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15th February 2023

By Email

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Dear Madam,

PINS Ref TR010032 - Application by National Highways for an Order Granting Development Consent for the Lower Thames Crossing – Relevant Representation by Clearserve Ltd Pursuant to Section 56 of The Planning Act 2008

We write in response to the Secretary of State for Levelling Up, Housing & Communities decision to ACCEPT the above application for an Order granting development consent on 28th November 2022.

Clearserve Ltd (CSL) has registered via PINS 'online portal' as an **INTERESTED PARTY** in relation to the Development Consent Order (DCO) process, and **SUPPORTS** the Application.

CSL acknowledges that part of its landholding at Rainbow Shaw Quarry (RSQ) in Linford, Essex is located within the Lower Thames Crossing (LTC) 'Order Limits' and is directly affected by the Project in the following manner;

- ❖ 2,281 m² (0.228 ha) of land at the south western end of RSQ is proposed to be permanently acquired;
- ❖ 9,047 m² (0.905 ha) of land at the south western & north eastern ends of RSQ are proposed to be temporarily possessed with permanent rights acquired;
- ❖ Approximately 11,328 m² (1.133 ha) of land in total is proposed for permanent acquisition of land/ rights & temporary possession of land;

A plan identifying the affected areas of land at RSQ is **ENCLOSED** for information.

CSL has been liaising with the Applicant (National Highways) at earlier stages of the Project and granted access for undertaking protected species surveys. Further engagement is now required to discuss the matter of compensation - either via a voluntary agreement, or a CPO claim and settlement process.

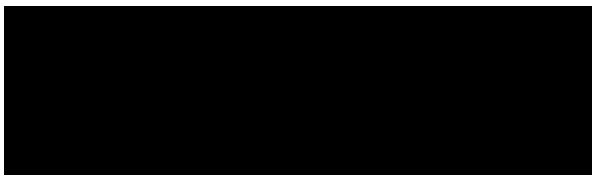
With this in mind, a Statement of Common Ground (SoCG) is envisaged to address the land and planning matters arising, in the event that a DCO is issued by the Secretary of State, as follows;

- ❖ Approximately 11,328 m² (1.133 ha) of CSL land at Rainbow Shaw Quarry (RSQ) is needed to fully deliver the Project, & appropriate compensation is required in respect of the permanent acquisition of land/ rights & temporary possession of land for LTC purposes;
- ❖ The separate matter of the land & its future development potential being injuriously affected (diminished in value) needs to be looked into, with compensation as appropriate;
- ❖ CSL is required to restore RSQ once quarrying & related inert filling operations have ceased, in accordance with a plan approved by Thurrock Council, as planning authority: It is noted that full compliance with the restoration plan would not now be feasible & so;
 - a planning application pursuant to Section 73 of the Town & Country Planning Act 1990 would be required - to vary the approved Restoration Plan;
 - this process ought to be funded by the Applicant;
- ❖ CSL is required to put RSQ under effective aftercare management for a 5-year period following the completion of restoration in accordance with an Aftercare Scheme approved by Thurrock Council: It is noted that full compliance with the Aftercare Scheme would not now be feasible & so;
 - a planning application pursuant to Section 73 of the Town & Country Planning Act 1990 would be required - to vary the approved Aftercare Scheme;
 - this process ought to be funded by the Applicant;

This representation conveys CSL's supportive position on the DCO Application, and summarises the land/ planning matters to be discussed with the Applicant as part of a SoCG process.

