

18 July 2023

The Planning Inspectorate
National Infrastructure Planning
Temple Quay House
2 The Square
Bristol
BS1 6PN

**A122 LOWER THAMES CROSSING (REF: TR010032)
DEADLINE 1 WRITTEN REPRESENTATIONS**

EA STRATEGIC LAND LLP (AP1539)

On behalf of our clients, EA Strategic Land LLP, we write further to the Relevant Representations submitted on 20 February 2023.

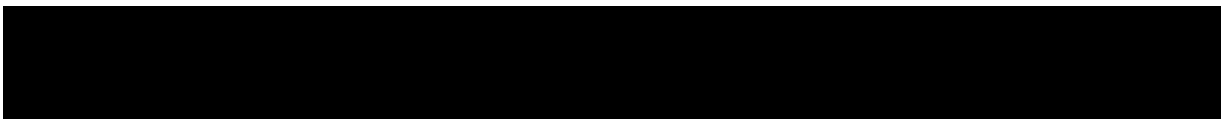
EA Strategic Land LLP has an interest in land at South Ockendon (over land in the ownership of E and K Benton Limited (AP1717) and other landowners) and is promoting a sustainable urban extension as set out in our Relevant Representations.

We have not repeated those Relevant Representations in this submission to reflect the ExA's advice to avoid repetition.

We also refer the ExA to the separate Deadline 1 written submissions in respect of the draft DCO that we have submitted on behalf of all clients who we represent. Those should be read in conjunction with these submissions.

We have also submitted a separate request to make oral representations at the Compulsory Acquisition Hearings as scheduled in the timetable annexed to the Rule 8 letter dated 27 June 2023 (as amended on 3 July 2023).

References to 'the Project' are to the Lower Thames Crossing.



1. APPLICANT'S RELIANCE ON DETAILED DESIGN & BUILD PHASE & THE IMPOSITION OF RESTRICTIVE COVENANTS/PERMANENT RIGHTS

- 1.1 We have noted in the draft application documents and further comments made by the Applicant through the Examination responses and through our ongoing negotiations with the Applicant directly, that there is a significant emphasis placed on the Design and Build Phase of the Project to provide detail that, in our opinion, is required for us to fully assess the impact of the Project.
- 1.2 This is of particular relevance to land to be temporarily possessed but with the acquisition of permanent rights.

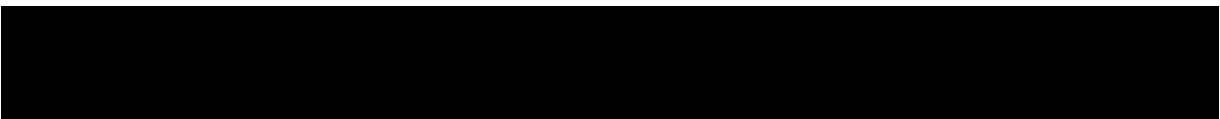
2. USE OF THE PRIVATE ROAD – MEDEBRIDGE ROAD

- 2.1 Please refer to our separate submissions on the draft DCO under Article 13 in respect of the Use of Private Roads and with specific reference to Medebridge Road (Plots 30-02, 30-04 to 30-07, 30-11, 34-01 to 34-03, 34-05, 34-06, 36-02, 36-03 and 36-05).
- 2.2 To expand on this example, we attach a copy of the overall joint masterplan for South Ockendon to provide the context in which our clients and others development sits in relation to the Project.
- 2.3 As part of our client's transport strategy supporting the masterplan for South Ockendon, Medebridge Road will form one of the key construction routes for the development of this area to minimise any impact on South Ockendon.
- 2.4 As part of the Hatch Report commissioned by Thurrock Council, the Report set out the aspiration for legacy benefits of the Project, which included the upgrading of parts of Medebridge Road to enhance accessibility to South Ockendon. As to the proposed use of the Medebridge Road by the Project, this needs to respect existing users and seek to maximise the benefits that the Project could provide in an improved transport strategy in this location.
- 2.5 We also refer you to Thurrock Council's draft Local Transport Plan (submitted to the Council's Planning, Transport, Regeneration Overview and Scrutiny Committee on 28 February 2023) which includes the Medebridge Road as part of the Council's Strategic Road Network strategy as follows:

'A1012 Junction and Medebridge Road Improvement- Construction haul road along the current Medebridge Road alignment from the A13 to Grangewater to a sufficient width and standard to be adopted by the Council.

