

# Lower Thames Crossing

## **Accompanied Site Inspections**

12, 13 & 14 September 2023



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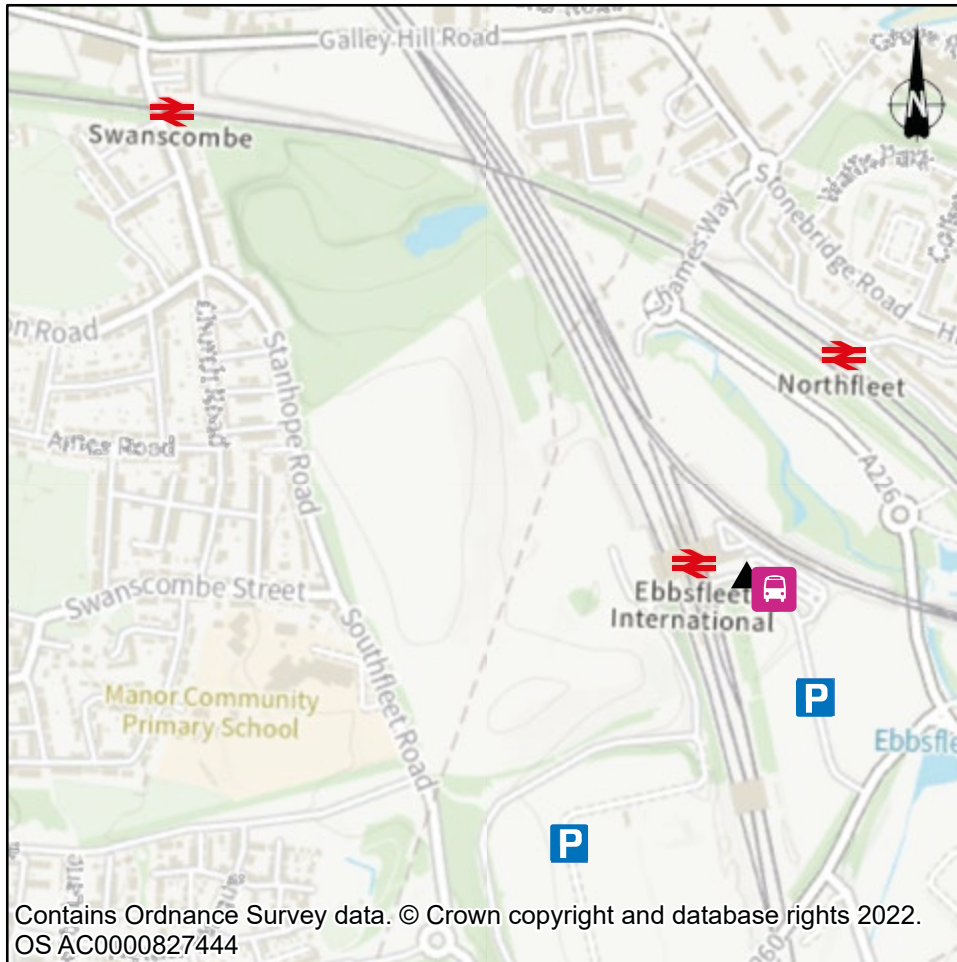
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# Day 1 - Tuesday 12, South of the River Thames, Kent

| Time          | Location   | Observation / notes  |
|---------------|--|--|
| 08:45         | Ebbsfleet International train station<br>What 3 words location<br>///pads.stove.march<br><br><b>Meeting points, page 6</b> | <b>Start location:</b><br><ul style="list-style-type: none"> <li>■ Participants wishing to join assemble at 09:00 .</li> <li>■ Briefing from the Examining Authority (ExA) and driver team to cover safety in vehicles and conduct of the accompanied site inspections (ASI).</li> <li>■ Buses depart at 09:05.</li> </ul>   |
| 09:05 – 09:20 | Travel by bus to Shorne Woods  | <b>Observations of:</b><br><ul style="list-style-type: none"> <li>■ A2/M2 corridor.</li> </ul>   |
| 09:20 – 09:30 | Shorne Woods Country Park Visitors Centre<br>DA12 3HX<br><br><b>Meeting points, page 7</b>                                 | <b>Optional starting location:</b><br><ul style="list-style-type: none"> <li>■ Participants wishing to join assemble at 09:20.</li> <li>■ Briefing from the ExA and driver team to cover safety in vehicles.</li> <li>■ Buses depart at 09:30.</li> </ul>  |
| 09:35 – 11:00 | Park Pale and A2/M2 Corridor<br><br><b>Locations labelled:<br/>1 on Day 1 map, page 8</b>                                  | <b>Observations of:</b><br><ul style="list-style-type: none"> <li>■ <b>1/A</b> - Park Pale overbridge,</li> <li>■ <b>1/B</b> - Ancient woodland compensation near Park Pale/Great Crabbles Wood/Brewers Wood (soils interest).</li> <li>■ <b>1/C</b> - Brewers Road overbridge, notable features from a landscape and visual perspective.</li> <li>■ <b>1/D</b> - Northern edge of Cobham Hall Registered Park and Garden,</li> <li>■ <b>1/E</b> - M2 (air quality interest).</li> <li>■ <b>1/F</b> - A2 London Road and Elaine Avenue Strood (population and human health and air quality interest).</li> <li>■ <b>1/G</b> - Site of former petrol filling station north of the A2</li> <li>■ <b>1/H</b> - Petrol filling station (Esso) south of A2 (geology interest).</li> <li>■ <b>1/I</b> - Henhurst Road/Jeskyns Road (noise and vibration interest).</li> <li>■ <b>1/J</b> - Ancient woodland compensation, Church Road (soils interest).</li> <li>■ <b>1/K</b> - Henhurst Road contractor's depot, south of A2 (geology).</li> </ul> <p>Observations will be made from the bus. Specific locations will be viewed on foot via Public Rights of Way (PRoWs).</p> |
| 11:00 – 12:05 | Shorne Woods Country Park area<br><br><b>Locations labelled<br/>2 on Day 1 Map, page 8</b>                                 | <b>Observations of:</b><br><ul style="list-style-type: none"> <li>■ <b>2/L</b> - Ancient woodland compensation north of Brummelhill Wood.</li> <li>■ <b>2/M</b> - Ancient woodland compensation north of Randall Wood (soils interest).</li> </ul> <p>PRoWs will be used to access this area on foot, which is bordered by NS355 and NS167. Access to the area north of Brummelhill Wood is subject to landowner permission. The extent to which this area will be accessible on the day and whether access will be available to the full party is still subject to negotiation by the Applicant. If access cannot be obtained for the full party, those needing to wait can shelter at the Shorne Woods Country Park Visitor Centre.</p>  |

| Time          | Location  | Observation / notes   |
|---------------|---|---|
| 12:05 – 12:45 | Shorne Woods Country Park Visitor Centre<br><br><b>Meeting points, page 7</b>   | <b>Comfort break</b><br><b>Optional end location:</b> <ul style="list-style-type: none"> <li>■ Participants wishing to leave can arrange transport back to Ebbsfleet International train station. Please make yourself known to the driver no later than the start of the break.</li> <li>■ Participants wishing to join please assemble at 12:35</li> <li>■ Briefing from the ExA and driver team to cover safety in vehicles</li> <li>■ Buses depart at 12:45</li> </ul>  |
| 12:45 – 14:30 | Higham/Gad's Hill, Shorne and Chalk (including requests from Higham Parish Council and Shorne Parish Council)<br><br><b>Locations labelled 3 on Day 1 Map, page 8</b> | <b>Observations of:</b> <ul style="list-style-type: none"> <li>■ Brewers Road/The Ridgeway/Peartree Lane to Higham traffic lights, turn left.</li> <li>■ <b>3/N</b> - Turn left at Forge Lane into Shorne, then back through Shorne Village to Brewers Road, over bridge and take newly renamed Darnley Lodge Lane, Thong Lane down to turn right at Shorne Ifield Road. At end of Shorne Ifield Road turn right into Crown Lane then left into Forge Lane heading downhill (north).</li> <li>■ Continue north via Forge Lane, across Shorne Crossroads, take Green Farm Lane to Lower Higham Road. Left to Chalk.</li> <li>■ <b>3/O</b> - At Lion Roundabout, turn left onto Gravesend Road to Higham. Pass Gad's Hill School and Gad's Hill Farm on right and Forge Lane on left.</li> <li>■ <b>3/P</b> - After Gad's Hill farm, go all the way around the roundabout to double back, passing Gad's Hill Farm and Gad's Hill School on left before turning left into Crutches Lane. At the end of Crutches Lane, turn left onto Old Watling Street and then turn right to join the westbound A2.</li> </ul> |
| 14:30 – 14:50 | Drop off Ebbsfleet International train station for all attendees (apart from restricted group for Dartford Control Centre)<br><br><b>Meeting points, page 6</b>       | <b>Comfort break</b><br><b>Optional end location:</b> <ul style="list-style-type: none"> <li>■ Assemble on bus at 14:55</li> <li>■ Briefing from the Control Centre Operator and ExA to cover conduct of the ASI and access to secure facility. Bus departs at 15:00.</li> </ul>  |
| 15:00 – 16:30 | Visit Dartford Crossing Control Centre and return to Ebbsfleet International train station  | <b>Observations of:</b><br><b>4/Q</b> - Operations and challenges associated with Dartford Crossing.  |

## Day 1 meeting points



## Ebbsfleet International Railway Station

Start location and end location

### Meeting location

Bus stops at:

Ebbsfleet International  
Railway Station,  
International Way,  
Ebbsfleet,  
Gravesend,  
DA11 8HN

### What 3 Words




pads.stove.march

### Latitude/Longitude

51.442588, 0.322805

### Food and drink:

Available to purchase on station  
concourse:

-  Café Ritazza  
(Opening hours unknown)
-  Café Nero  
(9:30 - 13:15)
-  Urban Express Convenience Store  
(07:00 -18:00)

### Toilets:

Male and female on station  
concourse (05:35 - 22:00).

For mobility and assistance  
at the stations please contact  
Southeastern Railway 48 hours in  
advance on 0800 783 4524.

### Car parking

Available at Shorne Country Park.  
Charges payable.

