



Lower Thames Crossing Draft Site Inspections Itinerary

Examining Authority Guidance on the Draft Site Itinerary

The Examining Authority (ExA) thanks the Applicant and Interested Parties (IPs) for submissions up to Procedural Deadline C (PDC) on the potential itinerary for site inspections.

The following **Tables 1 – 3** are based on the Applicant's draft site inspection itinerary but also take requests for site inspections to the same routes or locations made by IPs up to PDC into account. **Table 4** is based on specific requests for inspections made by IPs. **Table 5** sets out site specific observations leading to inspection requests from the ExA that have not arisen from Applicant or IP proposals or requests recorded in Tables 1 – 3 or Table 4.

The ExA's site specific comments are found in the right-hand column of the tables. Reference should also be made to the following general comments.

1. Where the ExA agrees to undertake a requested ASI, the relevant line in the table is shown in plain text. The ExA has added new tables and lines to the Applicant's tables in plain text to take account of requests by IPs that sites should be included within an ASI that it has agreed.
2. Where the ExA does not agree to undertake a requested ASI, the relevant line in the table is shown in ~~strikethrough text~~.
3. The ExA will not normally agree to undertake an Accompanied Site Inspection (ASI) unless there is a specific need for accompaniment, arising from one or more of the following circumstances:
 - The land¹ is private and requires consent from and accompaniment by an owner/ occupier for access because it cannot be seen from a highway, public land or a public right of way.
 - The land is operational or other special land that requires accompaniment to assure health, safety or to operate relevant equipment required for access. Examples include site inspections to manufacturing facilities, operating infrastructure, using watercraft, aircraft or any other vehicle or equipment.

¹ References to 'land' incorporate reference to the exterior and interior of buildings or works and to water bodies.

- The land contains (or, as a consequence of the LTC application, is proposed to contain) a special feature or value that it is important for the ExA to observe and understand. The ExA requires the presence of a person with relevant local, technical, scientific or equivalent knowledge to ensure that the existing (or proposed) feature is observed and appreciated.
4. The ExA has undertaken an extensive program of Unaccompanied Site Inspections (USIs) to relevant land that is public land or land that can be seen from a highway, public land or a public right of way without permission or accompaniment. Notes of all USIs undertaken to date have been published as follows:
- [\[SI-001\]](#); USI01 – 6 & 7 December 2022
 - [\[SI-002\]](#); USI02 – 13, 14 & 15 February 2023
 - [\[SI-003\]](#); USI03 – 21 & 22 March 2023
 - [\[SI-004\]](#); USI04 – 4, 5 & 7 June 2023

Where land included in a request from the Applicant or IPs is accessible on these terms and the ExA is persuaded of the relevance of an inspection, it will inspect the land in a future USI and further USI notes will be published.

5. The ExA will not normally agree to repeat a USI that it has already undertaken unless:
- The criterion in Comment 3, bullet point 3 applies to the land; and/ or
 - The inspection is relevant to landscape, visual or ecological assessment and second or subsequent inspections to observe the land at different times of day or year or when a specific feature is present are justified.
6. To the extent that it is possible to identify based on a tabulated description of sites, land identified for inspection by the Applicant or IPs that the ExA has already inspected during USIs is marked in **green highlight**. The Applicant is referred to the ExA's Site Notes (Comment 4) and the Consolidated Site Inspections Summary Plan (Annex A) as a summary overview record of the routes and sites that have already been Inspected.
7. Land identified for inspection by the Applicant or IPs that is within an area that the ExA has already inspected during an USI but which the ExA has not inspected yet is marked in **gold highlight**.
8. Because the ExA considers that a substantial number of the Applicant's proposed ASIs do not need to proceed on the basis of the above comments, it follows that the travel arrangements, itineraries and timings in the Applicant's tables will require re-working.

9. The ExA and IPs will be assisted by the addition of maps showing the sites, routes and stopping points to the final ASI itineraries. As well as showing the sites and routes for inspections, maps should identify locations where attendees can safely park or access public transport to join and leave inspections and should also show locations of toilets and shops where refreshments can be bought during planned breaks.
10. The Applicant should note that IPS attending ASIs will normally request to attend specific sites or follow specific routes. Itineraries should be planned to identify joining points and times at which IPs can join or leave the inspections.
11. IPs who may have specific needs in relation to travel, transport and access to land during an ASI are requested to identify these in their submission on the ASI programme at Deadline 1. In planning ASI itineraries, the Applicant is requested to take reasonable account of IPs' identified needs.
12. There are certain locations proposed for ASIs where full accompaniment may not be appropriate or in the public interest. The ExA would seek to proceed in such locations on an 'access required' basis. These include any circumstances where an inspection is proposed to the interior of a dwelling or care facility, where by agreement the ExA would not propose to enter a home or facility with any more than the minimum number of people necessary to assure due process (amounting to a single representative each of the Applicant, land owner and relevant local planning authority). Where an inspection is to operational land including to a controlled or secure facility such as a port, the ExA would propose to take the same limited access approach. Where the only reason for accompaniment is to gain access to land (eg for an owner or occupier to unlock a gate) then the ExA proposes that it would enter that land on an 'access required basis'; with the landowner's consent but it would not be accompanied onto the land.