3. WCH – NEW ADDITIONAL ROUTES

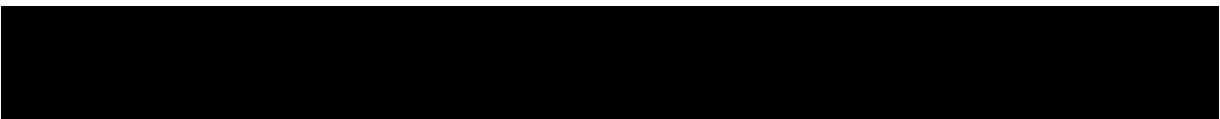
- 3.1 Our client's land interest is affected by the proposed new additional WCH adjacent to North Road route over plot 39-34.



- 3.2 As you will note from the attached development masterplan, the new route as proposed cuts through the area of a new connection for the development and North Road.
- 3.3 Our client objects to the proposed permanent acquisition of this route which also creates a ransom strip for access to the development site.
- 3.4 We attach a copy of our written submission to the ExA at PDC3 in respect of WCH routes (for AP1717) and would request that this matter is considered in detail by the ExA, the Applicant and affected parties as to the effects of these proposals here and more widely along the Project route at a specific hearing or at the Compulsory Acquisition hearings.
- 3.5 Without prejudice to our client's objection we have submitted to the Applicant that in the absence of an amendment to remove the new additional route from this location, that the land is dedicated for this purpose with the freehold ownership remaining with the original landowner, in this case our landowner client E and K Benton Limited (AP1717), to avoid 1) a ransom strip position and 2) to allow our clients to demonstrate that they have a sufficient interest in the freehold land to propose any necessary amendments to the route as part of their development masterplan.
- 3.6 Under representations submitted by our landowner client, E and K Benton Limited (AP1717), we have previously submitted reasoning for the relocation of this proposed route as part of our response to the Design Refinement Consultation (2020), Supplementary Consultation (2020), Community Impacts Consultation (2021) and Local Refinement Consultation (2022). At no point has the Applicant sought to engage positively to address this issue and to fully discuss our client's proposal.

4. NOISE & VISUAL IMPACTS

- 4.1 The Applicant has provided us with further information (as at 23 June 2023) to support their proposals for noise mitigation in the area around North Road with reference to a proposed earthwork bund introduced at Local Refinement Consultation in 2022 and referenced in their Environmental Statement Figure 12.6 (APP-314).
- 4.2 In the same way as the Applicant is reserving detailed provisions generally to the Design and Build Phase of the Project, our client considers it reasonable that as they further develop their own development masterplan that the Applicant's proposals are tested and reviewed with both projects in mind to establish an agreed detailed design.
- 4.3 In part this reflects our clients concern that the lack of acoustic barriers will impact on the proposed development scheme as a whole at South Ockendon.
- 4.4 This should include the Project's need to raise the North Road over the Project alignment and how that work (as a consequence of the Project) will impact on the layout of the South Ockendon development area including visual impact.



5. SOUTH OCKENDON JUNCTION PASSIVE PROVISION

5.1 We note that the Applicant has confirmed that no works connected with the Project will preclude the provision for a local junction at South Ockendon.

5.2 As Thurrock Council further develop their Local Plan proposals, our client would expect the Applicant to fully engage with the Council and other key stakeholders/developers in this respect.

We would add one further general point in relation to the timing of our client's development and the commencement of the Project should consent be granted and approval to commence construction given by the Secretary of State. The Ministerial Statement which put back commencement of the Project by 2 years together with any further delays, could potentially mean that our clients may have commenced development prior to commencement of the Project.

There has already been a cumulative delaying effect by the Project on the emerging Thurrock Local Plan and any further delay and uncertainty poses a constraint on the South Ockendon development strategy.

Our clients have a general concern as to the effect of construction of the Project on the saleability of units and their sale value; particularly if some of those units have already been constructed prior to the Project commencement.

We acknowledge that as affected parties with an interest in land, the Compulsory Acquisition Hearings will provide an opportunity to consider these points in detail, in the absence of any other appropriate issue specific hearings. We will be submitting a request to be heard at the oral CA hearings.

We look forward to working with the ExA and the Applicant during the Examination to address the above issues.

Yours faithfully



M R Holland MRICS
Director
HOLLAND LAND & PROPERTY LTD
(Agents for the above-named Affected Party)

