



# **LOWER THAMES CROSSING** A MISSED OPPORTUNITY FOR THURROCK

PRODUCED BY  
THURROCK COUNCIL  
FEBRUARY 2020



# INTRODUCTION



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## ABOUT THIS REPORT

This report has been produced by Thurrock Council. It summarises the findings of the Lower Thames Crossing Economic Costs Study (February 2020), produced by Hatch Regeneris for Thurrock Council.

For the full Lower Thames Crossing Economic Costs Study please visit: [www.thurrock.gov.uk/thames-crossing/lower-thames-crossing-proposals](http://www.thurrock.gov.uk/thames-crossing/lower-thames-crossing-proposals) or contact us using the details on the back of this report.



## A LETTER FROM THE LEADER OF THE COUNCIL

WE AT THURROCK COUNCIL HAVE FOUGHT HIGHWAYS ENGLAND’S PLANS AT EVERY STAGE. WITH ONE VOICE YOUR COUNCIL HAS VOTED UNANIMOUSLY TO OPPOSE THE PROJECT AND THE SIGNIFICANT EFFECT WE KNOW IT WILL HAVE ON OUR BOROUGH, OUR COMMUNITIES AND OUR BUSINESSES.

The proposed Lower Thames crossing will cut through the heart of Thurrock creating a visible barrier on our landscape. Thurrock’s residents and businesses will endure years of road works and disruption, and if it is approved in its current form it could have long-lasting negative impacts on our borough.

Thurrock is one of the country’s most significant investment areas. Hundreds of millions of pounds will be invested in local infrastructure in the coming years bringing improvements to our borough.

The opportunity for us to further build on this investment could be put at risk by these Highways England plans to create a major new motorway through Thurrock damaging future development opportunities and providing minimal benefits for our communities.

Last year, we commissioned a major study into the economic impacts of this project on Thurrock. This study was undertaken by Hatch Regeneris, one of the UK’s leading economic research specialists. The final report has now been published and this document provides a summary of its findings.

Highways England has recently launched further consultation (known as ‘supplementary consultation’) on proposed design changes. You can find out more about this at [www.highwaysengland.co.uk/lower-thames-crossing-consultation2020](http://www.highwaysengland.co.uk/lower-thames-crossing-consultation2020).

This is your chance to have your say. Please find out more and send your views to Highways England by 25 March 2020.

Leader of Thurrock Council, **Councillor Rob Gledhill**





OUR BOROUGH

LOCATED ON THE NORTH SIDE OF THE RIVER THAMES, THURROCK IS A BOROUGH OF STRATEGIC SIGNIFICANCE FOR ESSEX, LONDON AND THE SOUTH EAST – AROUND 70% OF LONDON’S TRADE COMES THROUGH OUR PORTS.

We have a strong economy here with three international ports and a growing population. It is a place where people want to live and that is why we have ambitions for major growth over the coming years. This opportunity for growth and future investment is being hampered by the Lower Thames Crossing plans.

Around 60% of our borough is Green Belt. We are also home to 12 Sites of Special Scientific Interest (SSSI), 17 scheduled monuments and more than 200 listed buildings. Our environment is also being put at risk by the LTC project with increased noise, air pollution and loss of open space.



OUR VISION FOR THE FUTURE IS BEING PUT AT RISK

OVER THE NEXT 20 YEARS WE HAVE AMBITIOUS NEW GROWTH PLANS FOR THURROCK, INCLUDING NEW HOMES, JOBS AND INFRASTRUCTURE.

*Thurrock is one of the largest growth areas in the UK and has major regeneration projects centred around six growth hubs that are set to create 24,500 new jobs. With £20bn of investment in new jobs, homes and infrastructure already planned and 1,000 acres of land ready for business development, Thurrock has an exciting future.*

WHAT IMPACT COULD THE LOWER THAMES CROSSING HAVE ON ALL THIS?

Please read this brochure to find out more.