Please refer to

<https://ebbsfleetintl.co.uk/parking>

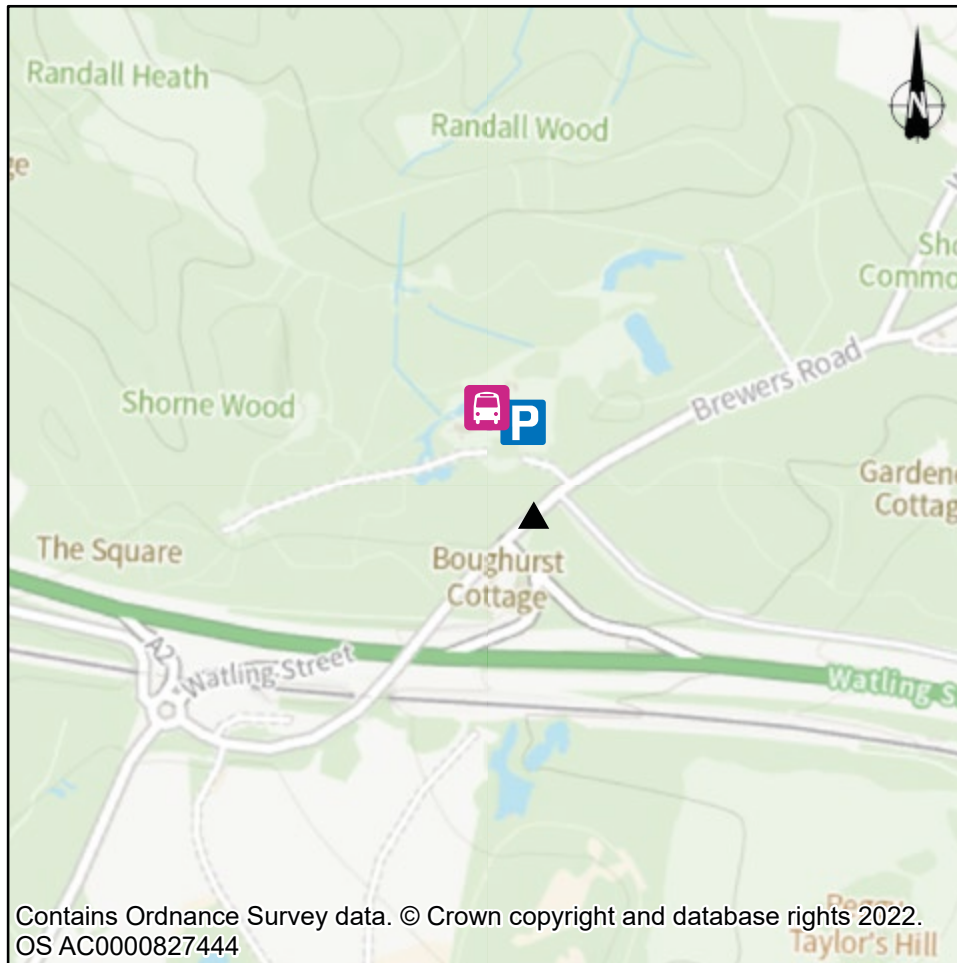
### Access by bus:

Ebbsfleet International  
Railway Station.

### Access by rail:

Ebbsfleet International, Northfleet or  
Swanscombe stations.

## Day 1 Meeting points



## Shorne Woods Country Park

### Optional Start Location and Optional End Location



#### Meeting location

In car park adjacent to east end of visitor centre building:

Shorne Woods Country Park  
Visitor Centre  
Brewers Rd,  
Shorne,  
Gravesend ,  
DA12 3HX



#### Car parking

Available at Shorne Country Park.  
Charges payable.  
Please refer to  
<https://www.kent.gov.uk/leisure-and-community/kent-country-parks/find-a-kent-country-park/shorne-woods-country-park/parking>



#### Access by bus:

Available at Shorne Country Park.  
Charges

#### What 3 Words

flat.grab.steep

#### Latitude/Longitude

51.404068, 0.419238



#### Food and drink:

Available to purchase at

- Visitor centre (10:00 – 17:00)
- Eco-kitchen (12:00 – 17:00).

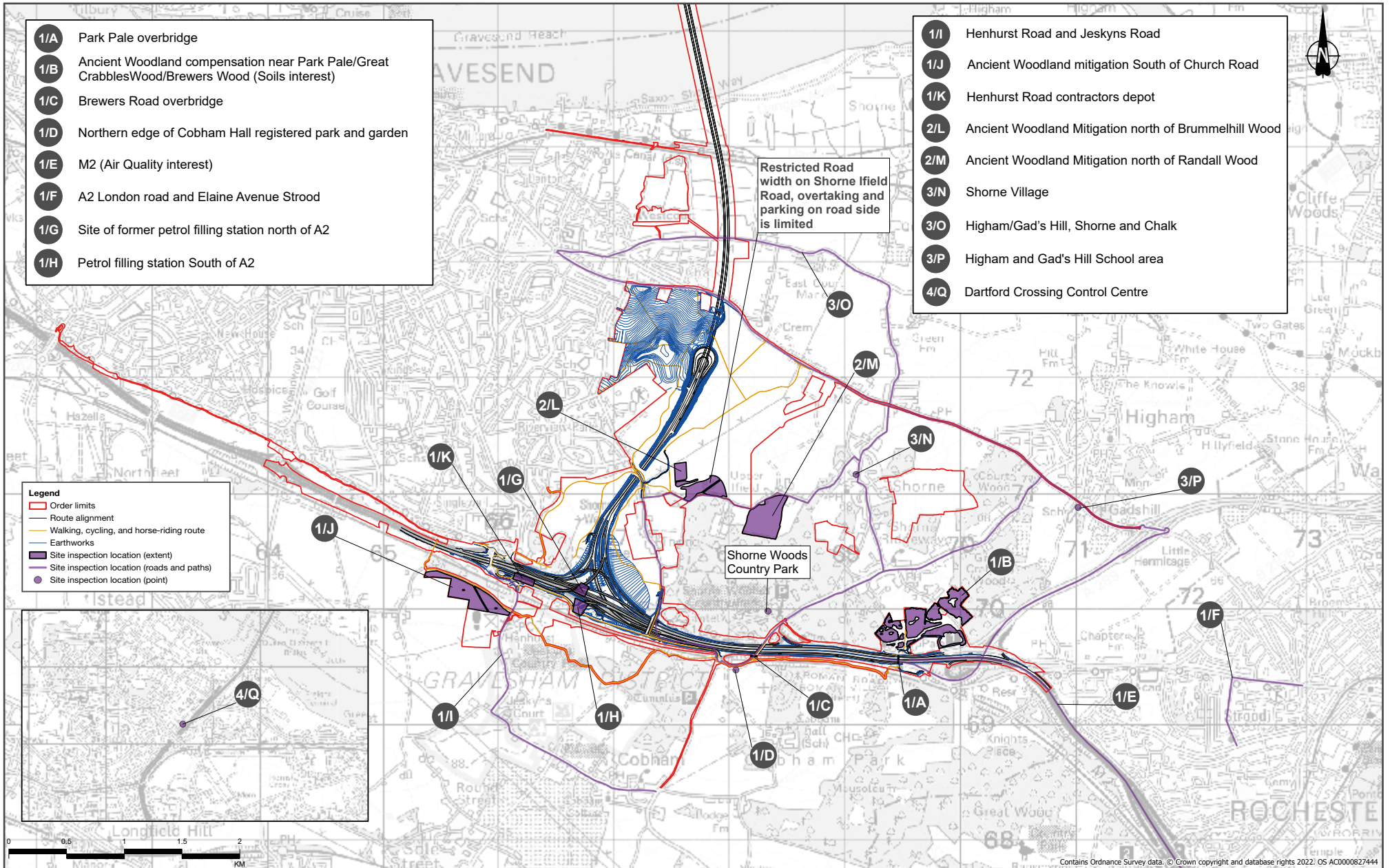


#### Toilets:

Visitor centre  
(9:00 – dusk).

Toilets and café are accessible.

