be no loss of a recreational facility to mitigate as the riding school use would continue to operate at all times. The mitigation for the impact on green infrastructure at Foxhound's Riding School and Tack Shop arising from the construction and operation of the new road would be adequately provided for by means of the Project's reinstatement (in accordance with the obligations under article 35) and compensatory planting. The planting provision is secured by means of Requirement 3 (detailed design) of Schedule 2 (requirements) of the draft DCO (Application Document 3.1) to carry out the Project in accordance with the general arrangement drawings. As such, the Project **complies** with paragraph **5.181** of the NPSNN.

### Thurrock Rugby Football Club

#### Existing site and context

- G.4.78 Thurrock Rugby Football Club is located to the east of Grays in Thurrock. Access to the club is controlled by a secured gate at the site entrance off Long Lane. The site is owned by the Trustees of the Thurrock Rugby Football Club and is used for rugby games and as a training ground. It is marked out with five senior rugby pitches and two mini rugby pitches. Rugby games and training are pre-arranged. The site is also available to hire for private functions.

### The Project's impact

- G.4.79 The Project requires temporary possession of land and permanent acquisition of rights for the construction of new overhead electricity lines with an easement imposed for the operation and maintenance of the asset by the relevant Statutory Undertaker. No pylons would be located on the Thurrock Rugby Football Club site. The land needed to construct the new overhead electricity lines is in the north-eastern corner of the Thurrock Rugby Football Club site and represents approximately 3% of its total area. Upon the completion of works the land would be reinstated to its existing use and condition.

### Assessment of proposals against National Policy Statements

- G.4.80 There is no local authority or independent assessment which identifies the Thurrock Rugby Football Club as being surplus to requirements.
- G.4.81 Thurrock Rugby Football Club would not be developed and any permanent rights acquired for an easement over the club area would be compatible with the recreational use at the site because it would not stop the operation of the rugby football club and there would be no need for vegetation removal. The site would be reinstated to its existing use and condition upon the completion of works. The proposed works would not result in the permanent loss of any land used for recreational purposes and would not affect the operation of the Thurrock Rugby Football Club upon completion.
- G.4.82 The Project **complies** with paragraphs **5.166**, **5.174** and **5.181** of the NPSNN in that there would be no loss of recreational facility or green infrastructure. Any temporary disruption would be outweighed by the benefits of the Project.

## Grangewaters Outdoor Education Centre

### Existing site and context

- G.4.83 Grangewaters Outdoor Education Centre is a gated and fenced private outdoor education centre located between South Ockendon and the Mardyke to the north of the A13. It is owned by Thurrock Council and occupied by Grangewater Outdoor Education Centre and consists of woodland, grassland, lakes, activity areas and accommodation. The main entrance point is through Buckles Lane which is gated, and entry is only for pre-booked customers.

### The Project's impact

- G.4.84 The Project requires temporary possession of land and permanent acquisition of rights to use an area of the car park to connect a temporary water supply for a construction compound during the construction of the Project. The Project's use of the car park would be temporary while the water supply connection is established, and the disruption would be kept to a minimum. This means that a few car park bays would be out of use for a short period of time. Once the

construction of the Project is finished, the temporary water supply connection could be removed.

### Assessment of proposals against National Policy Statements

- G.4.85 There is no local authority or independent assessment which identifies the Grangewaters Outdoor Education Centre as being surplus to requirements.
- G.4.86 The works proposed at Grangewaters Outdoor Education Centre would be temporary and would subsequently be reversed. The temporary water supply connection works would not result in the loss of the existing outdoor education centre use and would not affect the main operation of the centre in any event. The works would take place in an area of the car park and would not affect any green infrastructure. The temporary water supply connection works could be reversed and removed once the construction of the Project is complete. In this context, Grangewaters Outdoor Education Centre would not be developed and would remain fully operational as an outdoor education centre. The access to and operation of the education centre would be retained at all times.
- G.4.87 The Project **complies** with paragraphs **5.166**, **5.174** and **5.181** of the NPSNN in that there would be no loss of recreational facility or green infrastructure. Any temporary disruption would be outweighed by the benefits of the Project.