# THE PROPOSED LOWER THAMES CROSSING

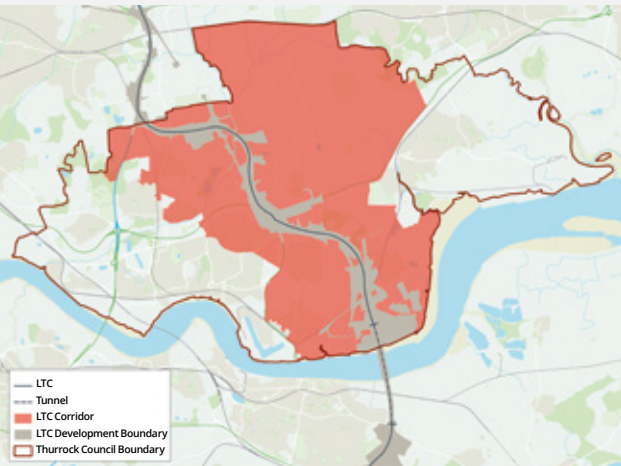
THE LOWER THAMES CROSSING IS A PROPOSED NEW ROAD THAT WILL LINK THE A2 IN KENT AND THE M25 IN ESSEX AND IS AIMED AT INCREASING ROAD CAPACITY ACROSS THE THAMES. IT WILL HAVE A SIGNIFICANT IMPACT ON THURROCK.

The proposed route will run from the M25 near South Ockendon then be routed through Thurrock, crossing the A13 at Orsett and going under the River Thames between Tilbury and East Tilbury. It will then connect with the A2 south of Gravesend.

The project is being promoted by Highways England, the government body responsible for motorways and major A roads in England. Due to its scale, the project is classed as a ‘Nationally Significant Infrastructure Project’ (NSIP) and therefore planning consent for it will be determined by the Government, not the local Council.

## THE LTC CORRIDOR

This area around the proposed LTC route was set by Thurrock Council for the purposes of the economic assessment. References to the LTC Corridor refer to the area shown in red below.



Source: Hatch Regeneris. Contains OS data © Crown copyright and database right 2019

## THURROCK COUNCIL'S VIEW OF THE PROJECT

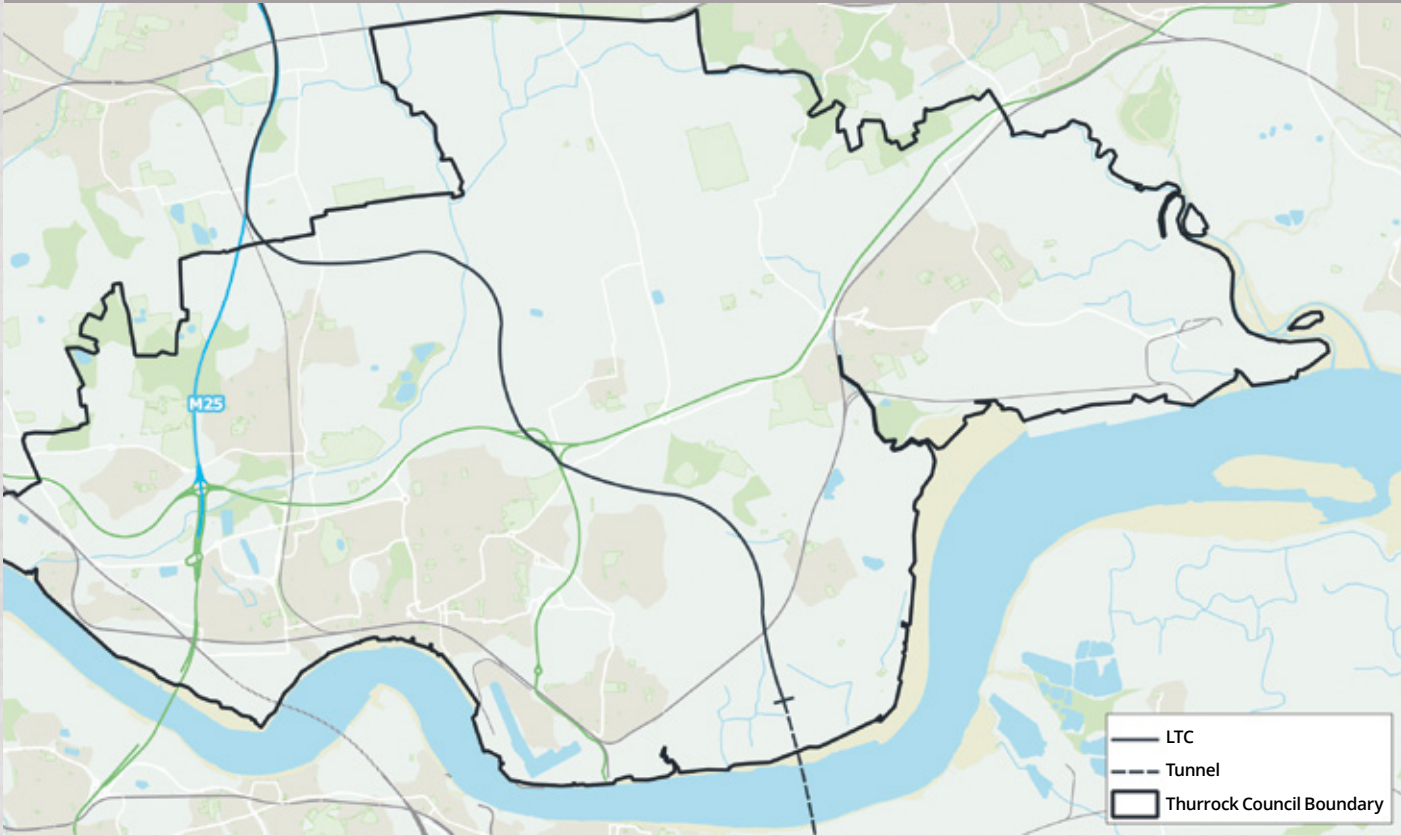
Thurrock Council is objecting to the proposals due to the negative economic, environmental and community impacts it will potentially have on the borough. It will also potentially constrain our future growth.

