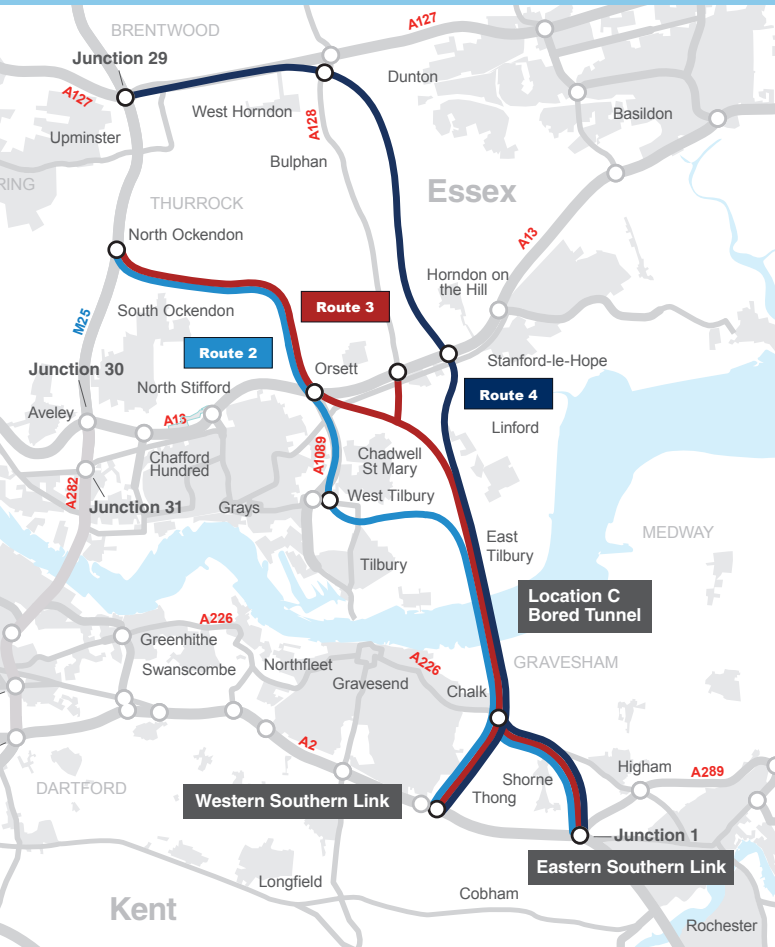


Lower Thames Crossing Fact sheet

Land and property



We understand that you may be concerned about our proposals for the Lower Thames Crossing, particularly if you own property, a business or other types of land in the area.

We are at a very early stage in the development of the scheme. We have developed three potential route options north of the river (Routes 2, 3 and 4) and two options south of the river (the Eastern Southern Link and Western Southern Link). Our proposed scheme is Route 3, with a bored tunnel crossing under the river and the Eastern Southern Link.

Responses to this consultation will be analysed and will inform the Government's decision on the preferred route. There could be changes as a result of this consultation and further design development.

Protecting the route

Following an announcement on the preferred route, we would need to protect the route from conflicting development. We often do this by registering the route with the local planning authority and asking them to protect a specific zone along the route.

The local planning authority would then tell us about any planning applications made in their area which fall within the protected zone. They would also reveal the scheme on local land searches carried out by anyone planning to buy a property within 200 metres of the protected area. Homeowners on, or close to, the line of the scheme can ask us to consider buying their home under 'blight.'

Highways England is consulting on proposals for a new road crossing of the River Thames connecting Kent and Essex. There are three route options north of the river in Essex and two south of the river in Kent. Your views will help us to inform the Government prior to its decision, expected later this year, on the preferred route and crossing.

Blight is when the value of a property is reduced because of large scale or major public works. It can sometimes make it difficult for homeowners to sell their properties at market value and they sometimes have to sell at a much lower price. Under the Town and Country Planning Act 1990 (as amended), a highway authority, such as Highways England, has legislative powers to purchase blighted land, meaning that home and landowners can sell their property to them at market value.

The planning process

As a Nationally Significant Infrastructure Project, a new Lower Thames Crossing is subject to a statutory Development Consent Order (DCO) process. This means there will be further opportunities for you to have your say on more detailed aspects of the scheme.

Following the Government's decision on the preferred route, we would also begin preparing an application for a DCO to be submitted to the Planning Inspectorate for consideration.

Prior to the DCO being submitted and throughout the DCO process we would contact everyone whose land and property might be affected by our proposals.

It is important to note that we are not yet at this stage in the process of the development of the Lower Thames Crossing.

What happens next

We understand that you may be concerned about our proposals. At this stage in the process we cannot say with any certainty which specific properties or areas of land might be required, either temporarily or permanently, for the construction and operation of the Lower Thames Crossing. Once the Government has decided on a preferred route, we would move into the next phase of design development and this would include 'protecting the route'. It is only at this point that we could be more clear about which properties would be affected.

For more information

Visit our website

www.lower-thames-crossing.co.uk

Access consultation materials and provide your views on our proposals.

Join us at one of our events

Members of our team will be on hand to answer your questions.

Phone us

If you need help accessing this or any other Highways England information, please call 0300 123 5000.

You can find more information about the DCO application process at

<http://infrastructure.planninginspectorate.gov.uk/application-process>

The Department for Communities and Local Government has published a series of booklets on compulsory purchase and compensation that you may find useful.

www.gov.uk/government/collections/compulsory-purchase-system-guidance

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