

The Lake Lothing (Lowestoft) Third Crossing Order 201[*]



Lake Lothing
**THIRD
CROSSING**

Document 5.2: Consultation Report Appendices

Appendix 8 Materials used in land referencing exercise

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Consultation Report Appendix 8

Materials used in land referencing exercise

Examples of the correspondence documentation used as
part of the land referencing exercise

- 8.1 Land Interest Questionnaire
- 8.2 Site notice and images
- 8.3 Confirmation schedule letter

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Appendix 8.1

Land Interest questionnaire

2. Your interest – The nature of interest you hold over the property shown on the attached plan.

Please indicate in the box below your interest in the land. If you have a joint or shared interest please note this and add details of the other interested parties in section 5.

What is the nature of your interest in the land? E.g. freehold, (shared) leasehold, tenant. If other, please give details.	
Do you occupy the property? If you do not, please give details of who does in section 5.	

The following three questions are applicable only if you are a leaseholder. If you are not a leaseholder, please mark as N/A and move onto the next section.

What is the term (length) of the lease or tenancy (if known)?	
If known, what date did the lease commence?	
What is the demise of the lease; i.e. what part of the overall property does the lease apply to? (E.g. does the lease also include any rights of access? If so, please describe here and identify on the attached plan.)	

We are required to keep these details up to date, and property often changes hands. Therefore, where known and not confidential, please provide detail of prospective purchase or tenants for the property.

3. Please provide details, where known, of any other individuals or organisations who might acquire an interest in the property over the next six months (e.g. someone who might buy or lease it)?

Full name:	
Address:	
Email address:	
Details of the current situation:	

4. Please confirm what the land is used for (e.g. residential, commercial, pasture, arable, equine etc.). Please also confirm if the land is used as a common, an allotment(s), a public garden, a disused burial ground, or used for the purposes of public recreation in any way? If yes, please provide details in the space below or in the space provided at the back.

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The following information questions if you know of any other interests in the property and it is requested so we are able to confirm that we have identified interests for all property and land to ensure that we can consult and provide information as widely as possible.

5. Other interests - Are there any other people or organisations in the property that have an interest, other than those identified in the schedule at question 7? For example, this might include:

- If you pay rent, please provide the name and address of the person(s) to whom rent is paid e.g. landlord, freeholder
- If you rent out the property, please provide the names of these leaseholders, tenants, licence holders (e.g. mooring or fishing), advertising hoardings etc.
- Please provide the names and addresses of anyone with rights (e.g. of access, including shared access ways), options to purchase, cautions, restrictive covenants, rent charges, peppercorn rents, grazing rights, shooting rights, mineral rights, manorial rights or easements over the property.
- Please provide details of any other people or organisations with an interest in the property

Nature of interest (e.g. landlord, tenant, rights of access, caution, etc)	
Title & full name	
Home address	
Telephone	
Email address	
Do they occupy the property?	

Please continue on the page provided at the back if required.

The following section relates to mortgages or charges on the property as we need to include anyone with a financial interest in your property in the Book of Reference. We can check this information in the registered title at HM Land Registry, but if you have recently obtained a mortgage or changed your mortgagee, this information may not be accurate or up to date.

6. Is your interest subject to any mortgage or equitable interest?

Name	
Address	
Mortgage reference (note: please do NOT provide your bank account details)	(This helps your lender or mortgagee check their details when we send them the consultation information)

-
7. The schedule below sets out our current understanding of the interests in your property/land. Please confirm if this is correct, or amend where applicable.

Name	Interest	Details

[Plan]

The information is both complete and accurate to the best of my knowledge

Name (please print):

Tel. No:Date:

Signed:Email:

Suffolk County Council and its agents will process your personal information provided in your responses to this questionnaire solely for the purpose of the Lake Lothing Third Crossing scheme and in accordance with the Data Protection Act 1998.

Should you require any assistance completing this form, please contact a member of the WSP (Formerly Mouchel) team on 0808 164 3296 or Lake.Lothing@wsp.com and they will be happy to assist.

If you have any queries regarding the proposed Lake Lothing Third Crossing scheme please contact the Suffolk County Council Information Line on 03456 318 842 or lakelothing3rdcrossing@suffolk.gov.uk

Please return this Land Interest Questionnaire using the enclosed prepaid envelope or send your response to:

Lake Lothing 3rd Crossing Lands Team or Lake.Lothing@wsp.com
WSP
PO Box 73943
London
EC4P 4HN

Additional information

Additional information

Appendix 8.2

Site notice and images

To: The unknown owners, lessees, tenants or occupiers of this land and the subsoil of this land comprising [Land Description], shaded in grey on the accompanying plan and anyone with an interest in it or with the power to sell, convey or release it or people who could have a claim for compensation as a result of the below noted Project going ahead.