### Wild Thyme Outdoors at the Wilderness

#### Existing site and context

- G.4.88 The Wilderness is a privately owned woodland. The landowner of the woodland informally allows a business named Wild Thyme Outdoors to use the Wilderness to provide outdoor foraging, survival and education services, with activities primarily for children. Wild Thyme Outdoors does not have a legal or compensable interest in the land. Companies House indicates that Wild Thyme Outdoors has existed since 16 November 2016 with *pre-primary education* listed as the nature of the business. There is no express planning permission for the use of the land for provision of recreational and education services. As such, Wild Thyme Outdoors appears either to be operating under permitted development rights or to be an unauthorised development. Furthermore, Wild Thyme Outdoors informed the Project on 6 April 2022 that it would no longer operate at the Wilderness for the time being due to the damage caused by Storm Eunice and that it would explore other future options for the business, although they may return to use the site in the future. The analysis below is, therefore, provided on a precautionary basis.

#### The Project's impact

- G.4.89 The Project requires permanent acquisition of land at the southern end of the site to build the new Project road.



- G.4.90 The Project also requires temporary possession of land and permanent acquisition of rights directly to the north of the permanent acquisition of land for the provision of temporary utilities to supply the construction compounds during the construction period.
- G.4.91 Wild Thyme Outdoors has advised that the proposed works would lead to the extinguishment of the business.

#### **Assessment of proposals against National Policy Statements**

- G.4.92 There is no local authority or independent assessment which identifies Wild Thyme Outdoors as being surplus to requirements.
- G.4.93 It should be noted that Wild Thyme Outdoors appears either to be operating under permitted development rights or to be an unauthorised development. The Project has been unable to ascertain the land use status of this operation, despite repeated enquiries. In any event, even if the Applicant were to explore the re-provision, Wild Thyme Outdoors has not provided any evidence to demonstrate the scale of its operation (e.g. customer numbers, etc.) so it would be difficult to determine what a suitably sized/located woodland might look like in an alternative location.
- G.4.94 If the site were to be treated as a private recreational facility, the benefits of the Project (including the need for the Project) outweigh the harm arising from the loss of Wild Thyme Outdoors at the Wilderness, taking into account the Project's positive proposals to improve the nearby Thames Chase Forest Centre. The Need for the Project (Application Document 7.1) sets out the clear and compelling need, and the benefits of the Project. As such, the Project **complies** with paragraph **5.174** of the NPSNN.
- G.4.95 The mitigation of green infrastructure lost at Wild Thyme Outdoors at the Wilderness would be adequately provided for by means of the Project's provision of reinstatement and compensatory planting. The planting provision is secured by means of Requirement 3 (detailed design) of Schedule 2 (requirements) of the draft DCO (Application Document 3.1) to carry out the Project in accordance with the general arrangement drawings. The attempts to mitigate the recreational facility lost at the Wilderness depend on Wild Thyme Outdoors to demonstrate the scale of its operation (e.g. customer numbers, etc.). To date it has not been possible to determine what a suitably sized/located woodland might look like at an alternative location despite the Applicant's repeated enquiries to Wild Thyme Outdoors. As such, the Project **complies** with paragraph **5.181** of the NPSNN.



## Top Meadow Golf Club

### Existing site and context

- G.4.96 Top Meadow Golf Club is located on the eastern side of the M25 to the east of North Ockendon. It is privately owned and occupied and consists of an 18-hole golf course open year-round as well as a clubhouse. The club enforces a dress code suitable for golfing standards. The main entrance point is from Fen Lane at the north-western end of the site where the clubhouse and car parking facilities are located.

### The Project's impact

- G.4.97 The Project requires temporary possession of land and permanent acquisition of rights to accommodate the restringing of the existing overhead electricity cables and pylons at the eastern end of the golf course, with no new structures.

### Assessment of proposals against National Policy Statements

- G.4.98 There is no local authority or independent assessment which identifies the Top Meadow Golf Club as being surplus to requirements.
- G.4.99 The works proposed at Top Meadow Golf Club would be compatible with the existing golf course use, as the restringing works would not result in the loss of the existing golf course use and would only affect the eastern end of the golf course temporarily before returning to the normal golf course operation. This work would not be any different to regular maintenance works to the existing assets already at the site. The works would not change the existing golf club facilities and the green infrastructure at the site.
- G.4.100 The Project **complies** with paragraphs **5.166**, **5.174** and **5.181** of the NPSNN and paragraphs **5.10.6**, **5.10.14** and **5.10.21** of the Overarching National Policy Statement for Energy (EN-1) in that there would be no loss of recreational facility or green infrastructure. Any temporary disruption would be outweighed by the benefits of the Project

## Cranham Golf Course

### Existing site and context

- G.4.101 Cranham Golf Course is located directly to the north of Thames Chase Forest Centre on the western side of the M25. It is owned and occupied by Cranham Golf Course Limited and consists of an 18-hole 67 par golf course open year-round as well as a clubhouse. The club enforces a dress code suitable for golfing standards. The main entrance point is from St Marys Lane at the northern end of the site where the clubhouse and car parking facilities are located.