Table 1

Lower Thames Crossing Site Visit

Attendees: TBC

Day 1 (South) (see general comment 8)

Time: 10:00 - 16:00

Time	Location	Discussion points	Further comments	ExA Comments
10:00	Pick-up Ebbsfleet International train station	Coach to arrive at 9:30am		See general comment 8.
10:45	Blue Bell Hill	Observe proposed nitrogen deposition compensation area. Kit's Coty/Blue Bell Hill (Terrestrial Biodiversity interest) A228 between Cuxton and Snodland. H A228 between Cuxton and Snodland (Noise and Vibration interest). Hall Road/Rochester Road, between Aylesford and Kit's Coty (Noise and Vibration interest), M2 J3/A229 (Noise and Vibration interest), A229 between M2 and M20 (Air Quality interest), A228 between M2 and M20 (Air Quality interest). A228 Rochester Road, North Halling/Cuxton. M2 between J1 to J3 (Terrestrial Biodiversity interest)	Public Rights of Way (PRoWs) to be used.	See general comments 2, 3, 4 & 6. These sites all appear to be accessible from public land such that the ExA can undertake USIs.
15 mins				See general comment 8.
11:00	Minibus to Park Pale			See general comment 8.
11:30	Park Pale	Observe Park Pale overbridge, Northern edge of Cobham Hall Registered Park and Garden, Brewers Road overbridge, notable features from a Landscape and Visual perspective. M2 between J1 – J5 (Air Quality interest). A2 London Road & Elaine Avenue Strood (Population and Human Health and Air Quality interest)	PRoWs to be used.	This would be a useful vantage point to view the LTC/A2 junction. The ExA agrees to an ASI.

Time	Location	Discussion points	Further comments	ExA Comments
15 mins		Petrol filling station north and south of A2 (Geology interest), Unknown compound south of A2 (Geology interest), Ancient Woodland Mitigation near Park Pale/Great Crabbles Wood/Brewers Wood (Soils interest). Henhurst Road contractors depot, south of A2 (Geology), Ancient Woodland Mitigation, Church Road (Soils interest). Henhurst Road/Jeskyns Road (Noise and Vibration interest)	Possibly include locations of the overbridges at Park Pale, Brewers Road and Thong Lane along the A2	Save for the overbridges, the ExA would find inspection from a large vehicle in this location useful.
11:45	Minibus to Shorne Woods Country Park			See general comment 8.
11:50	Shorne Woods Country Park	Observe Shorne Woods Country Park (Landscape and Ecology interest), Footpath NS167 near Claylane Wood (Landscape and Ecology interest), Footpath NS167 at western edge of Thong village (Landscape interest), Footpath NS169 east of Gravesend (Landscape interest), Shorne Ifield Road (Landscape interest), Footpath KT/NS/168, north west of Woodlands Lane in Shorne Ridgeway (Landscape interest). Ancient Woodland Mitigation north of Brummelhill Wood. Ancient Woodland Mitigation north of Randall Wood (Soils interest). Including comfort break (Shorne Country Park café)	PRoWs to be used.	See general comments 2, 3, 4, 6 & 7. The ExA has previously visited Shorne Woods Country Park. It is unlikely that the ExA would have sufficient time to meaningfully walk all the PRoWs as part of an ASI. A comfort break would be welcome and unseen features are identified in gold.
90 mins				See general comment 8.

Time	Location	Discussion points	Further comments	ExA Comments
13:20	Minibus to Chalk Park	Via Singlewell Service Station (Geology interest) Darnley Lodge Lane Gravehill Wood/Thong Lane near the access to Inn on the Lake and at the HS1 overbridge (Geology and Landscape interest) Ancient Woodland Mitigation, Claylane Wood/Thong Lane (Soils interest) Southern Valley Golf Club (views of South Portal area and Geology interest)	PRoWs to be used. Private land access may also be required.	See general comment 6. The ExA agrees an ASI to these locations with the exception of the Ancient Woodland Mitigation site and the Southern Valley Golf Club.
13:35	Chalk Park and South Portal area	Chalk Park, St Mary the Virgin Church Chalk (Heritage interest), Thong Lane at Riverview Park (Landscape interest), Footpath NS316 near the edge of Shorne (Landscape interest), Footpath NG7 south of Chalk (Landscape interest). Valley Drive, Gravesend, Old Road East to St. Alban's Close (Population and Human Health interest).	PRoWs to be used. Private land access may also be required.	See general comments 2, 3, 4 & 6. These sites have already been covered in the ExA's USIs or are readily accessible for future USIs.
55 mins				See general comment 8.
14:00	Minibus to River Public Pathway	Via: Gravesend Road Lower Higham Road Milton Road / Norfolk Road	PRoWs to be used.	See general comments 4 & 6. The ExA does not consider this needs to form part of the ASI. These locations have either been covered in our USIs or are

Time	Location	Discussion points	Further comments	ExA Comments
				readily accessible for future USIs.
14:45 30 mins 15:15	River Public Pathway Minibus to Ebbsfleet International train station	Views from the River Thames Via: A2	PRoWs to be used.	See general comments 4 & 6. The ExA does not consider this needs to form part of the ASI. This location is readily accessible for future USIs.
16:00	Drop off Ebbsfleet International train station			See general comment 8. To the extent that the ExA needs to be aware of the function and general layout of the station, it has already been the subject of a USI.

Table 2

Lower Thames Crossing Site Visit

Attendees: TBC

Day 2 (North) (see general comment 8)

Time: 10:00 - 16:00

Time	Location	Discussion points	Further comments	ExA Comments
10:00	Pick-up Ebbsfleet International train station	Coach to arrive at 9:30am		See general comment 8. A starting point north of the river would be more convenient
10:45	Coal House Fort	Observe Goshems Farm, Tilbury Fields, Two Forts Way, Coalhouse Point Mitigation Area (Terrestrial Biodiversity), Open Mosaic Habitat Mitigation North of Coalhouse Point/Fort (Terrestrial Biodiversity interest), Coalhouse Fort HRA mitigation area (Water Environment interest), Tilbury Ash Disposal Sites (Geology interest)	PRoWs to be used. Private land access may also be required.	See general comments 2, 3, 4 & 6. The ExA has already visited this location.
30 mins				See general comment 8.
11:10	Minibus to IVL/Mott Farm			See general comment 8.
11:30	IVL/Mott Farm	Observe North Portal area, Goshems Farm, Tilbury Fields, Two Forts Way. This area is of interest in relation to multiple environmental topics. Brennan Road, Tilbury (between Civic Square and Bryanston Road) (Population and Human Health interest). Goshems Farm and Shed Marsh Landfill, Tilbury Power Station, Bowater Sluice/outfall, north Thames Bank, Tilbury (Geology interest)	PRoWs to be used. Private land access may also be required. Private land access may be required. 4x4 will be required going on IVL. Alternative is to use PRoW from CHF.	The ExA is generally familiar with the area surrounding the northern portal - see USIs 1-3. It would however be useful to see the site from the