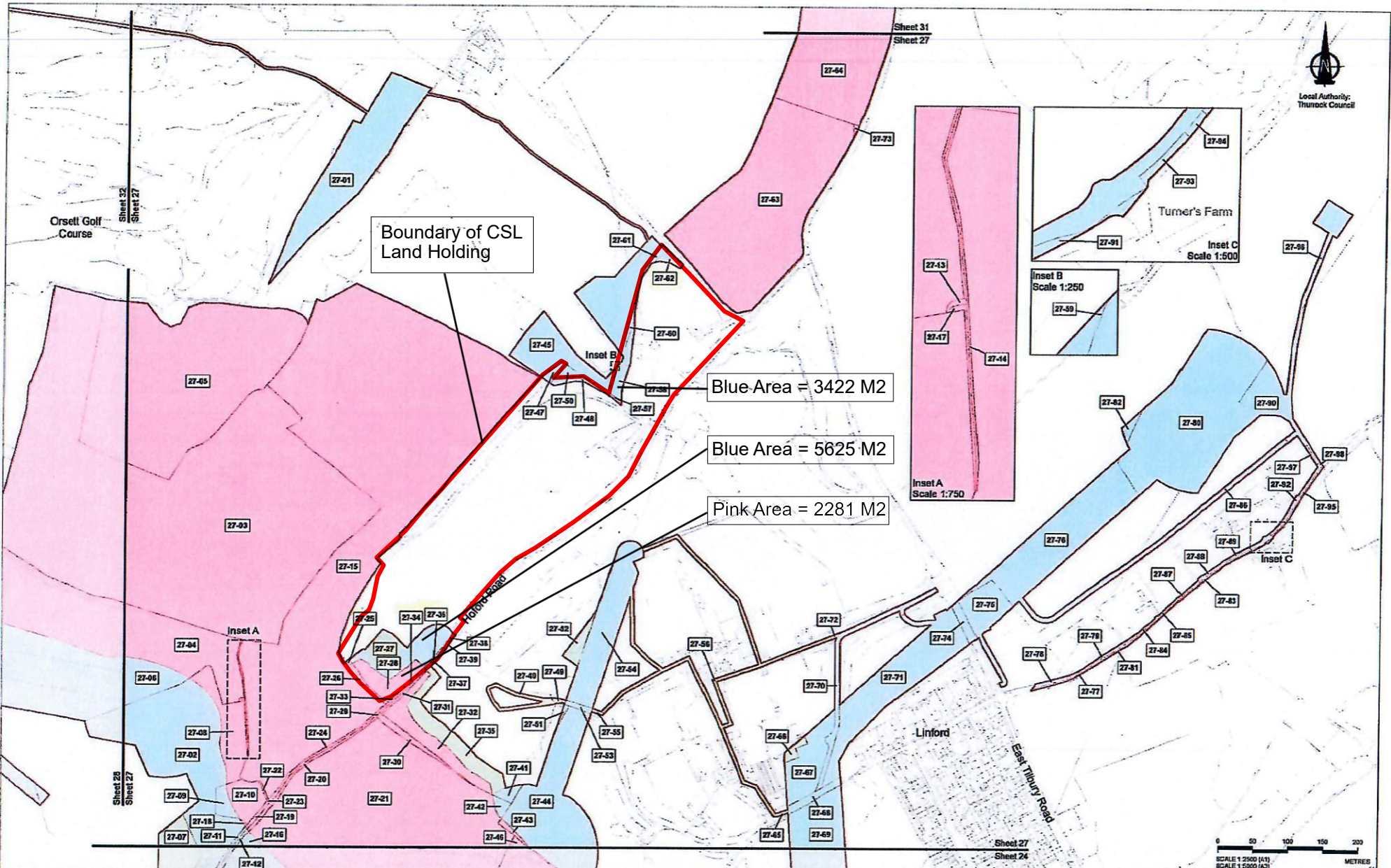
CSL therefore looks forward to progressing these matters to a mutually agreeable position with National Highways, in order to assist the examination process.

Yours faithfully



James Lawson
James Lawson Planning Ltd
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Lower Thames Crossing DCO Application
 Planning Act 2008 - Section 56 - Relevant Representations
 Clearserve Ltd (CSL) Land Holding - DCO Order Limit Implications



<p>1. All representations are in metres unless stated otherwise. 2. These Land Plans should be read in conjunction with other plans and documents in the Development Consent Order application (DCO/000224/P/01) in particular the Book of Reference (DCO/000224/P/02). 3. All representations, boundaries and other information are proposed to be incorporated on land shown coloured yellow and orange on these Land Plans, unless stated otherwise in the Book of Reference. 4. All representations, boundaries and other information are proposed to be incorporated on land shown coloured blue, yellow and orange on these Land Plans, unless stated otherwise in the Book of Reference. 5. All representations, boundaries and other information are proposed to be incorporated on land shown coloured light blue, yellow and orange on these Land Plans, unless stated otherwise in the Book of Reference. 6. All boundaries, areas and other information are proposed to be incorporated on the land shown coloured green, blue and orange on these Land Plans, unless stated otherwise in the Book of Reference. 7. The number shown in red in this drawing is the number of the application for the relevant representation in the Book of Reference. 8. Some plots have two leader lines to the same label. These are the same plot connected by a small area that is not shown on these Land Plans.</p>		<p>Legend</p> <ul style="list-style-type: none"> Order Limits Permanent Acquisition of Land Permanent Acquisition of Subsoil and Rights Permanent Acquisition of Subsoil and Rights and Temporary Possession of Land at Surface Temporary Possession of Land Temporary Possession of Land and Permanent Acquisition of Rights 	<p>national highways</p> <p>LOWER THAMES CROSSING</p>	<p>Status: DCO Application Application Document Number: TR010032/APP/2.2 Drawing Title: LAND PLANS REGULATION 5(2)(g) SHEET 27 Drawing Number: HE450030-CJY-BOP-ZZZ_BDD00000_DR-BL-20027</p>	<p>Original Size: A1 Revision: P02 Scale: 1:2500</p>
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