Major new infrastructure should normally provide local benefits, but these LTC plans don't.

We are urging Highways England to take the time to change the design and route to protect our future and provide some local benefits.

You can find out more about the impacts and how you can get involved in this report.

## THE LOWER THAMES CROSSING



## THIS IS YOUR CHANCE TO HAVE YOUR SAY

Highways England is currently undertaking further consultation on its latest proposals. Find out more about how to get involved on page 18 of this document, or visit [www.highwaysengland.co.uk/lower-thames-crossing-consultation2020](http://www.highwaysengland.co.uk/lower-thames-crossing-consultation2020).

The deadline for comments is 25 March 2020.





THE POTENTIAL  
HARM TO OUR  
BOROUGH

THE LOWER THAMES CROSSING WILL HAVE **SIGNIFICANT IMPACTS ON RESIDENTS AND BUSINESSES IN THURROCK**, DURING CONSTRUCTION AND FUTURE OPERATION.

Whilst the scheme may bring a range of strategic connectivity benefits to the UK as a whole, it will negatively affect Thurrock’s economy, restrict access and movement around the development corridor, delay growth, harm the environment, and increase air and noise pollution.

The LTC provides limited new connections for residents and businesses of Thurrock as the only means of accessing the scheme is through an upgraded A13 junction, but even this has restricted access. For example, to travel from the A128 to the A1089 will add 4.2 miles and 8 minutes to the journey time. Residents and businesses from the west of the borough will be expected to use the existing Dartford Crossing to access the south of the river. In addition, Hornsby Road will be closed permanently (except access) and some Public Rights of Way (PRoW) will be diverted.

The scheme will result in the direct loss of property and valuable development land, as well as blighting surrounding properties and land.

In addition, during construction, there will be considerable disruption with noise, road closures, construction traffic and impacts on PRoWs, such as footpaths.

WHAT THE LTC COULD MEAN FOR THURROCK

- **MORE NOISE**
- **MORE TRAFFIC**
- **MORE POLLUTION**
- **LAND LOST**
- **DELAYED INVESTMENT**

THURROCK COUNCIL’S VIEW OF THE PROJECT

Thurrock Council is objecting to the proposals due to the negative economic, environmental and community impacts it will potentially have on the borough. It will also potentially constrain our future growth.

Major new infrastructure should normally provide local benefits, but these LTC plans don’t.