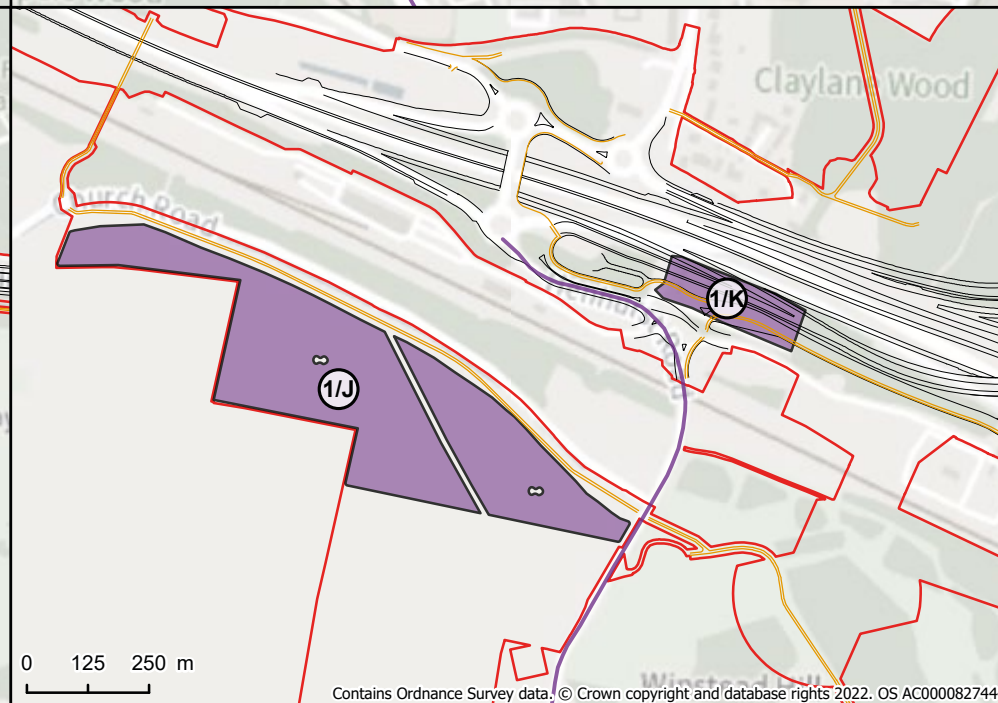
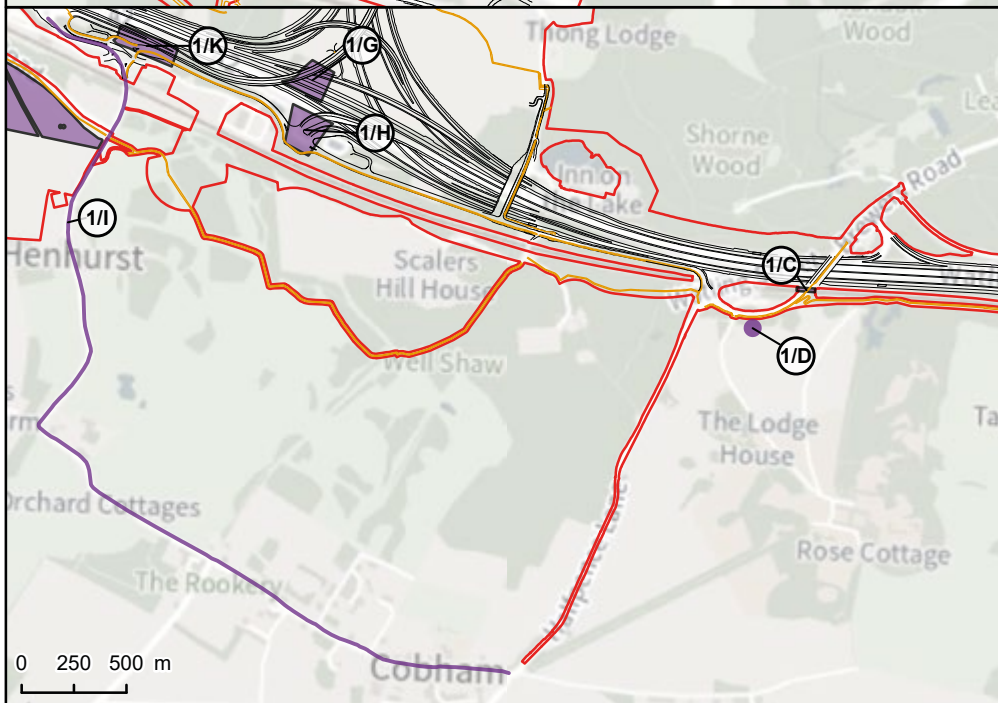
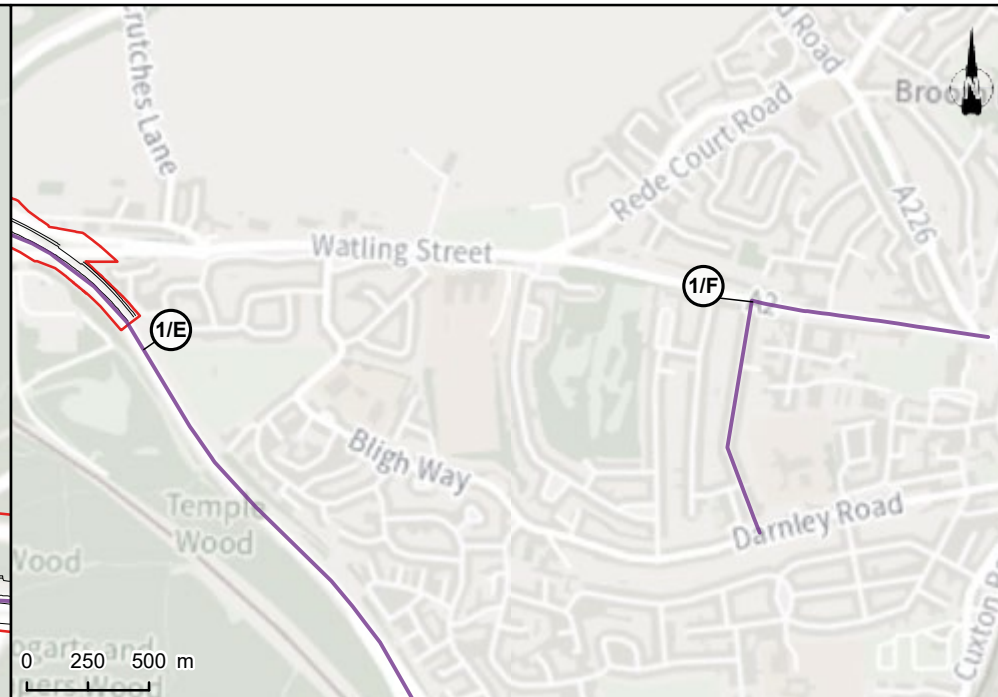
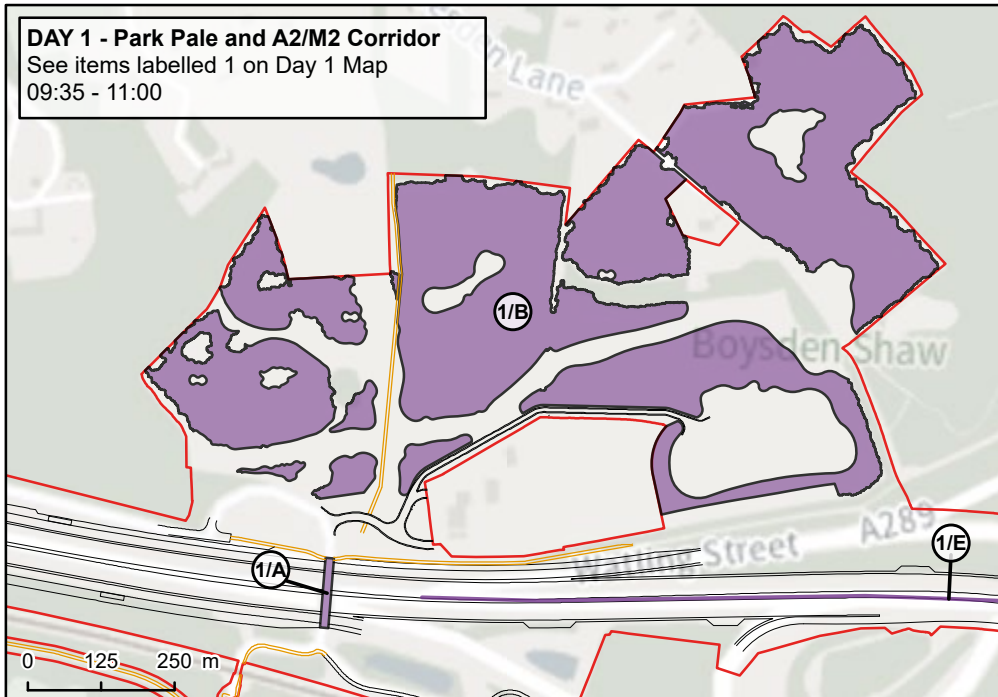
# Day 1 map





**DAY 1 - Park Pale and A2/M2 Corridor**

See items labelled 1 on Day 1 Map  
09:35 - 11:00

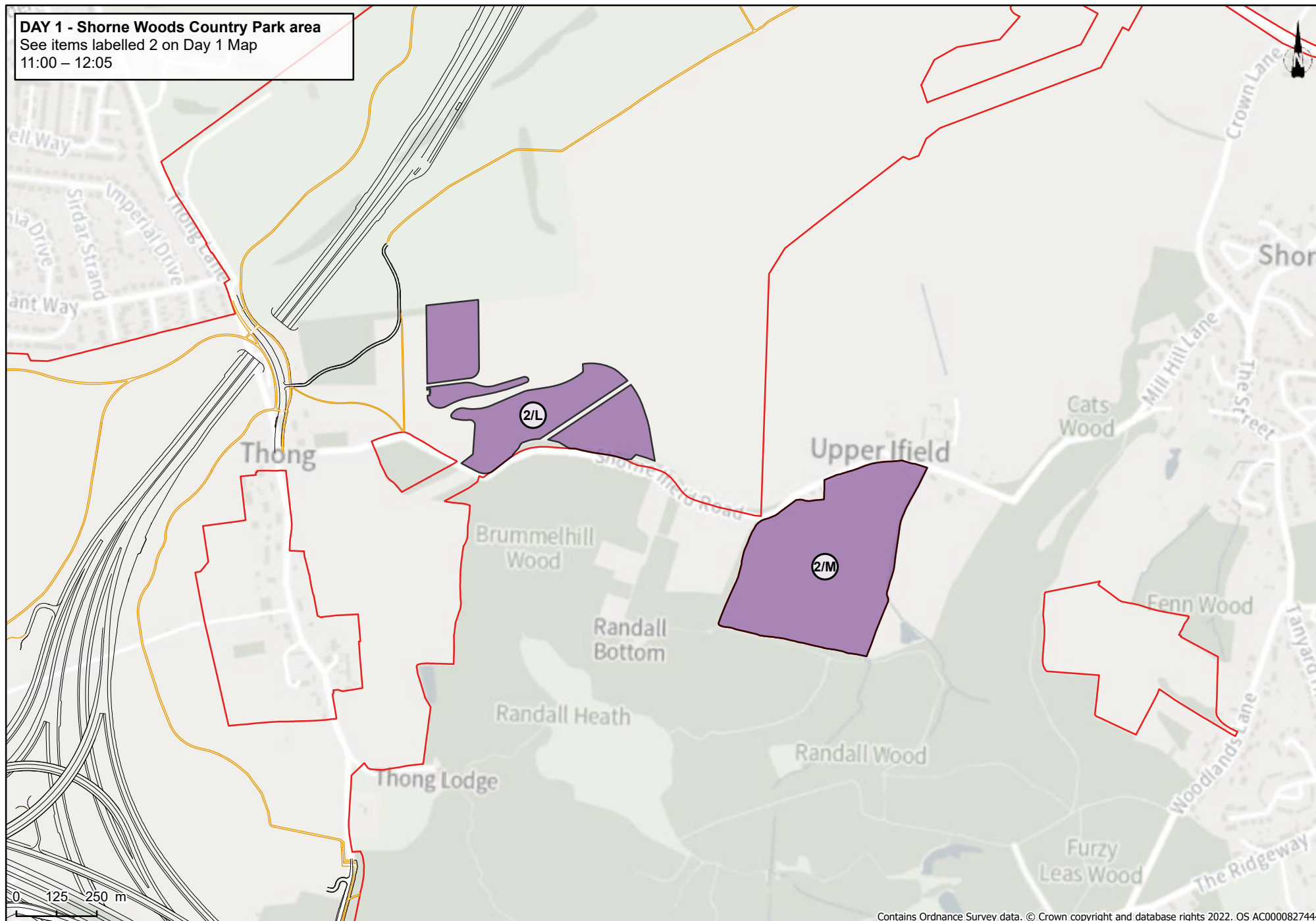


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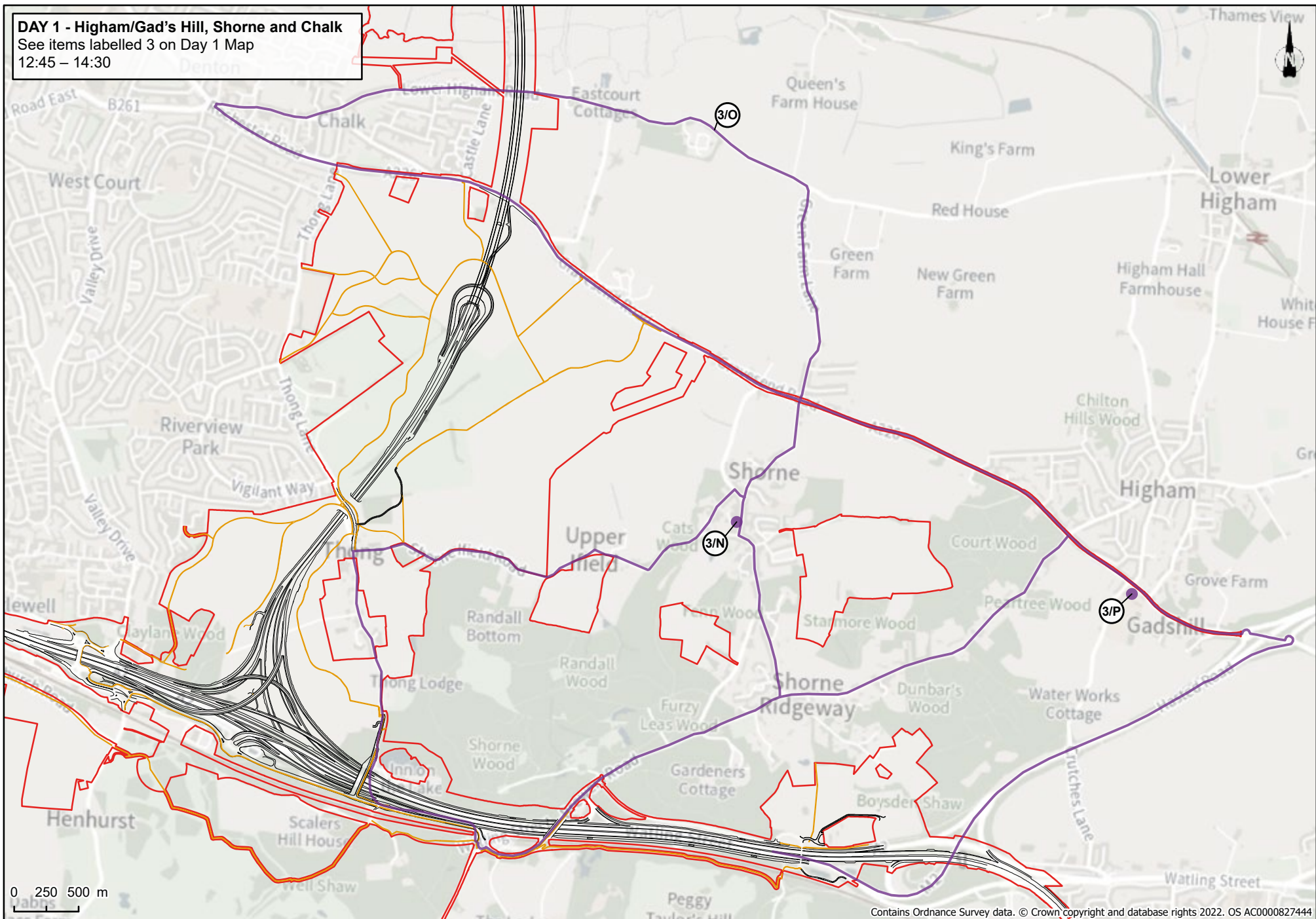
**DAY 1 - Shorne Woods Country Park area**