Time	Location	Discussion points	Further comments	ExA Comments
				Goshems Farm area and any other private land not covered in our previous USIs. See Table 5.
30 mins				See general comment 8.
11:45	Minibus to Low Street Lane	Via: Bridleway 58 (off Love Lane)	PRoWs to be used.	See general comment 8.
12:00	Low Street Lane	Low Street Lane, West Tilbury Main (Water Environment interest), Electricity substation north of Station Road, Tilbury (Geology interest), Low Street Landfill (Geology interest)	PRoWs to be used.	See general comments 2, 3, 4 & 6. Applicant is invited to review previous USI's as this area has been covered extensively
15 mins				See general comment 8
12:15	Minibus to Chadwell St Mary	Via: Residential properties in East Tilbury (off Beechcroft Avenue) (Landscape interest), Junction of bridleway 63 and footpath 66 (off Muckingford Road) Hoford Road (Landscape interest) Muckingford Road infilled pit (Geology interest). Ancient Woodland Mitigation near Rainbow Wood (Soils interest)	PRoWs to be used. Private land access may also be required.	See general comments 2, 3, 4 & 6. These have either already been covered by previous USIs or can be accessed from public land.

Time	Location	Discussion points	Further comments	ExA Comments
				There has been a request also from Linford Land Group to see the proposed residential site (16/01232/OUT) so we suggest that this is retained.
12:45	Chadwell St Mary	North/north-east edge of Chadwell St Mary (Landscape interest) Including comfort break	PRoWs to be used.	See general comments 2, 3, 4 & 6. ExA believes it has already visited this location. Applicant to check USI maps.
45 mins				See general comment 8
13:30	Minibus to The Whitecroft	Via: Hornsby Lane (Intersection of footpath 93) Mill Lane (footpath 96 and bridleway 206), Hornsby Lane (Landscape interest)	PRoWs to be used.	The footpaths and Hornsby Lane are publicly accessible and whilst not yet inspected can form part of a future USI.
13:45 15 mins 14:00	The Whitecroft (Car Park) Minibus to Mardyke footpath (Dunning Lane)	Landscape interest Via: Baker Street (Population and Human Health). Infilled gravel pit south of Stanford Road, Orsett Heath (Geology interest), Millers Sand and Gravel Pits, north of A13, Baker Street (Geology interest)	Private land access required. Note sensitivities in relation to an inspection in an operating car facility.	The ExA would like to visit Whitecroft and it has been put forward by Kathryn Homes, Runwood Homes and

Time	Location	Discussion points	Further comments	ExA Comments
			The ExA will seek agreement between parties to avoid a full public inspection.	Runwood Properties.
15:00 60 mins 15:00	Mardyke footpath (Dunning Lane) Minibus to Ebbsfleet International train station	<p>Northern edge of Orsett Heath (Landscape), Grays urban edge (off Long Lane) (Landscape)</p> <p>Bridleway 161 adjacent to junction of Green Lane/Stifford Clays Road (Landscape)</p> <p>Bridleway 219 located on the Mardyke Way on Orsett (Landscape)</p> <p>Footpath 90 on Orsett Fen (east of Hobletts residential property) (Landscape)</p> <p>Bridleway 219 located on the Mardyke Way on Orsett Fen (Landscape)</p> <p>Mardyke/Golden Bridge Sewer at the Project's viaduct crossing location. West Mardyke Tributary (Water Environment interest), Ockendon Grays Landfill (Geology interest)</p> <p>Via: M25 Junction 29 Dartford Crossing Bridge (Southbound)</p>	PRoWs to be used.	<p>See general comments 2, 3, 4 & 6.</p> <p>Applicant is advised to look at the ExA's previous USIs in the Mardyke area as some of these PRoWs have already been covered.</p> <p>There is a need for the ExA to get to the more remote and inaccessible parts of the Mardyke valley – See Table 5.</p> <p>However, access over private land would be required and may take a substantial amount of time.</p>

Time	Location	Discussion points	Further comments	ExA Comments
				<p>Could 4x4 access to this area be agreed with private landowners?</p> <p>A possible additional solution here would be for the applicant to submit drone footage covering the area between the M25 and A13 junctions.</p> <p>Notwithstanding, the ExA would like to access location of Representative Viewpoint N29a - View from bridleway 219 located on the Mardyke Way in Orsett Fen, open access land</p>
16:00	Drop off Ebbsfleet International train station			See general comment 8

Table 3

Lower Thames Crossing Site Visit

Attendees: TBC

Day 3 (North) (see general comment 8)

Time: 10:00 - 16:00

Time	Location	Discussion points	Further Comments	ExA Comments
10:00	Pick-up Ebbsfleet International train station	Coach to arrive at 9:30am		See general comment 8
11:00	Ockendon Road	Utility Diversions & Population and Human Health interest.	PRoWs to be used.	Publicly accessible/USI
15 mins				
11:15	Minibus to Manor Farm			
11:20	Manor Farm	Utility Diversions. Project/M25 cutting location – taking in the Manor Farm irrigation reservoirs (Water Environment interest), Potential asbestos irrigation pipe, fields south of Ockendon Road/east of M25 (Geology interest)	PRoWs to be used. Private land access also required.	The ExA would like to visit this location.
10 mins				
11:30	Minibus to North Ockendon Conservation area	Via: Footpath 135 (Landscape), North Ockendon (Landscape)		The conservation area and St Marys Lane are publicly accessible so can form part of a future USI.

