

23 August 2023

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

**A122 LOWER THAMES CROSSING (REF: TR010032)  
DEADLINE 3 WRITTEN REPRESENTATIONS**

**ECOLOGICAL MITIGATION LAND AT EAST TILBURY**

**MELVILLE HAMILTON LOWE MOTT – AFFECTED PARTY REFERENCE: AP1308**

**MULBERRY STRATEGIC LAND LIMITED – AFFECTED PARTY REFERENCE: AP1581**

On behalf of our above clients, we write in response to the Applicant's Deadline 2 Written Response 9.53 Comments on WRs – Appendix F – Landowners and specifically in respect of Ecological Mitigation Land west of East Tilbury.

The Applicant and our clients have had parallel discussions in respect of the impact of the current proposed boundaries of mitigation land forming Plots 19-01 and 22-40.

Mulberry Strategic Land Limited hold an option agreement over the freehold ownership of Melville Mott in respect of these areas.

As previously submitted, this area forms part of the potential strategic development of East Tilbury as part of Thurrock Council's emerging Local Plan.

The ExA will be aware through our previous submissions that our clients have offered replacement land to mitigate the impact of the Project on 1) existing farmland as it affects the Mott farming business and 2) future development land.

We have recently held a further meeting with the Applicant and have revised our proposals to mitigate this impact on the broad principle of a 1:1 ratio swap of land in an alternative location within our clients freehold ownership.

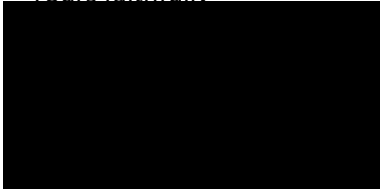
The attached plan shows two parcels of arable land shaded blue which we have offered to the Applicant on the condition that the land shaded orange is removed from the ecological mitigation land proposals.

We consider the baseline condition of the land shaded blue to be no different to that shaded orange; in that it is under the same current arable rotation. We therefore consider that any baseline assessments undertaken to date would be consistent between the two.

The purpose of this response is to request a formal amendment to the Applicants DCO application in this respect.

We continue to welcome further dialogue with the Applicant and the ExA as appropriate.

Yours faithfully



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

c.c. M H L Mott Esq.  
Mulberry Strategic Land Limited  
Tim Goodwin, Ecology Solutions (acting for the Mott Family)