See items labelled 2 on Day 1 Map

11:00 – 12:05



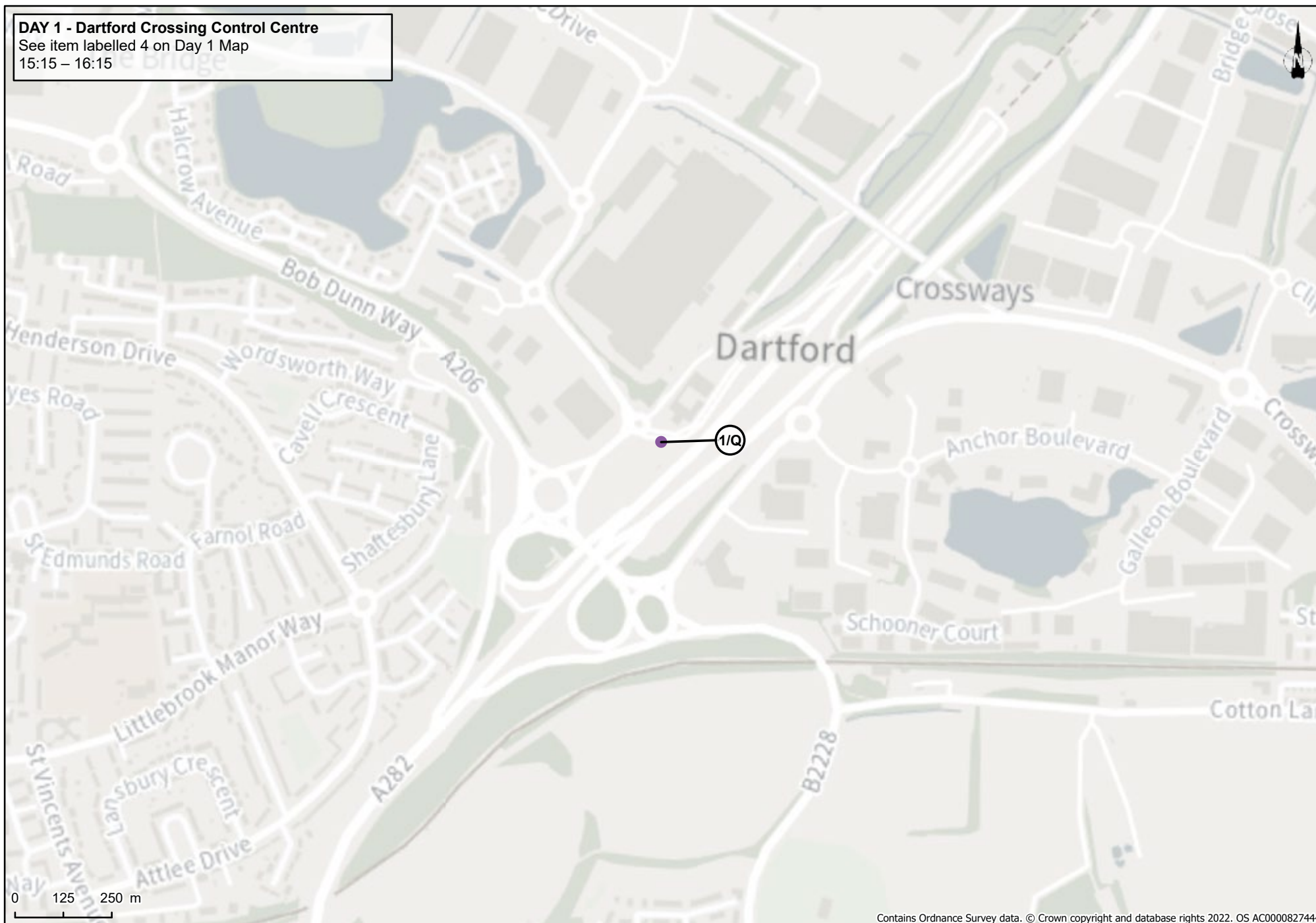
**DAY 1 - Higham/Gad's Hill, Shorne and Chalk**  
See items labelled 3 on Day 1 Map  
12:45 – 14:30



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**DAY 1 - Dartford Crossing Control Centre**

See item labelled 4 on Day 1 Map  
15:15 – 16:15



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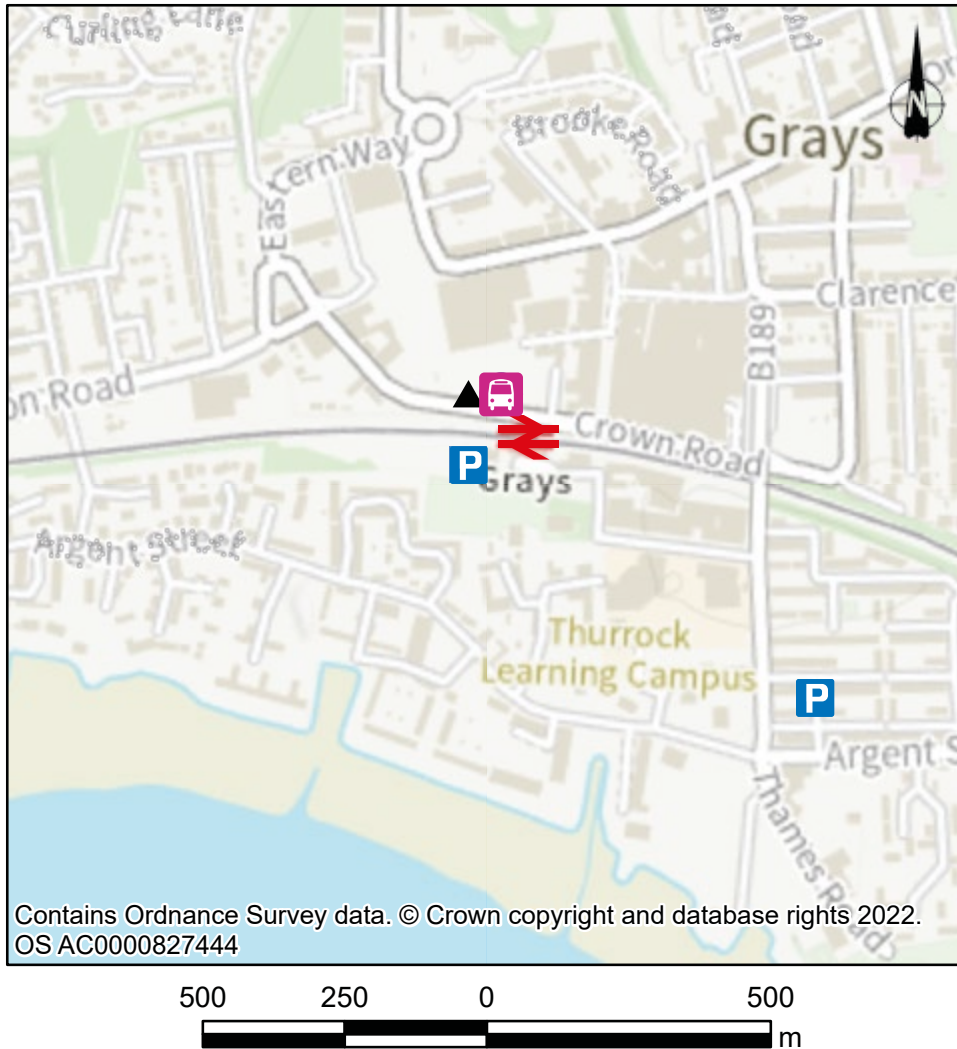


## Day 2 - Wednesday 13, North of the River Thames, Thurrock

| Time          | Location  | Observation / notes  |
|---------------|---|--|
| 09:00         | Grays Station<br><br><b>Meeting points, page 16</b>   | <b>Start location:</b><br>Participants wishing to join assemble at 09:00<br><ul style="list-style-type: none"> <li>■ Briefing from the ExA and driver team to cover safety in vehicles and conduct of the ASI.</li> <li>■ Buses depart at 09:20.</li> </ul>  |
| 09:20 – 09:35 | Travel to Mick's Tyres, Station Road, East Tilbury  | <b>Observations of:</b><br><b>Transfer to:</b><br>4x4 vehicles for offroad access.<br><br>Specific safety requirements for entry into Ingrebourne Valley Ltd (IVL) land remediation operational area will apply.   |
| 09:35 – 11:30 | Proposed Tunnel North Portal, West Tilbury Marshes (Examining Authority Guidance Annex A Map 2 area [PD-019])<br><br><b>Locations labelled: 1 on Day 2 map, page 18</b> | <b>Observations of:</b><br><ul style="list-style-type: none"> <li>■ <b>1/A</b> - Proposed Tunnel North Portal area and IVL Goshems Farm /Mott Farm</li> <li>■ <b>1/B</b> - Tilbury Fields.</li> <li>■ <b>1/C</b> - Condover and Station Marsh. Cole Land.</li> </ul> <p>(Proposed East Anglia Green crossing point and potential route of Tilbury Link Road are in the west of this area – they are best viewed from PRowWs).</p> <p>The inspection will include access on foot via PRowWs. In principle access has been negotiated for the ExA accompanied by the Applicant and ASI attendees to private land. Reasonable directions from landowners relating to access and safety must be followed at all times.</p>   |
| 11:30 – 12:45 | Proposed LTC alignment between East Tilbury and West Tilbury, travelling towards Chadwell St Mary<br><br><b>Locations labelled: 2 on Day 2 map, page 18</b>             | <b>Observation of:</b><br><ul style="list-style-type: none"> <li>■ <b>2/D</b> - Muckingford Road infilled pit (geology interest).</li> <li>■ <b>2/E</b> - Hoford Road (landscape interest).</li> <li>■ <b>2/F</b> - Ancient woodland compensation near Rainbow Wood (soils interest).</li> </ul> <p>Mott land north-west of Coalhouse Fort is the subject of an inspection request from Linford Land Group and Holland Land &amp; Property to see a proposed residential development site (planning reference 16/01232/OUT).</p> <p>The inspection will include access to the IVL operational area. This is a private facility with limited access. Access has been negotiated for the ExA accompanied by the Applicant and ASI attendees. Reasonable directions from the site operator relating to access and safety must be followed at all times.</p> |