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SUMMARY  
ANTICIPATED  
KEY IMPACTS  
OF THE LTC

UP TO  
**1,400**  
HOMES  
IMPACTED



UP TO  
**£61M**  
LOSS FOR OUR  
BUSINESSES DURING  
CONSTRUCTION  
AND OPERATION



**MORE**  
AIR AND NOISE  
POLLUTION



LAND FOR  
UP TO  
**3,500**  
POTENTIAL NEW  
HOMES LOST OR  
DELAYED



POTENTIALLY  
MORE THAN  
**£150M**  
LOSS FOR  
THURROCK







THE HARM TO  
OUR BUSINESS  
AND ECONOMY

THURROCK IS A FAST-GROWING DESTINATION FOR BUSINESS, DRAWING ON OUR RIVERSIDE LOCATION AND TRANSPORT LINKS. OVER RECENT YEARS, EMPLOYMENT IN THE BOROUGH HAS GROWN BY 13% (2013- 2018) AND BUSINESSES BY 42% (TO 2014-2019) WITH INVESTMENTS FROM MAJOR ORGANISATIONS SUCH AS DP WORLD LONDON GATEWAY, PORT OF TILBURY AND AMAZON.

Around 12,500 people work in 2,200 businesses within the LTC corridor.

The project could have a significant impact on Thurrock’s local economy and businesses by disrupting roads and business operations during construction and beyond.

Key impacts include:

- **Commercial land** – 152 hectares (375 acres) of farmland lost, potentially affecting up to 53 farms within 1km of the route. For comparison, this is more than the entire area of London’s Hyde Park.

- **Business disruption** – potential for disruption to shops, businesses and town centres from road closures, diversions and congestion. Disruption is anticipated around the A13 junctions with the A1089 and A128.

- **Investment** – the project may negatively impact Thurrock’s attractiveness to investors.

In addition, it is anticipated that the LTC and Dartford Crossing will be simultaneously closed once every 3 months. Current closures of the Dartford Crossing typically last 30 minutes.

SUMMARY OF KEY BUSINESS AND ECONOMY IMPACTS

Impact Area	Estimated Cost to Thurrock
Commercial land value lost	c. £4 million
Business disruption during construction	Jobs lost 115 FTE GVA Impact up to c. £39 million
On-going business performance	up to c. £18 million
Attractiveness to investors & strategic perceptions	Minor to Moderate Adverse (across Thurrock)

Source: Hatch Regeneris

152  
HECTARES OF  
FARMLAND  
LOST



115  
JOBS LOST



MINOR TO  
MODERATE  
ADVERSE  
IMPACT  
TO INVESTORS



UP TO  
£61M  
MILLION  
ECONOMIC  
OUTPUT LOST



# THE HARM TO OUR COMMUNITIES



## THE LTC WILL HARM LOCAL COMMUNITIES IN THURROCK WITH BLIGHT, LOST HOUSING, HARM TO COMMUNITY FACILITIES AND NEGATIVE SOCIAL IMPACTS.

It is estimated that up to 20 homes will be lost and 1,400 homes will be affected by blight, reducing the value of these properties by between 5% and 10%.

During construction, seven community facilities will be negatively affected. We expect Condozers Scout Activity Centre to close for the six-year construction, as will four children’s pitches at Thurrock RFC. Several other community facilities will be blighted by noise, restrictions on access and / or air pollution – including The Whitecroft care home, Willow Garden Day Nursery, Orsett Heath Academy, Treetops School and Beacon Hill Academy. Once the LTC is operational, The Whitecroft and Willow Garden Day Nursery will continue to be harmed.

Footpaths and other PRow will be significantly affected during construction. Some will be closed, making it harder for residents to access local services. We anticipate that 17 PRow will be temporarily severed

during construction, affecting 29 community connections, and that 9 PRow will be permanently affected.

Construction of the LTC will likely disrupt many communities around the route. Residents can expect road closures, more traffic, increased congestion and diversions. Southfields, Baker Street, Orsett, East Tilbury, Linford, Low Street, Bulphan and West Tilbury are particularly prone to this. This could affect access to education facilities and hospitals, including A&E.

Community cohesion will also be reduced by the impact on accessing the LTC and PRow.

The LTC may also affect the health and wellbeing of some residents, adding to existing obesity, health inequality, social isolation and service provision challenges, such as through stress, pollution and loss of local facilities.

Please refer to the Hatch Regeneris report for more details.