Time	Location	Discussion points	Further Comments	ExA Comments
11:45 30 mins 12:15	North Ockendon Conservation area Minibus to Thames Chase Forest Centre	Heritage areas Via: St Marys Lane (Population and Human Health interest)	PRoWs to be used. Private land access also required.	
12:30	Thames Chase Forest Centre	Permissive path within Thames Chase Forest Centre (Landscape) - Including comfort break	PRoWs to be used. Private land access also required.	The ExA has already visited this location.
90 mins				
14:00	Minibus to Hole Farm			
15:00 15 mins 15:15	<u>Hole Farm</u> Minibus to Ebbsfleet International train station	Ancient Woodland Mitigation, M25 J29/Hole Farm (Soils interest) Via:- A127 to Harold Wood (Terrestrial Biodiversity interest) M25 Junction 29- Dartford Crossing Bridge (Southbound)	PRoWs to be used. Private land access also required.	The ExA has already visited Hole Farm.
16:00	Drop off Ebbsfleet International train station			

ExA's Suggested Locations Arising from Responses at Procedural Deadline C

Table 4

Lower Thames Crossing Site Visits

Land identified for inspection by interested parties which the ExA would like to visit is marked in cyan highlight.

Interested Party	Site or Route Description	Further Comments	ExA Comments
Thurrock Council	A13 Orsett Cock Roundabout and the A13 Manorway Roundabout along with the A13 local road connection between at peak periods.		See general comment 6. The ExA has already visited these roundabouts and observed peak conditions.
	A1014 Manorway local road to the DPW/London Gateway (DPWLG) Port and Logistics sites.		See general comment 6. The ExA has already seen the port accesses and surrounding roads.
	A13 to A1089 route and the key Daneholes and Asda roundabouts that connect with it at peak periods.		See general comment 6. The ExA has already visited these roundabouts and observed peak conditions..
	Villages of Orsett and Horndon-on-the-Hill and all their approaches		See general comments 6 & 7. The ExA has inspected Orsett. Horndon-on-the-Hill has not been

Interested Party	Site or Route Description	Further Comments	ExA Comments
			inspected but can be part of a USI.
	The potential route of the possible Tilbury Link Road and contrast with the proposed haul road through the Port of Tilbury to Compound 5/5A		The ExA wishes to inspect this location.
	Footpath routes through the Mardyke Valley and Orsett Fen areas		See ExA comments in relation to the Mardyke Valley area in Table 5.
	Medebridge Road and the area around the Ockendon Landfill site and 'The Wilderness'		The ExA wishes to inspect this location and possibly to combine an inspection with Manor Farm. See ExA comments in relation to North and South Ockendon and the Mardyke Valley area in Table 5.
	North of Coalhouse Fort to understand the setting of both Scheduled Monuments in that vicinity (East Tilbury Battery and Bowaters Farm Battery)-		See general comment 6. The ExA has already visited these locations.
	Potential crossing area for the National Grid 'East Anglia Green' project		If this in on private land then please include within an ASI. If it is on or visible from publicly accessible land then it could form part of a USI.
	Linford Road and Muckingford Road from Chadwell St Mary to East Tilbury Station		The ExA agrees an ASI to cover request

Interested Party	Site or Route Description	Further Comments	ExA Comments
			from Linford Land Group to see the proposed residential development site (16/01232/OUT).
	Linford village to understand the proximity of the works-		See general comment 6. The ExA has already visited these locations.
	East Tilbury Landfill area and surrounding viewpoints		See general comment 6 but also comments in Table 5. The ExA has already visited these locations as accessible from PRowS. However, better access from private land would be valuable.
	Green Lane to Fen Lane route-		See general comment 6. The ExA has already visited these locations.
	A13/A126 partially completed junction (still awaiting upgrade following opening of QE2 bridge in 1991)-		See general comment 6. The ExA has already visited these locations.
	M25 Junction 30 route via local roads (A1306), A1012/A13 Stifford Clays junction, Lodge Lane /Stanford Road A1013 to Orsett Cook as local roads affected by substantial increases in traffic at peak periods-		See general comment 6. The ExA has already visited these locations.

Interested Party	Site or Route Description	Further Comments	ExA Comments
	A13 Five Bells junction and the routes through Corringham to the A1014 Manorway shown to be affected by significant increases in local traffic.		See general comment 6. The ExA has already visited these locations.
	A12/A130 junction in Essex and A130 route to A13 shown to be affected by significant increases in local traffic.		See general comment 6. The ExA has already visited these locations.
	Kent Fastrack Bus network operating south of the river and for which there is a shared ambition to provide cross-river infrastructure to connect the Port of Tilbury and Grays, via similar priority measures north of the river.		The ExA is not convinced it needs to view a bus route at this stage. A document showing the existing and proposed route will be sufficient.
	Inspections to London Gateway Port and Port of Tilbury	See Port of Tilbury Suggestions – locations 1-3. Extent and scope requires clearer justification. DP World London Gateway indicated at PM-1 that it would make written submissions on this point but has yet to do so.	The ExA is able to view the port accesses and the surrounding network from the public highway as a USI. In light of the matters raised in the representations from DP World and PoTLL, the ExA has yet to see a clear justification for making a more detailed site visit to the ports. Relevant considerations would include the location