| Time          | Location  | Observation / notes  |
|---------------|---|--|
| 12:45 – 13:30 | Coalhouse Fort<br><br><b>Meeting points, page 17</b>  | <b>Comfort break</b><br><b>Optional start and end location post A:</b> <ul style="list-style-type: none"> <li>■ Participants wishing to join or leave may do so here. Participants remaining Assemble on bus at 13:25.</li> <li>■ Briefing from the ExA to cover conduct of the ASI (if required).</li> <li>■ Bus departs at 13:30.</li> </ul>   |
| 13:30 – 16:30 | Proposed LTC alignment<br>(Examining Authority<br>Guidance Annex A Map 3<br>& 4 areas)<br>[PD-019])<br><br>Ockendon<br>Orsett<br>Mardyke Valley<br><br><b>Locations labelled:<br/>3 on Day 2 map, page 18</b> | <b>Observation of:</b> <ul style="list-style-type: none"> <li>■ <b>3/G</b> - North of Stifford Clays Road / south of Mardyke (ExA Guidance Annex A Map 3 – Cole land).</li> <li>■ <b>3/H</b> - To include location of representative viewpoint N29a – View from bridleway 219 located on the Mardyke Way in Orsett Fen, common land.</li> <li>■ <b>3/I</b> - Medebridge Rd and Ockendon landfill site (Veolia land).</li> <li>■ <b>3/J</b> - Medebridge solar scheme (Benton land).</li> <li>■ <b>3/K</b> - The Wilderness (Mee land).</li> <li>■ <b>3/L</b> - Land between North Ockendon and South Ockendon (ExA Guidance Annex A Map 4 – Mee and Padfield land).</li> </ul> <p>The inspection will include access on foot via PRoWs. In principle access has been negotiated for the ExA accompanied by the Applicant and ASI attendees to private land. Reasonable directions from landowners relating to access and safety must be followed at all times.</p> |
| 16:30 – 17:00 | Drop-off at Grays Station.<br>Final stop and drop-off at<br>Coalhouse Fort if there are<br>any attendees who need to<br>return there.   |  |

## Day 2 meeting points



## Grays Railway Station

### Start Location and Optional End Location

#### Meeting location

Bus stops at:

Grays Railway Station,  
Crown Road  
Grays  
RM17 6NF

#### **What 3 Words**

improving.abode.papers

#### **Latitude/Longitude**

51.476732, 0.321224

#### Food and drink:

Available to purchase on station  
concourse:

-  Grays Coffee Station  
(04:30 - 18:00 weekdays)
- Available nearby:
-  Gurkha Cookhouse Café  
(08:00 - 14:00)
-  Curry Station  
(16:30 - 23:30)
-  Costcutter  
(unknown opening hours).
-  Grays Shopping Centre  
(07:00 – 18:00)

#### Toilets:

Male and female on station  
concourse (05:30 -18:00).

Grays station has step free access  
to all platforms.

#### Car parking

Available at Grays station. Charges  
payable on the day by pay and  
display, RingGo app or text.  
Automatic number plate recognition  
camera (ANPR) in operation.

Please refer to

[https://www.c2c-online.co.uk/  
stations-and-services/at-the-  
station/car-parking/](https://www.c2c-online.co.uk/stations-and-services/at-the-station/car-parking/)  
for more information.

#### Access by bus:

Grays Railway Station.

#### Access by rail:

Grays Railway Station.



## Day 2 meeting points



### Coalhouse Fort

#### Optional Start Location and Optional End Location

##### Meeting location

In car park northwest of:

Coalhouse Fort,  
Princess Margaret Road,  
East Tilbury,  
Tilbury RM18 8QD

##### What 3 Words

half.gazed.poet

##### Latitude/Longitude

51.465462, 0.431072

##### Toilets:

At Fort  
(10:00 – 16:00).

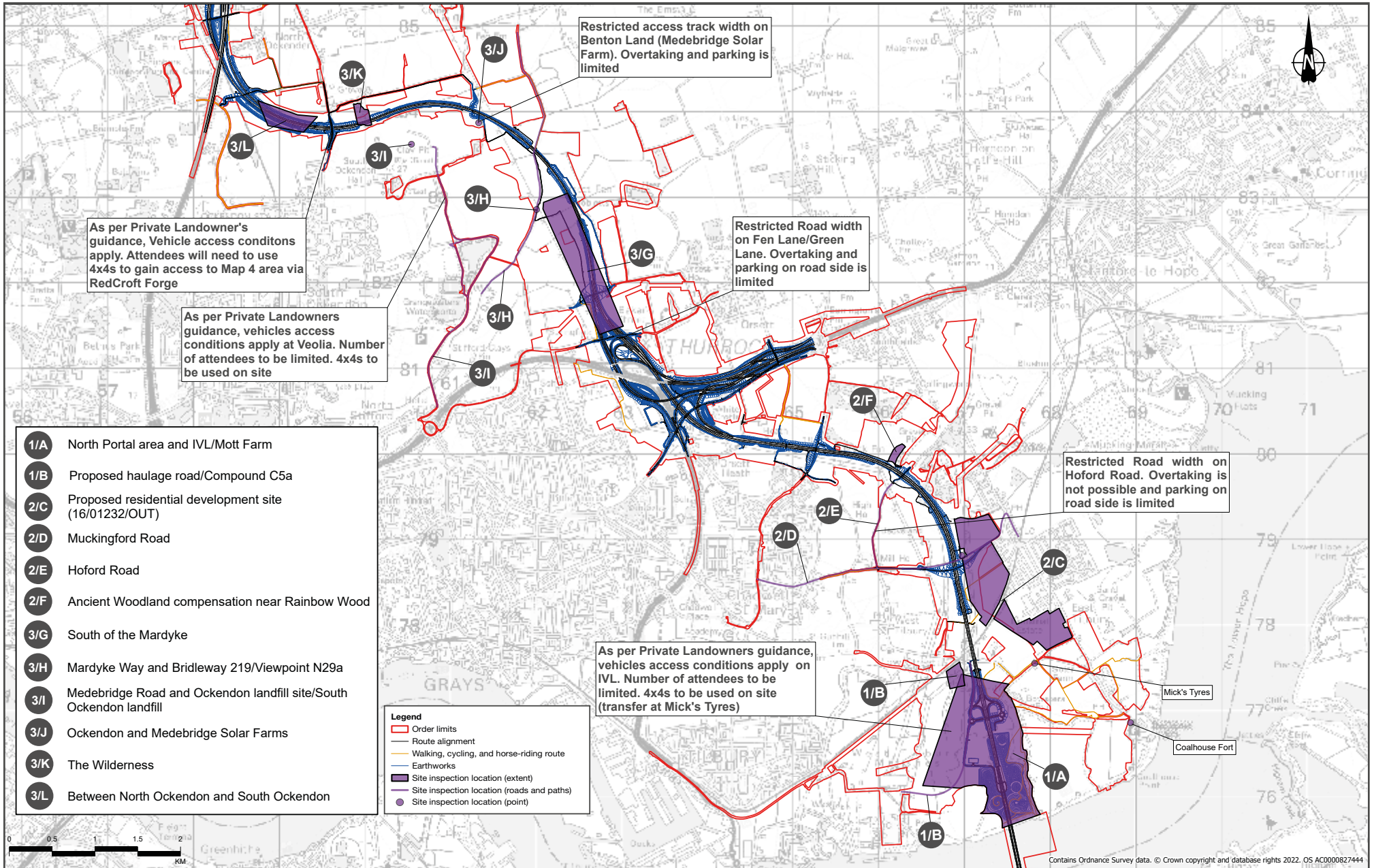
##### Car parking

Available (free of charge).  
Please refer to  
[https://www.thurrock.gov.uk/  
coalhouse-fort-park/overview](https://www.thurrock.gov.uk/coalhouse-fort-park/overview)

