

Dear Sirs,

I consider that one of the aims of the NIC should be to link projects that can support each other or generate synergies, create economies of scale, or pursue other national or regional priorities as a byproduct, thus "killing two birds with one stone" and leveraging funding in the best possible way towards desired outcomes.

In particular, I am anxious that all future tunnelling projects should be linked with land reclamation schemes, so as to maximise the land available for other uses that are needed, including housing development or other infrastructure.

I would draw to your attention that spoil from the British sector of the Channel Tunnel was used to create an extension to the cliffs of Kent known as Samphire Hoe, which is now a unique habitat, nature reserve, public open space and tourist attraction.

Given the pressure on land for housing, green infrastructure, food production, energy infrastructure etc., I consider it vital that spoil from Crossrail 2, a Trans-Pennine Tunnel, and other similar schemes be used for seabed land reclamation in or near to existing cities or towns so as to create new footprints for high-value coastal housing schemes with sea views. The proceeds of sale of such housing would subsidise the original project, and it would help to meet the housing imperative without taking any greenfield land.

Yours faithfully,
[redacted]