### The Project's impact

- G.4.102 The Project requires temporary possession of land and permanent acquisition of rights to use a small area along an existing watercourse for flood mitigation works which would not affect the operation of the golf course.

### Assessment of proposals against National Policy Statements

- G.4.103 There is no local authority or independent assessment which identifies Cranham Golf Course as being surplus to requirements.
- G.4.104 The proposed flood mitigation works would not result in the loss of the existing golf course use and would not adversely affect the operation of the golf course or the green infrastructure as it would take place at a periphery of the site. As such, there would be no loss of a recreational facility.
- G.4.105 The Project **complies** with paragraphs **5.166**, **5.174** and **5.181** of the NPSNN in that there would be no loss of recreational facility or green infrastructure. Any temporary disruption would be outweighed by the benefits of the Project.

### Other facilities immediately outside of the Project

- G.4.106 The following facilities are located immediately outside of the Project's Order Limits. Therefore, these facilities are not directly affected by the Project. However, the access to and from these facilities are within the Project's Order Limits. The access to and from these facilities would be maintained at all times, including during the construction of the Project, as per the commitment provided in the Table 2.3 of the outline Traffic Management Plan for Construction (Application Document 7.14). As such, there would be no impact on these facilities arising from the Project.
- a. Thurrock Model Flying Club (private model flying club)
  - b. Poplars Reservoir (private fishing lake)
  - c. Moat Lake (private fishing lake)
  - d. Manor Farm Reservoir (private fishing lake)
  - e. Hobb's Hole (private fishing lake)
  - f. InFitness Gym, Franks Farm (members only gym)

## Glossary

Term	Abbreviation	Explanation
<b>A122</b>		The new A122 trunk road to be constructed as part of the Lower Thames Crossing project, including links, as defined in Part 2, Schedule 5 (Classification of Roads) in the draft DCO (Application Document 3.1)
<b>A122 Lower Thames Crossing</b>	<b>Project</b>	A proposed new crossing of the Thames Estuary linking the county of Kent with the county of Essex, east of the existing Dartford Crossing.
<b>A122 Lower Thames Crossing/M25 junction</b>		New junction with north-facing slip roads on the M25 between M25 junctions 29 and 30, near North Ockendon.
<b>A13/A1089/A122 Lower Thames Crossing junction</b>		Alteration of the existing junction between the A13 and the A1089, and construction of a new junction between the A122 Lower Thames Crossing and the A13 and A1089, comprising the following link roads: <ul style="list-style-type: none"> <li>• Improved A13 westbound to A122 Lower Thames Crossing southbound</li> <li>• Improved A13 westbound to A122 Lower Thames Crossing northbound</li> <li>• Improved A13 westbound to A1089 southbound</li> <li>• A122 Lower Thames Crossing southbound to improved A13 eastbound and Orsett Cock roundabout</li> <li>• A122 Lower Thames Crossing northbound to improved A13 eastbound and Orsett Cock roundabout</li> <li>• Orsett Cock roundabout to the improved A13 westbound</li> <li>• Improved A13 eastbound to Orsett Cock roundabout</li> <li>• Improved A1089 northbound to A122 Lower Thames Crossing northbound</li> <li>• Improved A1089 northbound to A122 Lower Thames Crossing southbound</li> </ul>
<b>A2</b>		A major road in south-east England, connecting London with the English Channel port of Dover in Kent.
<b>Application Document</b>		In the context of the Project, a document submitted to the Planning Inspectorate as part of the application for development consent.
<b>Construction</b>		Activity on and/or offsite required to implement the Project. The construction phase is considered to commence with the first activity on site (e.g. creation of site access), and ends with demobilisation.
<b>Design Manual for Roads and Bridges</b>	<b>DMRB</b>	A comprehensive manual containing requirements, advice and other published documents relating to works on motorway and all-purpose trunk roads for whichever of the Overseeing Organisations (National Highways, Transport Scotland, the Welsh Government or the Department for Regional Development (Northern Ireland)) is highway authority. For the A122 Lower Thames Crossing the Overseeing Organisation is National Highways.
<b>Development Consent Order</b>	<b>DCO</b>	Means of obtaining permission for developments categorised as Nationally Significant Infrastructure Projects (NSIP) under the Planning Act 2008.