##### Access by bus:

Bus services currently unavailable

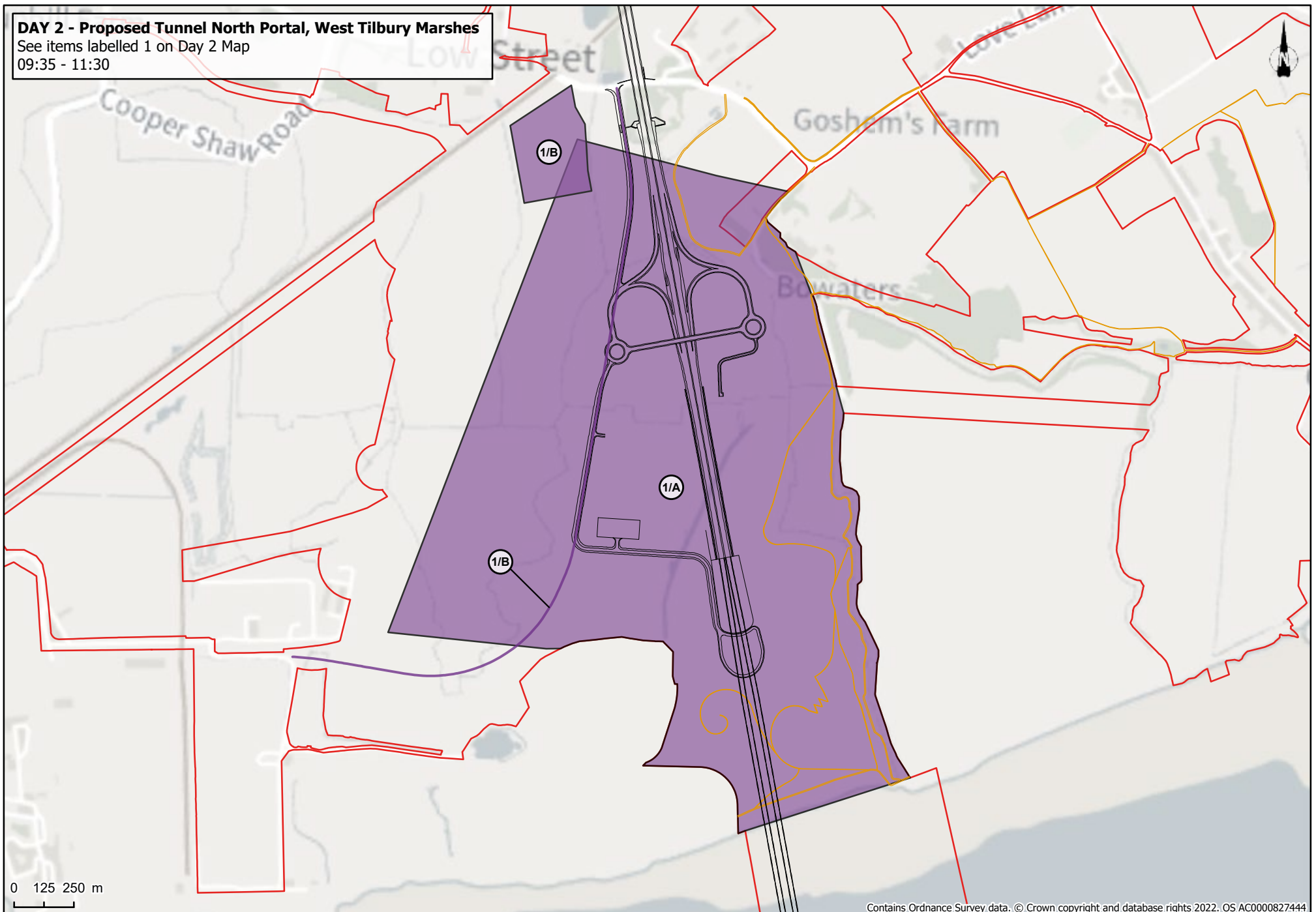
# Day 2 map



**DAY 2 - Proposed Tunnel North Portal, West Tilbury Marshes**

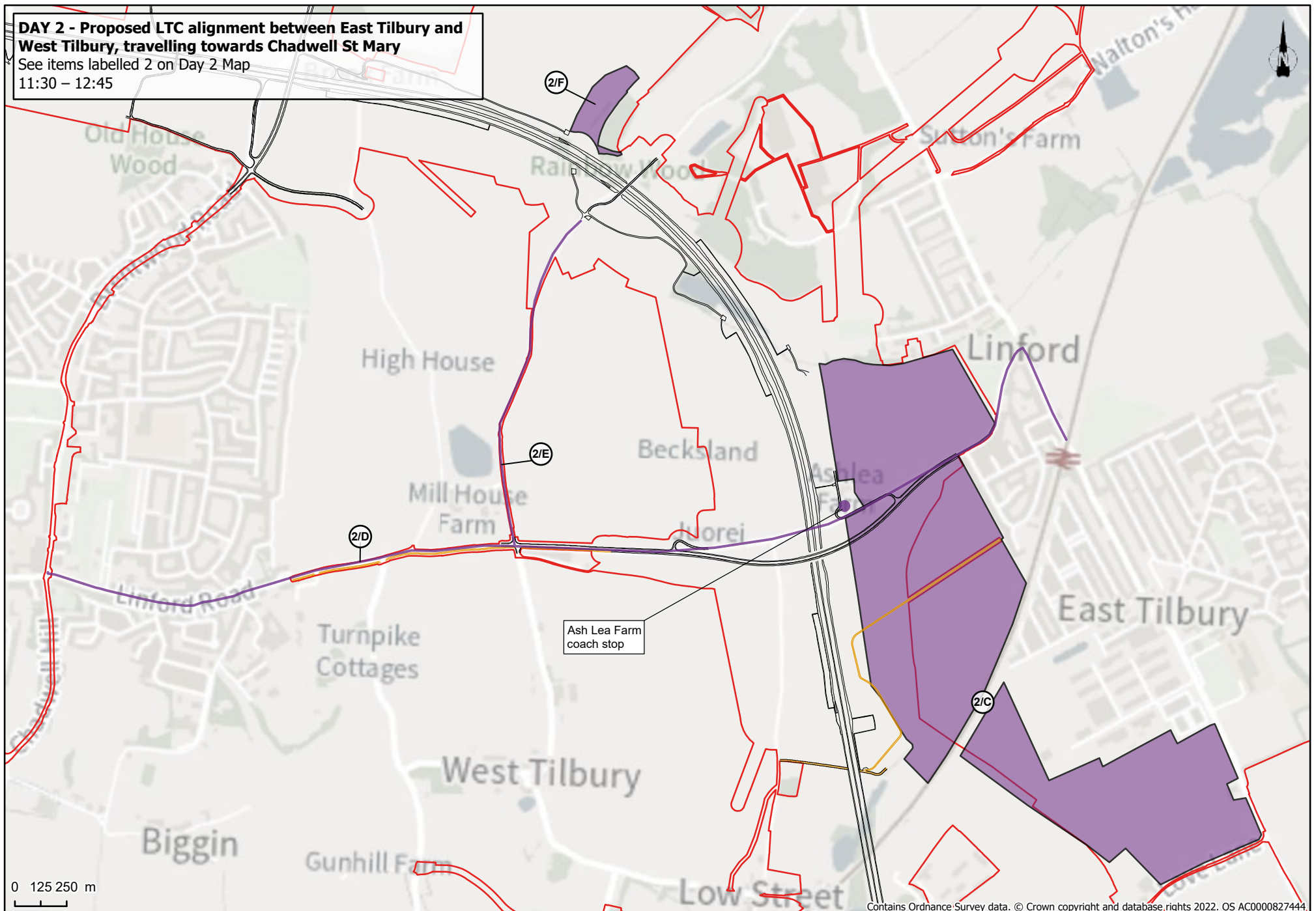
See items labelled 1 on Day 2 Map

09:35 - 11:30

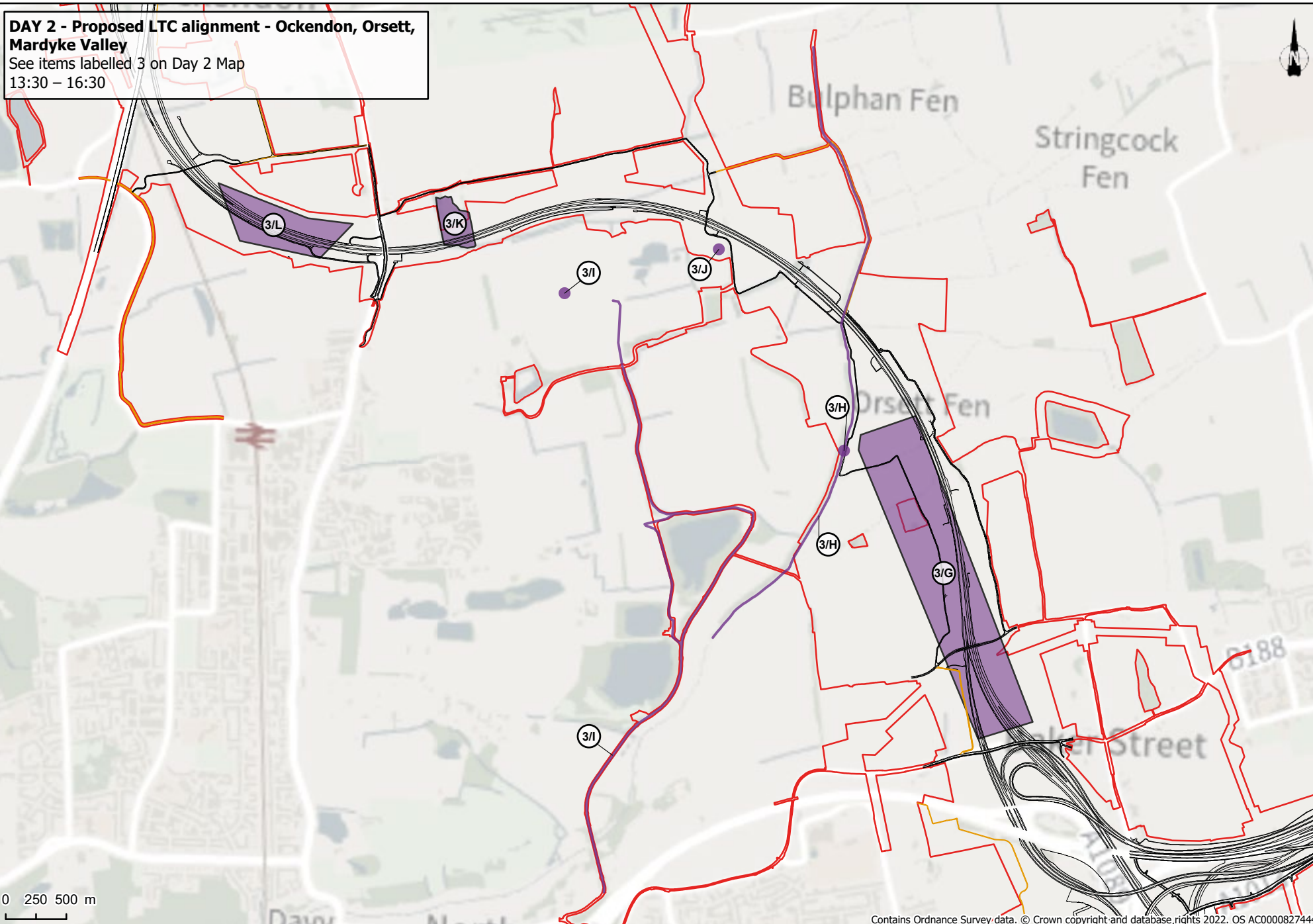


**DAY 2 - Proposed LTC alignment between East Tilbury and West Tilbury, travelling towards Chadwell St Mary**

See items labelled 2 on Day 2 Map  
11:30 – 12:45



**DAY 2 - Proposed LTC alignment - Ockendon, Orsett, Mardyke Valley**  
See items labelled 3 on Day 2 Map  
13:30 – 16:30



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## Day 3 - Thursday 14, North of the River Thames, Thurrock, London Borough of Havering and Brentwood (Essex)

| Time          | Location  | Observation / notes   |
|---------------|---|---|
| 09:45         | Grays Station<br><b>Meeting points, page 24</b>                               | <p><b>Start location:</b></p> <ul style="list-style-type: none"> <li>■ Participants invited to join Assemble at 09:45 (location shown as Day 3 Inset 5).</li> <li>■ Briefing from the ExA and driver team to cover conduct of the ASI to Whitecroft Care Home.</li> <li>■ Buses depart at 09:55.</li> </ul> <p>The first site inspection in this itinerary is to an access-limited private location, an aged care facility. The operator has requested that access is limited to their management team, a representative of the Applicant and a representative of the relevant LPA. All other ASI attendees are requested to join at the start location at 11:15.</p> |
| 09:55 – 10:10 | Travel to<br>Whitecroft Care Home   |   |
| 10:10 – 11:00 | Whitecroft Care Home<br><b>Location labelled:<br/>1 on Day 3 map, page 26</b> | <p><b>Observation of:</b></p> <ul style="list-style-type: none"> <li>■ <b>1/A</b> - Aged care facility.</li> </ul> <p>Access to this private and operational facility is strictly limited (see above).</p>  |
| 11:00 – 11:15 | Return to Grays Station   |   |
| 11:15 – 11:45 | Grays Station<br><b>Meeting points, page 24</b>                               | <p><b>Comfort break</b></p> <p><b>Start location and optional end location:</b></p> <ul style="list-style-type: none"> <li>■ Participants wishing to join or leave may do so here. Participants not invited to the Whitecroft Care Home but wishing to attend inspections at Cranham and Codham Hall are invited to join the ASI here.</li> <li>■ Participants arriving and remaining assemble on bus at 11:40</li> <li>■ Briefing from the ExA to cover conduct of the ASI (if required).</li> <li>■ Bus departs at 11:45.</li> </ul>  |