Interested Party	Site or Route Description	Further Comments	ExA Comments
			<p>and capacity of freight handling facilities and queueing areas for HGVs – and any effects on the highway network of these.</p> <p>PoTLL is requested to provide a revised submission at Deadline 1 identifying those facilities for which an ASI is required. DP World London Gateway is request to make a submission on the same basis. In terms of the conduct of any inspections to Port facilities, general comment 12 applies.</p>
Higham PC	<p>The junction of Forge Lane and Gad's Hill School (Grade one listed building, home of Charles Dickens)</p> <p>Drive along the A2 from Marling cross, down the A289, onto the A226 and then return along A226 to A289 onto A2 to Cobham and Marling Cross exit.</p> <p>Bluebell Hill A229/ M20/M2 Junctions. Travel from the M25 down the M20 to Dover and returns via the A2/M2 route to Gravesend.</p>		<p>The ExA requests inclusion of this site in a site inspection.</p> <p>See general comment 6. The ExA has already visited these locations.</p> <p>See general comment 6. The ExA has already visited the rest of these locations.</p>

Interested Party	Site or Route Description	Further Comments	ExA Comments
			Additional inspections of the A2/M2 and M20 alignments can be conducted as USIs.
Shorne Parish Council	Brewers Road eastbound on slip to A2, heading for M2 etc (up A289, back to M2)		See general comment 6. The ExA has already visited these locations.
	Brewers Road to Higham traffic lights, turn left, turn left at Forge Lane Shorne, back through Shorne Village to Brewers Road, over bridge and take newly renamed Darnley Lodge Lane, Thong Lane down to take Right at Shorne Ifield Lane, back down Forge Lane, Across Shorne Crossroads, take Green Farm Lane to Lower Higham Road. Left to Lion Roundabout through Chalk and/or right to Higham/Lower Higham Also, Crutches Lane from Higham to Three Crutches (A2 out of Strood to join A289 sliproads back onto A2 westbound		See ExA comments in relation to Applicant's suggested ASI itinerary.
	A226 Gravesend to Higham		See general comment 6. The ExA has already visited this location.
	A228 Peter's Village new bridge junction towards Strood, taking left at Bush Road and a right up to Cobham then Halfpence Lane to Brewers Road/Halfpence roundabout, then onto A2 westbound		See general comment 6. The ExA has already visited these locations.
	M25, M26, M20 southbound to use A228, or off M26 at A20 then via A227 from Wrotham Hill through to A2 at Gravesend		See general comment 6. The ExA has already visited these locations.
	Gads Hill Farm, Higham then In Shorne Village: Swillers Lane large fields, Woodlands Lane pastures, Shorne Ifield Road field to south then Shorne West		See general comment 6. The ExA has already visited some of these locations. Others can be viewed

Interested Party	Site or Route Description	Further Comments	ExA Comments
			as part of future USIs. However, per comments above an inspection to Gads Hill is requested.
Christopher Padfield (Gateley Legal)	Landholdings both at Codham Hall and South Codham – Brentwood Enterprise Park.	Possible CA land	An accompanied site inspection in relation to CA is requested.
Mr Mee (Gateley Legal)	Manor Farm / the Farm Shop / Land at Hobbs Hole / Wilderness Wood / The Lakes at the top of Church Lane.	CA Land	See previous ExA comments in relation to Manor Farm.
Linford Land Group (Holland Land)	Land at Linford north and south of the Tilbury Loop Line and north and south of Muckingford Road (16/01232/OUT)	Part CA	See previous ExA comments
E and K Benton Limited (Holland Land)	Areas referred to under the Mardyke footpath at South Ockendon – Medebridge solar scheme at South Ockendon Hall Farm.		Whilst the EXA has previously visited this area, solar farm development has taken place since; it would be helpful to understand this arrangement in context with the proposed route alignment.
Melville Hamilton Lowe Mott (Holland Land)	Coalhouse Fort and Ingrebourne Valley/Mott Farm		See general comment 6. The ExA has already visited these locations. See previous comments in relation to private land in and the northern portal.

Interested Party	Site or Route Description	Further Comments	ExA Comments
Kathryn Homes, Runwood Homes, Runwood Properties	Whitecroft Care Home (inside and out)	To understand the nature of the care home operation; proposal would impact from construction and operational noise, vibration and outlook	With the agreement of the landowner the ExA intends to visit this location as part of a future Access Arranged Site Visit.
Havering Council	Upminster Cemetery and South Essex Crematorium (SEC). Site is located on Ockendon Road in close proximity to where a full road closure is proposed during a period of scheme construction		See general comment 6. The ExA is satisfied that it could visit these locations as part of a future USI.
Port of Tilbury	4 locations (map provided).		See previous ExA comments in relation to PoTLL
Gravesham BC	Local road network south of A2 including Cobham Services, Henhurst Road, Jeskyns Road, The Street, Halfpence Lane.		See general comment 6. Some of these roads have already been seen. Those that have not will be covered under future USIs.
Mrs J Carver (Lawson Planning Partnership)	Franks Farm, St Mary's Lane, Cranham		The ExA requests an ASI to this location to enable it to appreciate the environmental impacts on the site.