Term	Abbreviation	Explanation
<b>Development Consent Order application</b>	<b>DCO application</b>	The Project Application Documents, collectively known as the 'DCO application'.
<b>Environmental Statement</b>	<b>ES</b>	A document produced to support an application for development consent that is subject to Environmental Impact Assessment (EIA), which sets out the likely impacts on the environment arising from the proposed development.
<b>Highways England</b>		Former name of National Highways.
<b>M2 junction 1</b>		The M2 will be widened from three lanes to four in both directions through M2 junction 1.
<b>M2/A2/Lower Thames Crossing junction</b>		New junction proposed as part of the Project to the east of Gravesend between the A2 and the new A122 Lower Thames Crossing with connections to the M2.
<b>M25 junction 29</b>		Improvement works to M25 junction 29 and to the M25 north of junction 29. The M25 through junction 29 will be widened from three lanes to four in both directions with hard shoulders.
<b>National Highways</b>		A UK government-owned company with responsibility for managing the motorways and major roads in England. Formerly known as Highways England.
<b>National Planning Policy Framework</b>	<b>NPPF</b>	A framework published in March 2012 by the UK's Department of Communities and Local Government, consolidating previously issued documents called Planning Policy Statements (PPS) and Planning Practice Guidance Notes (PPG) for use in England. The NPPF was updated in February 2019 and again in July 2021 by the Ministry of Housing, Communities and Local Government.
<b>National Policy Statement</b>	<b>NPS</b>	Sets out UK government policy on different types of national infrastructure development, including energy, transport, water and waste. There are 12 NPSs, providing the framework within which Examining Authorities make their recommendations to the Secretary of State.
<b>National Policy Statement for National Networks</b>	<b>NPSNN</b>	Sets out the need for, and Government's policies to deliver, development of Nationally Significant Infrastructure Projects (NSIPs) on the national road and rail networks in England. It provides planning guidance for promoters of NSIPs on the road and rail networks, and the basis for the examination by the Examining Authority and decisions by the Secretary of State.
<b>Nationally Significant Infrastructure Project</b>	<b>NSIP</b>	Major infrastructure developments in England and Wales, such as proposals for power plants, large renewable energy projects, new airports and airport extensions, major road projects etc., that require development consent under the Planning Act 2008.
<b>North Portal</b>		The North Portal (northern tunnel entrance) would be located to the west of East Tilbury. Emergency access and vehicle turn-around facilities would be provided at the tunnel portal. The tunnel portal structures would accommodate service buildings for control operations, mechanical and electrical equipment, drainage and maintenance operations.
<b>Operation</b>		Describes the operational phase of a completed development and is considered to commence at the end of the construction phase, after demobilisation.

Term	Abbreviation	Explanation
<b>Order Limits</b>		The outermost extent of the Project, indicated on the Plans by a red line. This is the Limit of Land to be Acquired or Used (LLAU) by the Project. This is the area in which the DCO would apply.
<b>Planning Act 2008</b>		The primary legislation that establishes the legal framework for applying for, examining and determining Development Consent Order applications for Nationally Significant Infrastructure Projects.
<b>Project road</b>		The new A122 trunk road, the improved A2 trunk road, and the improved M25 and M2 special roads, as defined in Parts 1 and 2, Schedule 5 (Classification of Roads) in the draft DCO (Application Document 3.1).
<b>Project route</b>		The horizontal and vertical alignment taken by the Project road.
<b>South Portal</b>		The South Portal of the Project (southern tunnel entrance) would be located to the south-east of the village of Chalk. Emergency access and vehicle turn-around facilities would be provided at the tunnel portal. The tunnel portal structures would accommodate service buildings for control operations, mechanical and electrical equipment, drainage and maintenance operations.
<b>The tunnel</b>		Proposed 4.25km (2.5 miles) road tunnel beneath the River Thames, comprising two bores, one for northbound traffic and one for southbound traffic. Cross-passages connecting each bore would be provided for emergency incident response and tunnel user evacuation. Tunnel portal structures would accommodate service buildings for control operations, mechanical and electrical equipment, drainage and maintenance operations. Emergency access and vehicle turn-around facilities would also be provided at the tunnel portals.

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