| Time          | Location   | Observation / notes  |
|---------------|--|--|
| 11:45 – 12:30 | Proposed Brentwood Enterprise Park site, Codham Hall (proposed by Gateley Legal)<br><br>Franks Farm, Cranham (proposed by Lawson Planning Partnership)<br><br><b>Locations labelled 2 on Day 3 Map</b> | <b>Observation of:</b><br><ul style="list-style-type: none"> <li>■ <b>2/B</b> - Brentwood Enterprise Park site</li> <li>■ <b>2/C</b> - Franks Farm.</li> </ul> <p>Understand relationship between the Proposed LTC and landholdings associated with the Brentwood Enterprise Park proposals. Understand the environmental impacts of the Project in this area.</p> <p>The applicant has negotiated access for ASI participants to this private land. Reasonable directions from landowners relating to access and safety must be followed at all times.</p>  |
| 12:45 – 13:05 | Travel to Thames Chase Forest Visitor Centre   |  |
| 13:05 – 13:45 | Thames Chase Forest Visitor Centre<br><br><b>Meeting points, page 25</b>   | <b>Comfort break</b><br><br><b>Optional start location and optional end location:</b><br><ul style="list-style-type: none"> <li>■ Participants wishing to join or leave may do so here but should note limited public transport options.</li> <li>■ Participants arriving and remaining Assemble on bus at 13:40</li> <li>■ Briefing from the ExA to cover conduct of the ASI (if required).</li> <li>■ Bus departs at 13:45.</li> </ul>   |
| 13:45 – 15:10 | Thames Chase then Manor Farm (proposed by Gateley Legal)<br><br><b>Locations labelled 3 on Day 3 Map</b>   | <b>Observation of:</b><br><ul style="list-style-type: none"> <li>■ <b>3/D</b> - Manor Farm,</li> <li>■ <b>3/H</b> - irrigation reservoirs (water environment interest).</li> <li>■ <b>3/F</b> - Utility Diversions.</li> </ul> <p>Proposed LTC/ M25 cutting location – taking in the</p> <ul style="list-style-type: none"> <li>■ <b>3/D</b> - Manor Farm / the Farm Shop,</li> <li>■ <b>3/E</b> - Land at Hobbs Hole,</li> <li>■ <b>3/G</b> -The Lakes at the top of Church Lane.</li> </ul> <p>Private land access has been agreed in principle for the ASI participants and public rights of way (PRoWs) will also be used.</p> |
| 15:10 – 15:35 | Return to Grays Station<br><br>or Thames Chase Forest Visitor Centre   | <b>Optional end location Grays station</b><br><b>Optional end location Thames Chase</b><br><br>Participants are requested to make the bus driver(s) aware of their preferred destination.  |

## Day 3 meeting points



## Grays Railway Station

### Start Location and Optional End Location

#### Meeting location

Bus stops at:

Grays Railway Station,  
Crown Road  
Grays  
RM17 6NF

#### **What 3 Words**

improving.abode.papers

#### **Latitude/Longitude**

51.476732, 0.321224

#### Food and drink:

Available to purchase on station  
concourse:

-  Grays Coffee Station  
(04:30 - 18:00 weekdays)
- Available nearby:
-  Gurkha Cookhouse Café  
(08:00 - 14:00)
-  Curry Station  
(16:30 - 23:30)
-  Costcutter  
(unknown opening hours).
-  Grays Shopping Centre  
(07:00 – 18:00)

#### Toilets:

Male and female on station  
concourse (05:30 -18:00).

Grays station has step free access  
to all platforms.

#### Car parking

Available at Grays station. Charges  
payable on the day by pay and  
display, RingGo app or text.  
Automatic number plate recognition  
camera (ANPR) in operation.  
Please refer to  
[https://www.c2c-online.co.uk/  
stations-and-services/at-the-  
station/car-parking/](https://www.c2c-online.co.uk/stations-and-services/at-the-station/car-parking/)  
for more information.

#### Access by bus:

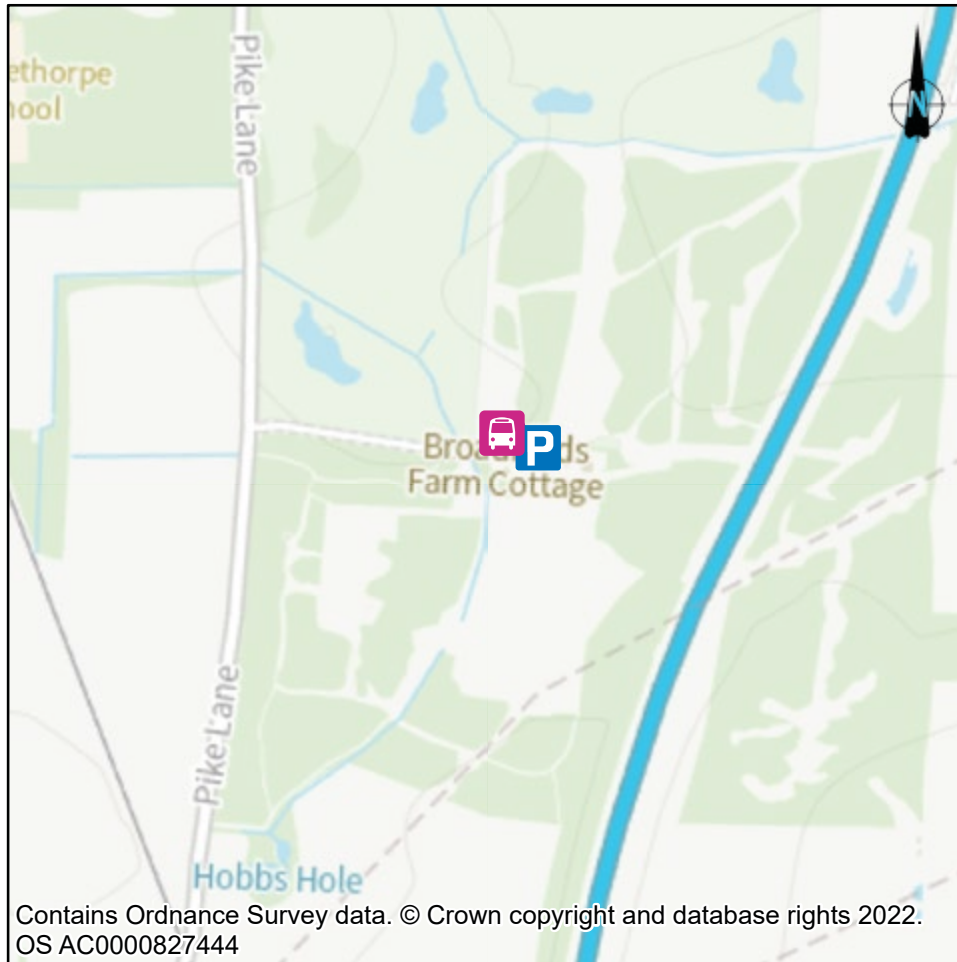
Grays Railway Station.

#### Access by rail:

Grays Railway Station.



## Day 3 meeting points



### Thames Chase Forest Visitor Centre

#### Optional Start Location and Optional End Location



#### Meeting location

In car park adjacent to west end of visitor centre building:

Thames Chase Forest Visitor Centre  
Broadfields Farm,  
Pike Lane,  
Upminster  
RM14 3NS

#### What 3 Words

stars.smiles.lime

#### Latitude/Longitude

51.552192, 0.281763



#### Food and drink:

available to purchase in



Tea Room

(10:00 – 16:00).



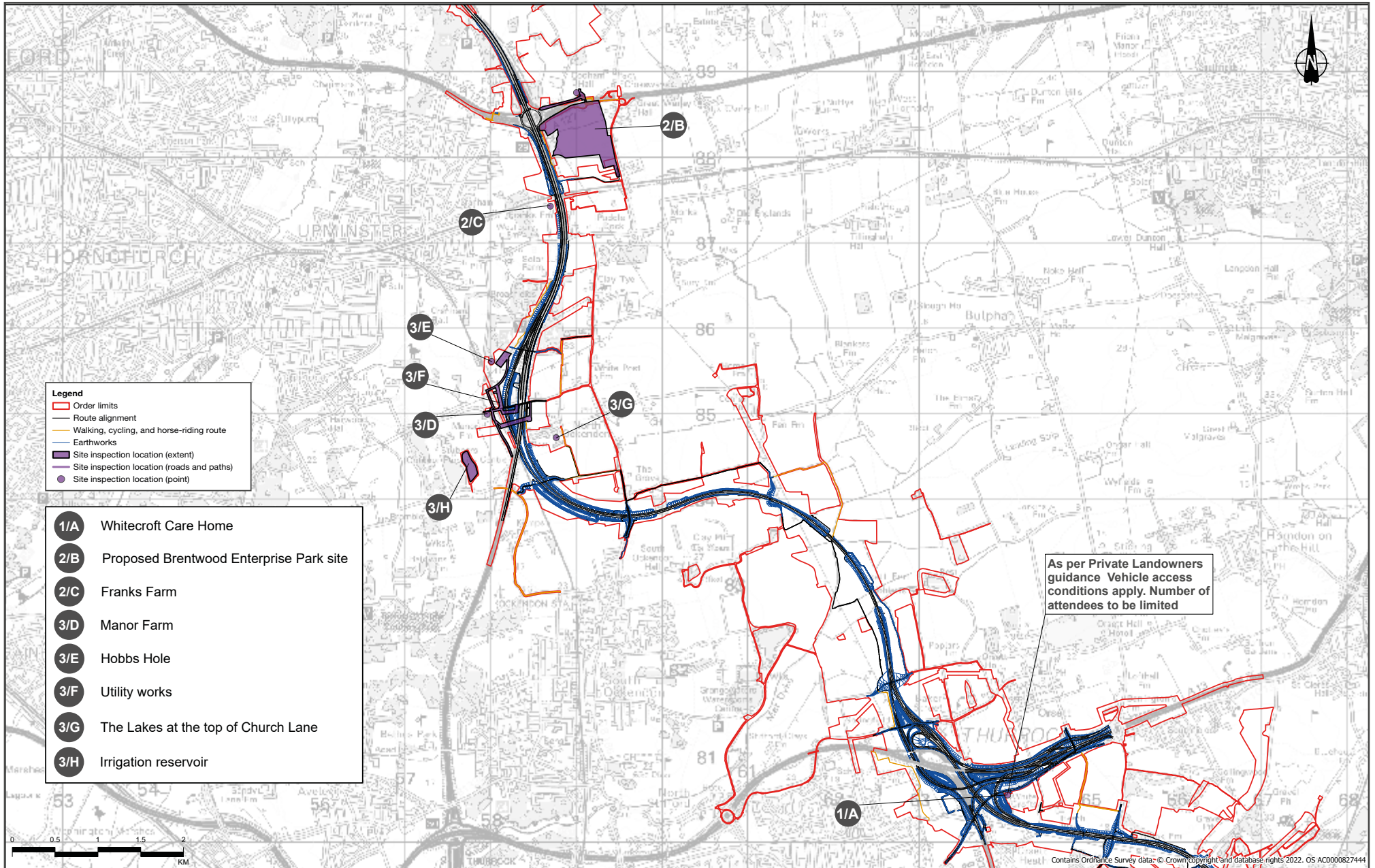
#### Car parking

Available £2-00 all day, pay and display.

#### No public transport to site:

limited access via B187 to Winchester Avenue, Upminster and then on foot via Pike Line (15 minutes walk); or 346 from Upminster Station / St Lawrence Road to Pond Walk (20 minutes' walk).