ExA's Suggested Locations Arising from its own Observations

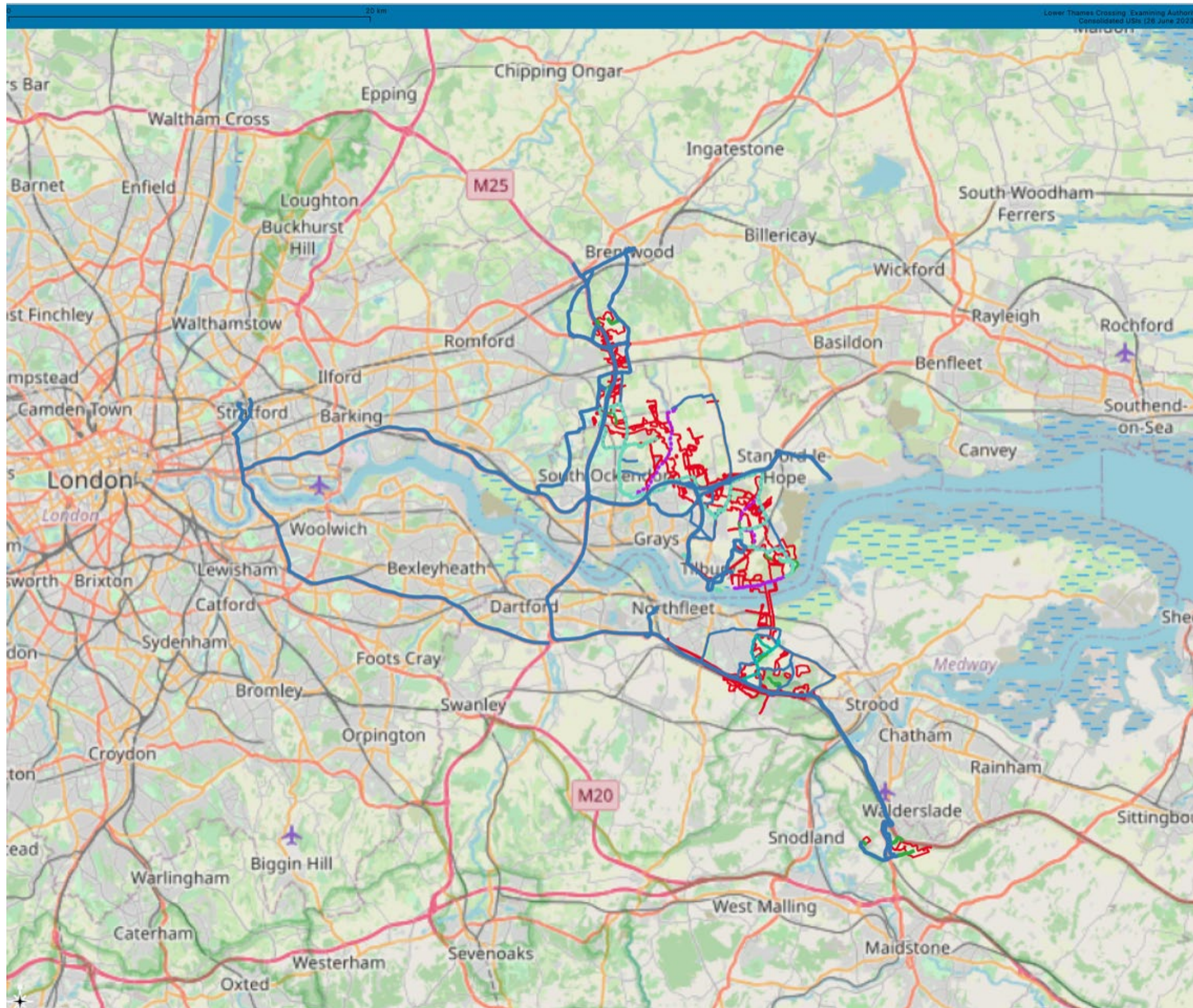
Table 5

Lower Thames Crossing Site Visits

Site or Route Description	ExA Comments
<p>Proposed Northern Tunnel Portal, West Tilbury Marshes Access to view the proposed LTC northern tunnel portal site, within a polygon broadly described as north of England Coast Path/ National Cycle Route 13 (River Thames northern foreshore), west of Bowaters Farm, East Tilbury, south of Gravelpit Farm, Low Street and east of Walton Common, West Tilbury Marshes.</p>	<p>Privately owned land to the south of Buckland and Bowaters Farm on East Tilbury Marshes is described as 'workings' on the Ordnance Survey 1:25000 sheet (TQ67328 76859) and is the general location for the proposed northern tunnel portal. Some of this land contains active fill/ ground remediation works. Topography limits views into this area from the Thames foreshore and from PRowS between Coalhouse and Bowaters Farm. The ExA seeks negotiated access to view the proposed tunnel portal location, noting that there may also be health and safety considerations in relation to active engineering operations in this location. (See Annex A Map 2.)</p>
<p>Mardyke Valley and Orsett Fen Access to view the proposed LTC alignment within a polygon broadly described as north of Whitfields Farm, Baker Street, west of Poplars Farm, Green Lane, Orsett, south of Fen Lane, Bulphan and east of Mederbridge Road, Stifford Clays, Mardyke Country Park/ Grangewaters and South Ockendon Hall.</p>	<p>There is a substantial area of privately owned land in this location, where the proposed LTC alignment mid-line is not crossed by a public highway or PRow and the ExA has been unable to make any inspections. Whilst the Mardyke bridleway allows the proposed LTC alignment to be crossed at the northern end of this area and this has been inspected, the proposed LTC alignment to the south of this point cannot be accessed unaccompanied. The ExA seeks negotiated access to view the approximate centreline of the proposed alignment in the land north of Green Lane and south of Orsett Fen (TQ62488 82601). (See Annex A Map 3.)</p> <p>A possible additional solution here would be for the applicant to submit drone footage covering the area between the M25 and A13 junctions.</p>