### SUMMARY OF COMMUNITY IMPACTS

Impact Area	Estimated Cost to Thurrock
Loss of residential properties	£3.1 million
Residential property blight	£24.5 million
Impact on community facilities	Moderate adverse (within LTC Corridor)
PRow severance/disruption	Moderate adverse (within LTC Corridor)
Community disruption during construction	Moderate adverse (across Thurrock) (up to £36 million direct transport impacts*)
Impact on community cohesion	Moderate adverse (across Thurrock) (up to £21 million direct transport impacts**)
Health & Wellbeing	Moderate adverse (across Thurrock)**

Source: Hatch Regeneris

\* Estimated economic impact of delays to non-business related car trips \*\* Subject to findings of full Health Impact Assessment



OVER  
**55,000**  
RESIDENTS LIVE  
NEAR THE LTC

**1,400**  
HOMES TO  
BE AFFECTED  
BY BLIGHT



**NEGATIVE  
IMPACT**  
ON OUR  
COMMUNITIES







THE HARM  
TO OUR  
ENVIRONMENT

THE PROJECT WILL HARM THE BOROUGH’S ENVIRONMENT WITH HABITAT LOSS  
POLLUTION AND VISUAL IMPACTS. ACCORDING TO 2018 DATA FROM HIGHWAYS  
ENGLAND, 728HA WILL BE AFFECTED.

**Wildlife:** Thurrock has 12 SSSIs, including Hangman’s Wood and Mucking Flat Marshes. The LTC threatens some of our wildlife areas – some will be lost; habitat corridors and woodlands will be affected and overall there will be a direct loss of amenity value from 728ha (1,798 acres) of land. To put this into context, this is nine times bigger than the entire intu Lakeside site.

**Air quality and emissions** – it is estimated that the LTC will generate 13,250 new trips across the River Thames every day and will have a negative impact on Thurrock’s air quality with many more HGV and car movements through the borough. Areas around the A13 junction with the LTC are expected to be particularly affected.

**Heritage:** There are 17 scheduled monuments in Thurrock, seven of which are near to the LTC (est. within 200m). Analysis indicates several will be adversely affected.

**Visual impact:** Views will be affected in a number of areas including Tilbury Marshes, Orsett Fen, the Mardyke Valley and 160 properties that are within 200 metres of the road.

**Noise:** local communities will be affected by noise. Over 250 properties and other sensitive places (such as Treetops School) near the LTC could experience substantial noise during construction. Once built, the road is expected to significantly affect local communities including Tilbury and East Tilbury.

Other potential impacts include on an allotment, children’s play area and other green space that is within the LTC boundary. Nearby cycle routes, Coalhouse Fort and golf courses may also be affected.

Please refer to the main Hatch Regeneris report for full details.

SUMMARY OF ENVIRONMENTAL IMPACTS

Impact Area	Estimated Cost to Thurrock
Amenity land value lost	£1.35 million
Habitat lost / damaged	Minor to moderate adverse impacts (within LTC Corridor)
Heritage impact	Moderate adverse* (within LTC Corridor)
Flood risk	Negligible to slight adverse* (within LTC Corridor)
Visual impacts	Moderate adverse (across Thurrock)
Local air quality and emissions	Moderate adverse* (within LTC Corridor)
Increase in noise	Moderate to Major adverse* (within LTC Corridor)

Source: Hatch Regeneris

\* subject to future modelling exercises and more detailed analysis

NEGATIVE  
IMPACT  
ON AIR  
QUALITY



138ha  
OF HABITAT LOST  
OR DAMAGED  
DURING  
CONSTRUCTION



MODERATE  
TO MAJOR  
NOISE  
IMPACT





THURROCK HAS PLANS FOR MAJOR INVESTMENT OVER THE COMING YEARS WITH THOUSANDS OF NEW HOMES, JOBS AND GROWTH ACROSS THE BOROUGH.

Land required for the construction and operation of the LTC has significant development value.

It is estimated that development land for up to 840 new homes will be lost permanently. In addition, potential development of 285ha will be delayed and, in all, 324ha will be blighted.



*“The gross impacts of the LTC scheme upon future development values is significant with a potential economic cost in excess of £150m.”*  
Hatch Regeneris

ESTIMATED LOSS OF GROSS ECONOMIC VALUE FROM DEVELOPMENT IMPACTS

Development Impact	Land Area	Land Impacted	Economic Cost to Thurrock
Permanent Land Lost	Total Development Area *	39 hectares	Up to £88 million *
	Number of new homes **	Up to 840 homes	
Temporary Land Lost	Total Development Area *	285 hectares	Up to £29 million *
	Number of new homes **	Up to 2,660 homes	
Development Land Blight	Total Development Area *	324 hectares	Up to £41 million *
	Number of new homes **	Up to 5,730 homes	

