

**Project:** Lakeside Shopping Centre – Lower Thames Crossing DCO

**Our Ref:** N01-SM-Transport NH SoCG (230714) F1

**Date:** 14<sup>th</sup> July 2023

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**Subject: Transport Statement of Common Ground between (1) National Highways and (2) Global Mutual (c/o Lakeside Centre Limited)**

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## **1 Introduction**

1. This is a draft Statement of Common Ground with matters outstanding and is unsigned. The draft Statement of Common Ground (SoCG) has been prepared by Global Mutual (c/o Lakeside Centre Limited) as stakeholder, but the Applicant (National Highways) has not yet been able to complete their review. The stakeholder considers that this SoCG presents an accurate description of the matters raised and the status of each matter, based on the engagement that took place during the virtual meeting between National Highways, WSP, and Caneparo Associates on 4 July 2023.

### Purpose of the Statement of Common Ground

2. This Statement of Common Ground (SoCG) has been prepared in respect of the Development Consent Order (DCO) application for the proposed A122 Lower Thames Crossing (the Project) made by National Highways Company Limited (National Highways) to the Secretary of State for Transport (Secretary of State) under section 37 of the Planning Act 2008.
3. This SoCG does not seek to replicate information which is available elsewhere within the Application documents. All documents are available in the deposit locations and/or the Planning Inspectorate website.
4. The SoCG has been produced to confirm to the Examining Authority where agreement has been reached between the parties to it, and where agreement has not (yet) been reached. SoCGs are an established means in the planning process of allowing all parties to identify and so focus on specific matters that may need to be addressed during the examination.

### Parties to this Statement of Common Ground

5. This SoCG has been prepared in respect of the Project by (1) National Highways, and (2) Global Mutual (c/o Lakeside Centre Limited).

6. National Highways became the Government-owned Strategic Highways Company on 1 April 2015. It is the highway authority in England for the strategic road network and has the necessary powers and duties to operate, manage, maintain, and enhance the network. Regulatory powers remain with the Secretary of State. The legislation establishing National Highways made provision for all legal rights and obligations of the Highways Agency, including in respect of the Project, to be conferred upon or assumed by National Highways.
7. Global Mutual (c/o Lakeside Centre Limited) have been the asset managers of Lakeside Shopping Centre since 2020 following the administration of intu Properties plc. Lakeside Shopping Centre contains 250 stores and over 40 food and beverage outlets and leisure facilities. The Centre has an annual footfall of over 20 million customers and is a major contributor to Thurrock's economy. Over 8,500 staff are directly employed at the Centre, with a further 2,500 jobs supported indirectly within the supply chain such as delivery and maintenance. Combined, this generates over £450 million GVA to the local economy. Lakeside and its tenants also generated nearly £30 million in business rates receipts.

#### Terminology

8. In the matters table in section 2 of this SoCG, "Matter not agreed" indicates agreement on the matter could not be reached, and "Matter under discussion" where these points will be the subject of on-going discussion wherever possible to resolve, or refine, the extent of disagreement between the parties. "Matter agreed" indicates where the issue has been resolved.
9. It is agreed that any matters not specifically referred to in Section 2 of this SoCG are not of material interest or relevance to Global Mutual. As such, those matters can be read as agreed, only to the extent that they are not of material interest or relevance to Global Mutual. However, if new matters arise Global Mutual reserves the right to comment on those matters as it considers appropriate.

#### Overview of previous engagement

10. The parties have engaged twice since the DCO application was accepted for examination in November 2022. The first engagement meeting was held in March 2023 between the two organisations. A second engagement meeting was held in July 2023, which involved discussions

on the issues of concern for Global Mutual and the sharing of information from both parties where necessary.

11. A high level summary of the engagement undertaken to date between National Highways and Global Mutual is captured below in **Table 1.1**.

**Table 1.1: Summary of engagement activities between National Highways and Global Mutual**

<b>Date</b>	<b>Form of contact/correspondence</b>	<b>Key topics discussed and key outcomes</b>
March 2023	Progress meeting	Initial meeting between the two parties to discuss the proposal and its programme, and the nature of Global Mutual's concerns.
June 2023	Email correspondence	Caneparo Associates provided an overview of Global Mutual's thoughts on the LTC including queries and clarifications to be discussed at the forthcoming engagement meeting with NH.
July 2023	Technical meeting	Meeting held with additional NH resource, including three Traffic Officers to discuss Global Mutual's ongoing concern with construction impacts upon Lakeside Shopping Centre. NH suggested a SoCG be agreed between the two parties.

Status of the Statement of Common Ground

12. It is agreed that this statement is an accurate description of the matters raised by Global Mutual, and the current status of each matter.
13. It is agreed that table C.1 above is an accurate record of the key meetings and consultation undertaken between (1) National Highways and (2) Global Mutual in relation to the matters addressed in this Statement of Common Ground.

## 2 Matters

### Matters agreed, not agreed or under discussion

14. Table 2.1 details the matters which have been agreed, not agreed, or are under discussion between (1) National Highways and (2) Global Mutual.

It is acknowledged there are some matters where further discussion may take place during the detailed design stage of the Project to finalise detail, but the matter is agreed in principle.

**Table 2.1: Matters**

Topic	Item Number	Lakeside Comment	National Highways Comment	Document Reference	Status
<b>Construction Traffic</b>					
Excluded Works	2.1.1	Details required of any excluded works within the vicinity of Lakeside Basin, noting that short-term works can have significant impacts on Lakeside visitor access.		Transport Assessment (Ref: TR010032-001481-7.9); Table 8.5	Matter under discussion
Road Closures	2.1.2	Details required of potential closures of A13 and any local roads in the vicinity of the Lakeside Basin, including number, extent, and duration.		Transport Assessment (Ref: TR010032-001481-7.9); Table 8.5	Matter under discussion
Construction Phasing	2.1.3	Request for advance notice of any exceptional works that may occur during any phase that have not been accounted for and could affect Lakeside Basin.		N/A	Matter under discussion

Topic	Item Number	Lakeside Comment	National Highways Comment	Document Reference	Status
Weekend Traffic	2.1.4	Details of anticipated weekend construction vehicle traffic in the vicinity of Lakeside Basin are requested.		N/A	Matter under discussion
Road Diversions	2.1.5	Details requested of potential road diversion routes for works affecting access to Lakeside, including timing, extent, and duration, most notably any A13 road closures.		N/A	Matter under discussion
Seasonal Works Traffic	2.1.6	Safeguards requested regarding the programming of disruptive road network changes/closures outside of key retail peak periods including Christmas and Easter.		N/A	Matter under discussion
<b>Engagement Process</b>					
Stakeholder considerations	2.1.7	Request for wording of table 2.3 to state 'Major Shopping Centres (e.g. Lakeside Shopping Centre) and/or Superstores' and for the stakeholder considerations process to include a review of Lakeside requirements and clarification of how these will be addressed within the TMP.		Outline Traffic Management Plan for Construction (Ref: TR010032-001503-7.14); Table 2.3	Matter under discussion
Participatory Role	2.1.8	Clarification of Lakeside future role within the engagement process with regard to identified forums and liaison groups.		N/A	Matter under discussion