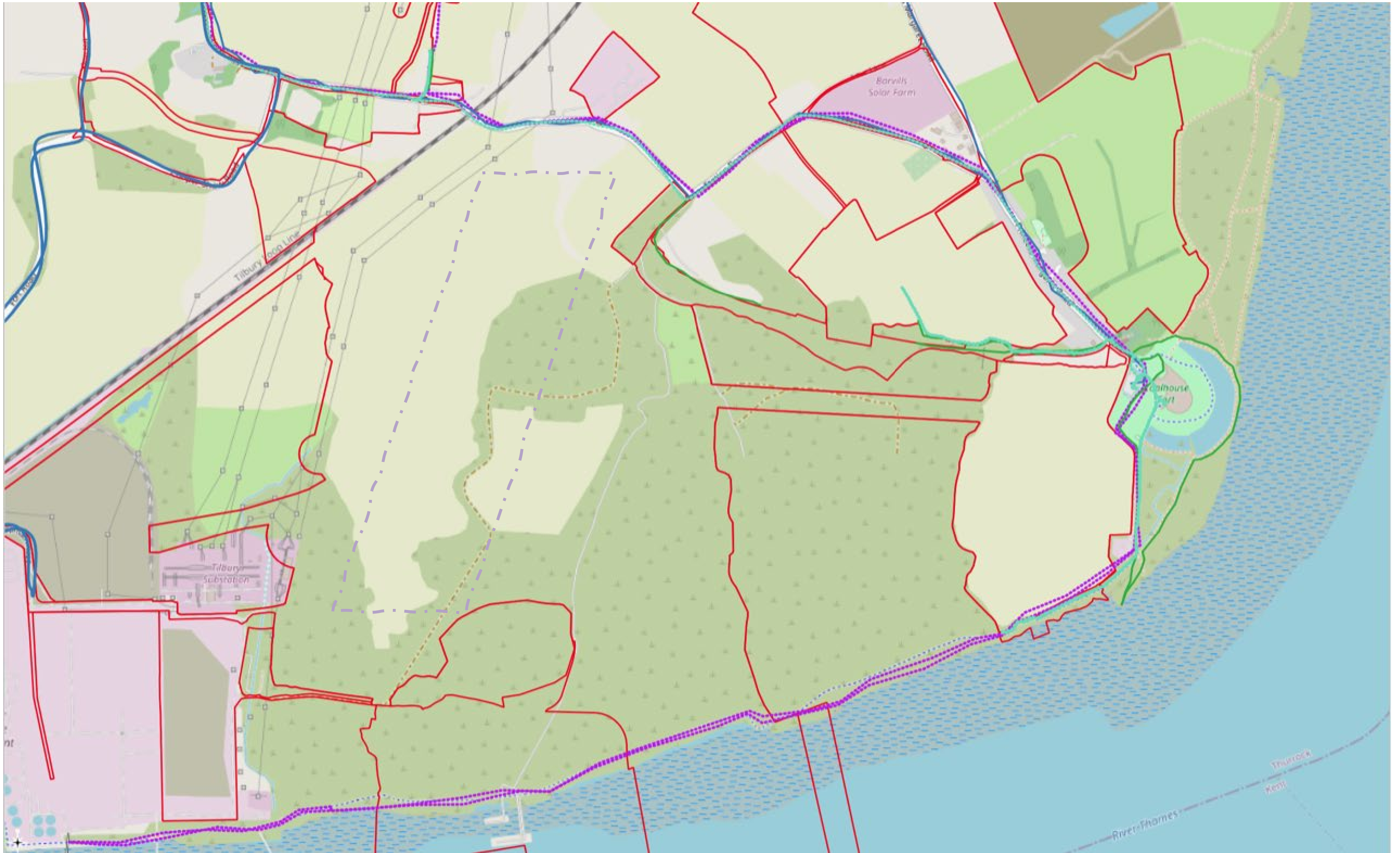
Site or Route Description	ExA Comments
<p>Between North Ockendon and South Ockendon Access to view the proposed LTC alignment within a polygon broadly described as north of West Road, South Ockendon, west of North Road and the Wilderness, South Ockendon, south of land accessible by LB Havering FP 254 and east of the Upminster to Ockendon railway.</p>	<p>There is a relatively small area of privately owned agricultural land in this location that is not crossed by a public highway or PRow. Negotiated access to the approximate centreline of the proposed alignment is requested and will require access to private land (TQ5921383869). (See Annex A Map 4.)</p> <p>A possible additional solution here would be for the applicant to submit drone footage covering the area between the M25 and A13 junctions.</p>

Annex A
Consolidated Site Inspections Summary Plan




Base Map Source: © [Open Street Map](#) Contributors (EPSG: 3857 – WGS 84) via QGIS (June 2023)
Do not scale

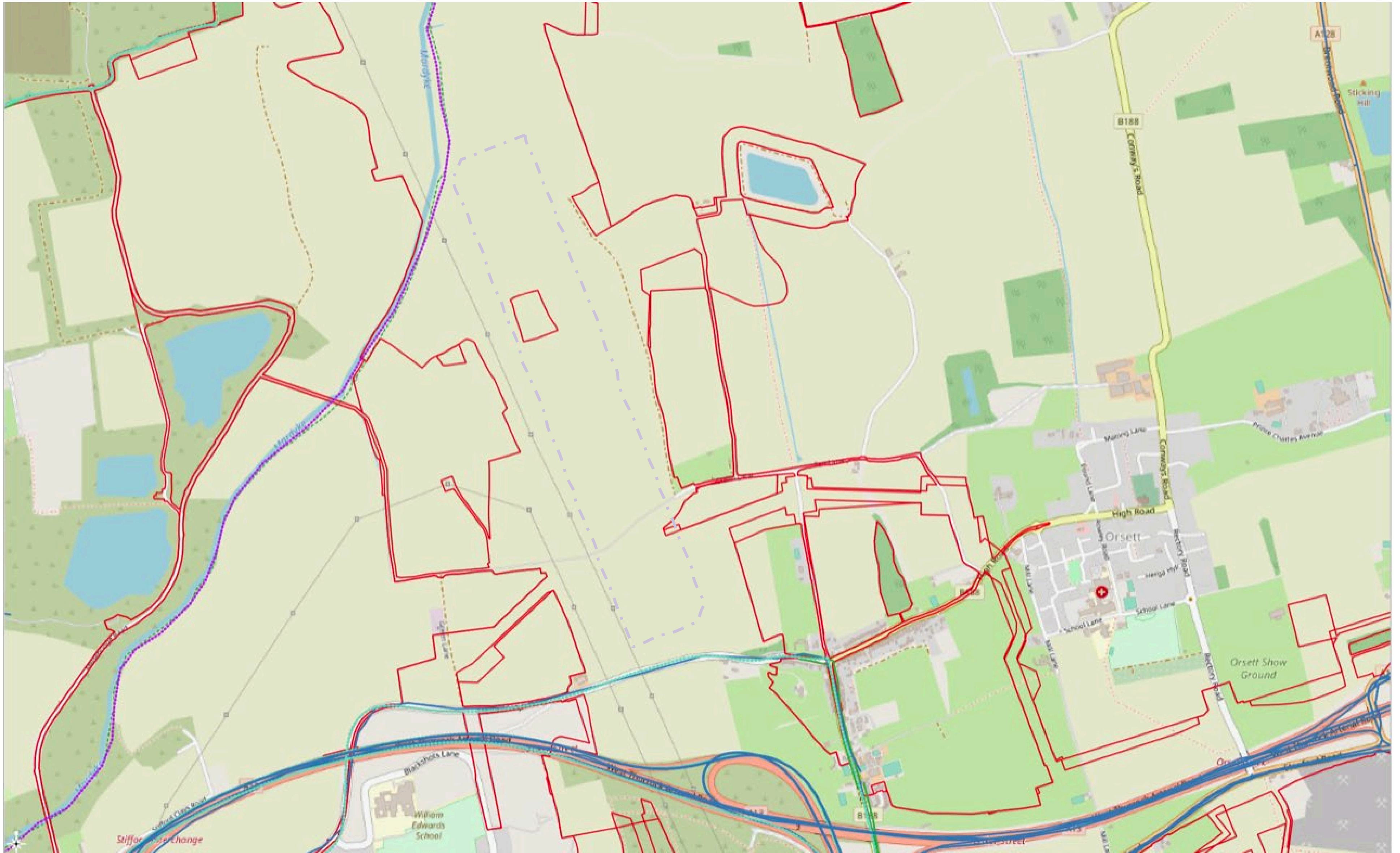
Proposed Northern Tunnel Portal, West Tilbury Marshes




