



Meeting note

Project name	Lower Thames Crossing
File reference	TR010032
Status	Final
Author	The Planning Inspectorate
Date	11 May 2022
Meeting with	Thurrock Council
Venue	Microsoft Teams
Meeting objectives	Discussion with Thurrock Council ahead of the anticipated resubmission.
Circulation	All attendees

Summary of key points discussed and advice given

The Planning Inspectorate (the Inspectorate) advised that a note of the meeting would be taken and published on its website in accordance with section 51 of the Planning Act 2008 (the PA2008). Any advice given under section 51 would not constitute legal advice upon which applicants (or others) could rely.

Section 106 (TCPA 1990)

Thurrock Council (Thurrock) explained the progress to date with obtaining a Section 106 agreement (Town and Country Planning Act 1990) with National Highways (“the Applicant”). The Inspectorate advised that the Examining Authority, on behalf of the Secretary of State, will only attach weight to a Section 106 if it is agreed and signed by both parties.

Priority issues

Thurrock expressed concern over the number of outstanding priority issues with the Applicant on the Lower Thames Crossing (the “Proposed Development”). The Inspectorate noted that it was not unusual that various matters would be unresolved prior to an Examination. However, The Inspectorate advised Thurrock to clearly consider the prioritisation of the matters as yet unresolved to inform discussion with the Applicant and, if the application progresses to Examination, to assist the Examining Authority.

Consultation

Thurrock raised whether the quality and meaningfulness of consultation is considered alongside the quantity at acceptance. The Inspectorate directed the Local Authority to the [Guidance on Pre-application](#).