Suffolk County Council is proposing to submit an application under section 37 of the Planning Act 2008 ("the 2008 Act") to the Secretary of State for Transport for a Development Consent Order ("the Proposed Application") to authorise the construction, operation and maintenance of a new bascule bridge highway crossing of Lake Lothing in Lowestoft, Suffolk known as the Lake Lothing Third Crossing, Lowestoft, Suffolk ("the Project").

If constructed, the Project would comprise of the following:

- A new single carriageway road crossing of Lake Lothing, consisting of a multi-span bridge which comprises:
 - an opening bascule bridge over Lake Lothing, in the Port of Lowestoft;
 - a bridge over the East Suffolk Line, and reinforced earth embankment joining that bridge to the C971 Beto Way between Rotterdam Road and Barnards Way;
 - a bridge over the northern end of Riverside Road providing access to existing commercial property, and
 - a reinforced earth embankment following the alignment of Riverside Road to a remodelled junction with the B1531 Waveney Drive;
- The closure of Durban Road at its junction with Waveney Drive
- A new access road from Waveney Drive west of Riverside Road to provide access to existing property at Riverside Business Park that would otherwise become inaccessible due to changes in level on Riverside Road;
- Dedicated provision for cyclists and pedestrians which ties into existing networks;
- Associated changes, modifications and/or improvements to the existing local highway network as informed by traffic modelling;
- Works to facilitate the construction of the above elements including:
 - Creation of temporary construction sites and accesses from the public highway;
 - Provision of new utilities and services and the diversion of existing utilities; and
 - Provision of drainage, lighting and landscaping; and
- Such ancillary, incidental and consequential changes and/or improvements as are required and permitted

Suffolk County Council is undertaking a statutory consultation on the Proposed Application in accordance with the requirements of the 2008 Act. The consultation runs from **Monday 4 September 2017 and 23.59 on Monday 16 October 2017**.

THE DEVELOPMENT CONSENT ORDER APPLICATION

The Secretary of State has directed that the Project and associated matters be treated as a Project of national significance for the purposes of the 2008 Act requiring a Development Consent Order (DCO) to construct, operate and maintain the Project. The DCO would also contain other powers that are necessary for the Project, including powers to compulsorily acquire land required, to override easements and other rights in connection with land and to use land temporarily.

Suffolk County Council intends to make the application for the DCO in early 2018. Once the application is made, the Planning Inspectorate will process and examine the application in line with the prescribed

timescales before making a recommendation to the Secretary of State for Transport, who will then decide whether or not the DCO should be made.

THE CONSULTATION

Before the application for a Development Consent Order can be submitted for examination by the Planning Inspectorate, Suffolk County Council must consult with a variety of persons and bodies about the Proposed Application in accordance with the requirements of the 2008 Act and related Regulations. This includes land that may be affected by the Project.

Suffolk County Council have been unable to identify all rights in and ownership of the land and sub soil of the land shown [shaded in grey] on the attached plan. Pursuant to Section 42 of the Planning Act 2008 we are seeking to consult people who may have an interest in this land, including owners, tenants, lessees or occupiers of the land or persons with the power to sell, convey or release the land, or people who could have a claim for compensation as a result of the Lake Lothing Third Crossing going ahead.

This notice is therefore intended to inform anyone who may have a relevant interest (under section 42 of the Planning Act 2008) in the land as set out above of the consultation to seek their views.

If you believe you have a relevant interest then we should be grateful if you would contact WSP, who are working Suffolk County Council's behalf using the contact details set out below as soon as possible quoting reference: Land Parcel #

By telephone: 0808 164 3296

By email to: Lake.Lothing@WSP.com

In writing to: LL3X Consultation Team, Freepost RTUL-KAKE-BCTR, PO Box 73943 (Lake Lothing), London, EC4P 4HN

EIA DEVELOPMENT

Due its nature and size, the Project is an EIA Development for the purposes of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2009, as applied by Regulation 37(2)(a) of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. Suffolk County Council is therefore carrying out an Environmental Impact Assessment (EIA) to identify the likely significant effects of the Project.