Source: Hatch Regeneris

\* commercial and residential land    \*\* delivered from residential land allocations



**39ha**  
OF POTENTIAL  
COMMERCIAL  
AND RESIDENTIAL  
DEVELOPMENT  
LAND LOST

LAND FOR UP TO  
**9,230**  
FUTURE HOMES  
AFFECTED



POTENTIALLY  
MORE THAN  
**£150M**  
LOSS FOR  
THURROCK





HOW TO GET INVOLVED AND WHY IT MATTERS

THE LOWER THAMES CROSSING WILL HAVE SIGNIFICANT IMPACTS ON RESIDENTS AND BUSINESSES IN THURROCK, DURING CONSTRUCTION AND FUTURE OPERATION.

NEXT STEPS: GET INVOLVED AND HAVE YOUR SAY

On 29 January 2020, Highways England launched a phase of supplementary consultation.

This is the chance for residents, businesses, community groups, stakeholders and others to find out about the latest plans and share feedback with Highways England.

Highways England says:

*“The consultation will give people the chance to have their say on latest changes to the project that have been made after detailed analysis of the 29,000 responses received during the last consultation held in 2018, and new technical information becoming available following surveys and ground investigations.”*

Please take part in the consultation. This is your chance to have your say.

HIGHWAYS ENGLAND CONSULTATION EVENTS

Highways England is running a series of public information events for the public to find out more about the Lower Thames Crossing proposals and to ask questions.

Highways England has published a schedule of public information events, including these in Thurrock:

HIGHWAYS ENGLAND PUBLIC INFORMATION EVENTS

Location	Date	Time
Thurrock Civic Centre	21/02/2020	2pm-8pm
East Tilbury Village Hall	03/03/2020	2pm-8pm
Orsett Hall Hotel	09/03/2020	2pm-8pm
Linford Methodist Church	11/03/2020	2pm-8pm
Brandon Groves Community Club	17/03/2020	2pm-8pm

HIGHWAYS ENGLAND MOBILE INFORMATION EVENTS

Location	Date	Time
Defoe Parade, Grays	26/02/2020	10pm-7pm
Grays Town Centre	21/03/2020	10pm-5pm

For full addresses and further details, visit the Highways England consultation website [www.highwaysengland.co.uk/lower-thames-crossing-consultation2020](http://www.highwaysengland.co.uk/lower-thames-crossing-consultation2020). The website also includes information on other ways to take part in the consultation.

WHAT CAN YOU DO?

1. **Take part in the Highways England consultation and learn more about the plans** – attend one of the public information events (see page 18), visit the website or access information via other means advertised.
2. **Provide your feedback** in writing to Highways England by the deadline: 25 March 2020. Further information on how to take part and give feedback can be found at [www.highwaysengland.co.uk/lower-thames-crossing-consultation2020](http://www.highwaysengland.co.uk/lower-thames-crossing-consultation2020) or by phoning Highways England on 0300 123 5000.

Highways England has set the deadline of 25 March 2020 for all feedback.

GLOSSARY

- LTC** – Lower Thames Crossing, the government's proposed new road project
- NSIP** – Nationally Significant Infrastructure Project
- SSSI** – Site of Special Scientific Interest

SCALE

The report applies a consistent scale of adverse impacts to assess the significance of the potential negative effects.

**Major Adverse** – Total loss or large-scale damage to existing character or distinctive features. Likely to result in substantial harm or loss of economic or social value.

**Moderate Adverse** – Partial loss or noticeable damage to existing character or distinctive features. May result in significant harm or loss of economic or social value, without appropriate remedial action.

**Minor Adverse** – Slight loss or damage to existing character or features and elements, with associated loss of economic or social value. The effects cannot be completely mitigated but opportunities may exist for mitigation.

**Negligible Adverse** – Barely noticeable loss or damage to existing character or features and elements. There is a low possibility that harm or loss of economic or social value could arise.

**No Change** – No noticeable loss, damage or alteration to character or features. No harm or loss of economic or social value.



**Thurrock Council**

Civic Offices  
New Road  
Grays  
RM17 6SL

**W:** [www.thurrock.gov.uk/thames-crossing/lower-thames-crossing-proposals](http://www.thurrock.gov.uk/thames-crossing/lower-thames-crossing-proposals)