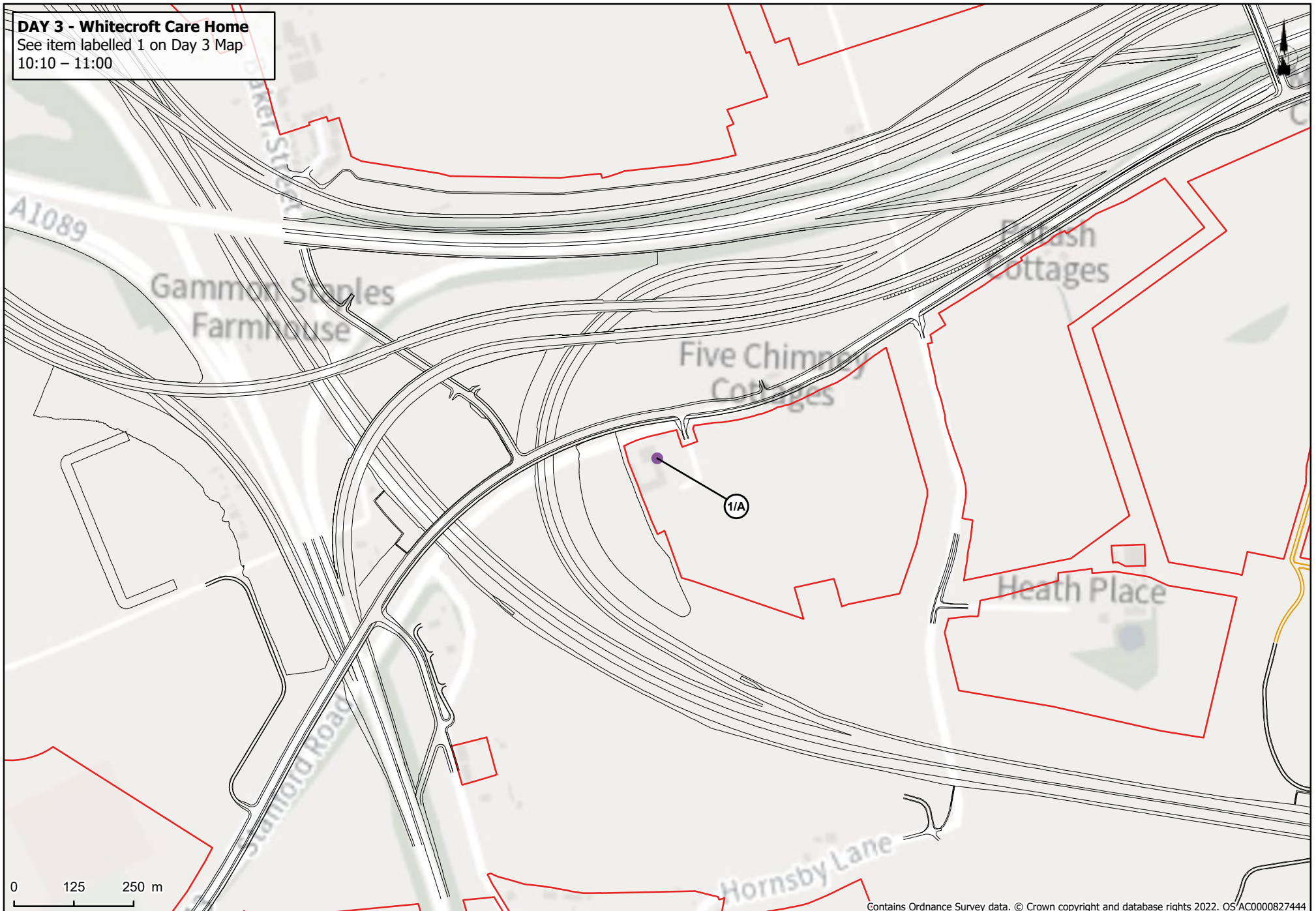
# Day 3 map



**DAY 3 - Whitecroft Care Home**

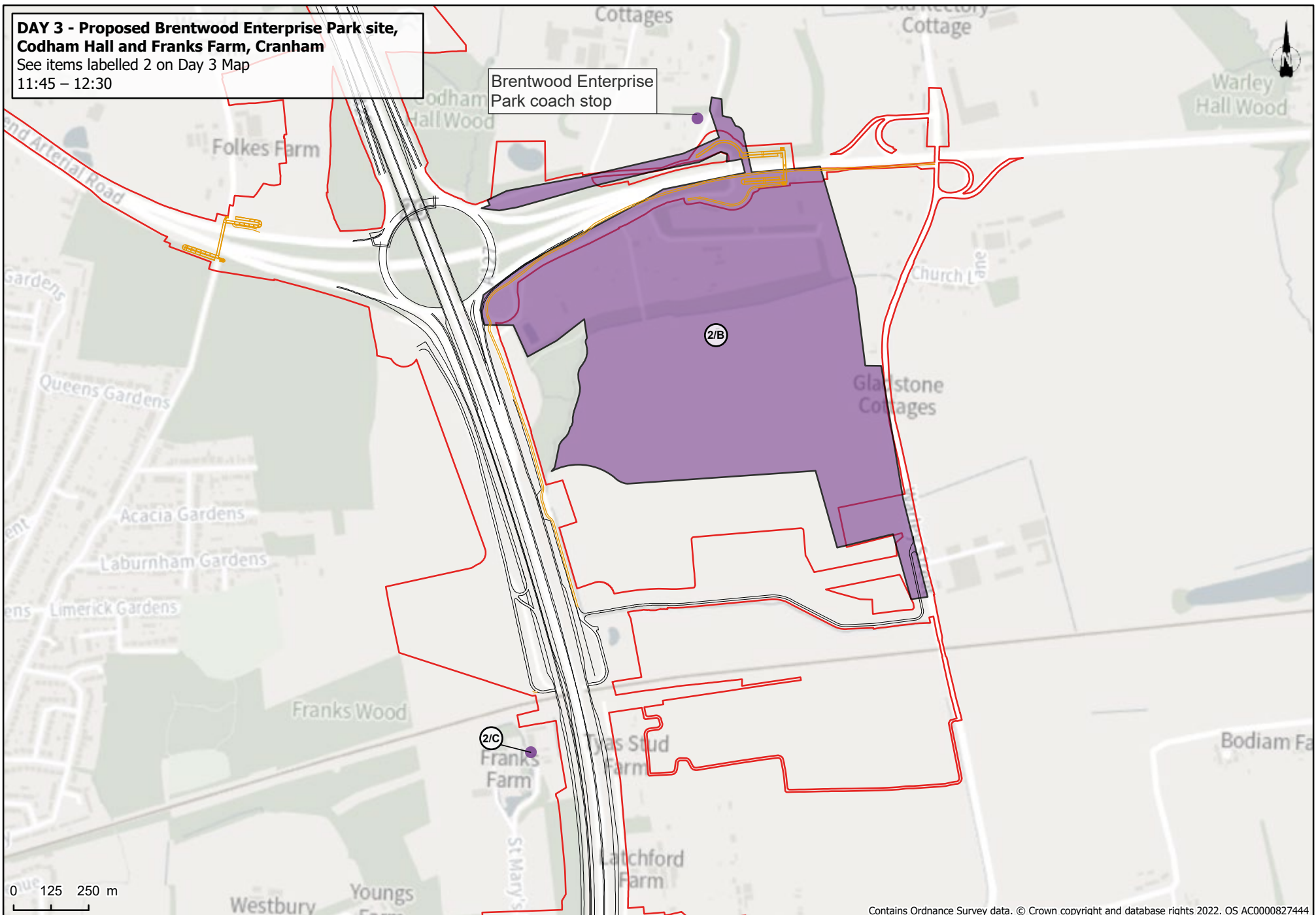
See item labelled 1 on Day 3 Map

10:10 - 11:00



**DAY 3 - Proposed Brentwood Enterprise Park site,  
Codham Hall and Franks Farm, Cranham**  
See items labelled 2 on Day 3 Map  
11:45 – 12:30

Brentwood Enterprise  
Park coach stop

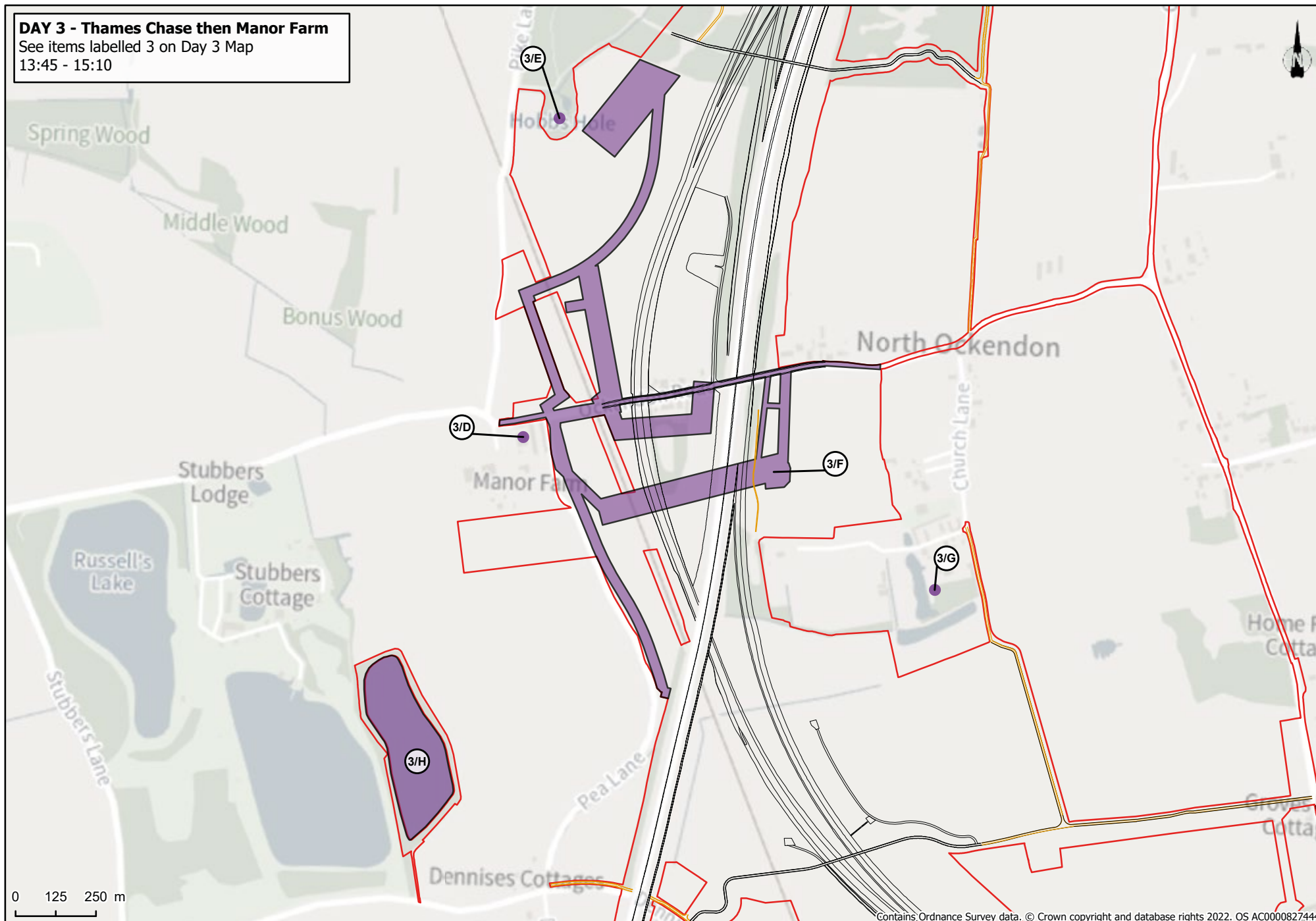


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**DAY 3 - Thames Chase then Manor Farm**

See items labelled 3 on Day 3 Map

13:45 - 15:10



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