Key

 Access to land in this general area is sought

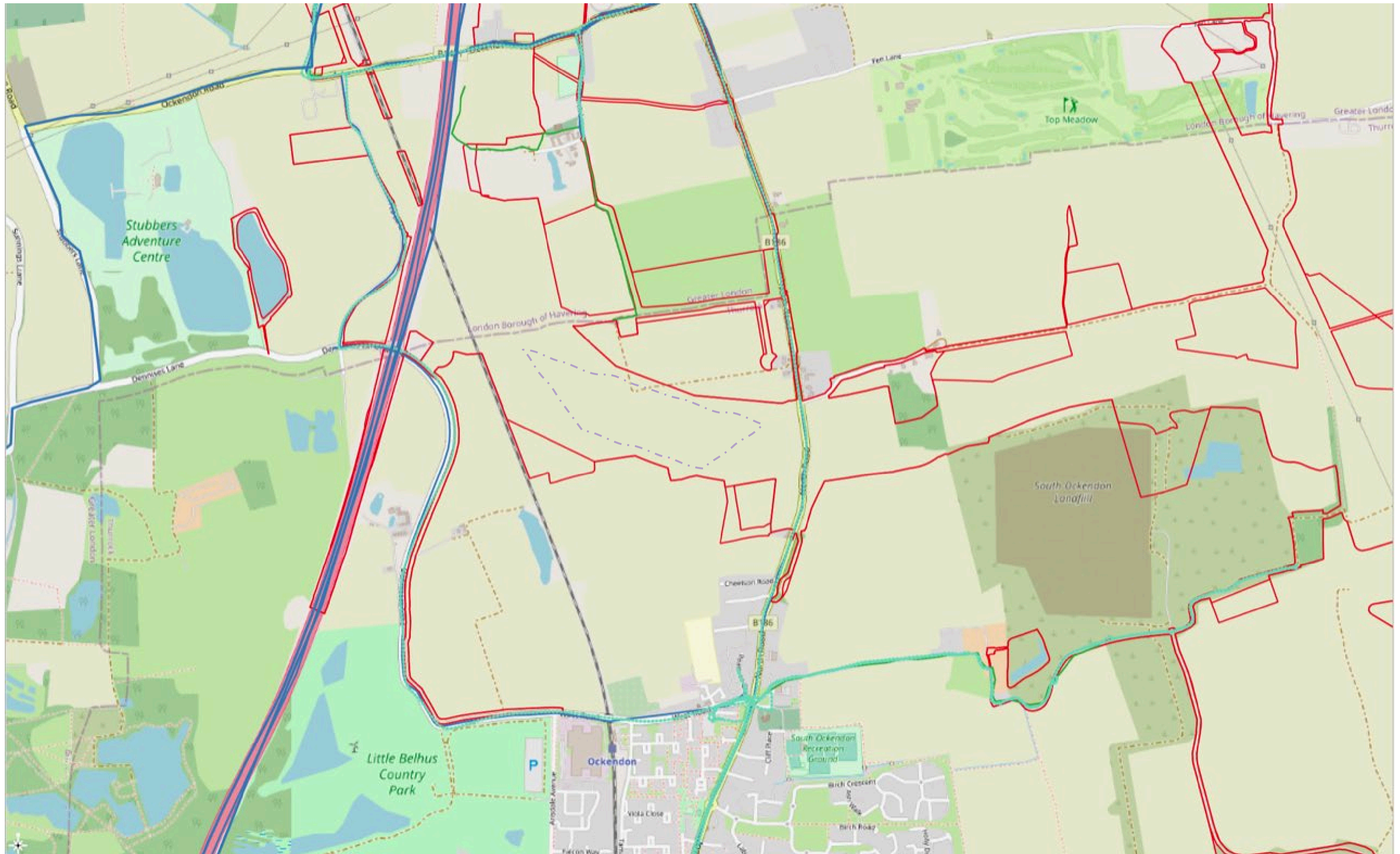
Mardyke Valley and Orsett Fen




Key

 Access to land in this general area is sought

Between North Ockendon and South Ockendon



Key

 Access to land in this general area is sought