As part of the statutory consultation on the Proposed Application Suffolk County Council has prepared a Preliminary Environmental Information Report (PEIR) to help consultees understand the likely effects of the construction and operation of the Project.

CONSULTATION DOCUMENTS

Information on the Project and consultation documents can be inspected free of charge during the consultation period between **Monday 4 September 2017 and 23.59 on Monday 16 October 2017**:

1. On the Project website: <https://www.suffolk.gov.uk/roads-and-transport/transport-planning/lake-lothing-3rd-crossing/>;
2. At the locations below during usual opening hours:

Strategic Development – Resource Management
Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX

Venue
Waveney District Council, Council Offices, Riverside, 4 Canning Road, Lowestoft Suffolk, NR33 0EQ
Lowestoft Library, Clapham Road South, Lowestoft, Suffolk, NR32 1DR
Oulton Broad Library, Bridge Road, Lowestoft, Suffolk, NR32 3LR
Waveney District Council – Marina Customer Service Centre, Marina Lowestoft, Suffolk, NR32 1HH
Kessingland Library, Marram Green, Hall Road, Kessingland, Suffolk, NR33 7AH
Suffolk County Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX

3. At the consultation events taking place during the consultation period. Those involved in the Project will be available at each event to answer questions about the Proposed Application, the Project and the consultation. The consultation events are taking place the locations, days and times set out below:

Consultation Events	Date	Time
Gunton Estate Community Hall, Hollingsworth Road, Lowestoft, Suffolk, NR32 4AY	Tuesday 5 September 2017	12 noon – 7:00pm
Lowestoft Library, Clapham Road South, Lowestoft, Suffolk, NR32 1DR	Saturday 9 September 2017	10.30am – 4.30pm
Spinnaker Room, Kessingland Library, Marram Green, Hall Road, Kessingland, Suffolk, NR33 7AH	Tuesday 12 September 2017	2.30pm – 7.30pm
Kirkley Centre, 154 London Rd S, Lowestoft, NR33 0AZ	Thursday 14 September 2017	1:00pm – 7.30pm
Waveney District Council, Council Offices, Riverside, 4 Canning Road, Lowestoft, Suffolk, NR33 0EQ	Friday 22 September 2017	2:00pm – 7:00pm
Commodore Mission Hall, 26 Gorleston Road, Oulton Broad, Lowestoft, NR32 3AG	Monday 25 September 2017	2:00pm – 7:00pm
St Marks Church, Bridge Road, Oulton Broad, Lowestoft, NR33 9JX	Friday 29 September 2017	1:00pm – 7:00pm

Electronic or hard copies of the Consultation Documents can be requested from Suffolk County Council using the contact details at the end of this notice. A charge of £10 will be made for a copy of the Preliminary Environmental Information Report (PEIR).

RESPONDING TO THE CONSULTATION

Any person may respond to the consultation. The consultation documents include a consultation brochure, leaflet and questionnaire which set out the specific topics on which Suffolk County Council is seeking feedback in relation to the Project and the proposed application. Consultees are not restricted, however, to commenting only on these topics, and Suffolk County Council welcomes feedback on any aspects of the proposed application, the Project or the consultation documents.

Responses can be made in writing in the following ways:

1. by completing the Questionnaire online on the project website (<https://www.suffolk.gov.uk/roads-and-transport/transport-planning/lake-lothing-3rd-crossing/>);
2. by email to lakelothing3rdcrossing@suffolk.gov.uk;
3. in writing to LL3X Consultation Team, Freeport RTUL-KAKE-BCTR, PO Box 73943 (Lake Lothing), London, EC4P 4HN; or
4. completed Questionnaires may be left at the consultation events or deposit locations.

The deadline for receipt of responses is 23.59 on Monday 16 October 2017.

Suffolk County Council will use the consultation responses in connection with the consultation, the Proposed Application and the Project. Responses may be made publicly available but personal details, if provided, will be kept confidential.

CONTACTING SUFFOLK COUNTY COUNCIL

The project website (<https://www.suffolk.gov.uk/roads-and-transport/transport-planning/lake-lothing-3rd-crossing/>) contains all of the relevant information about the Project, Proposed Application and the Consultation Documents.

If you have any questions about the consultation, Proposed Application, the Project or you wish to request copies of the PEIR, its technical appendices, the Non-Technical Summary of the PEIR or any other Consultation Document, please contact Suffolk County Council using the following details:

In writing to: Lake Lothing Third Crossing, Constantine House, 5 Constantine Road, Ipswich, Suffolk, IP1 2DH;

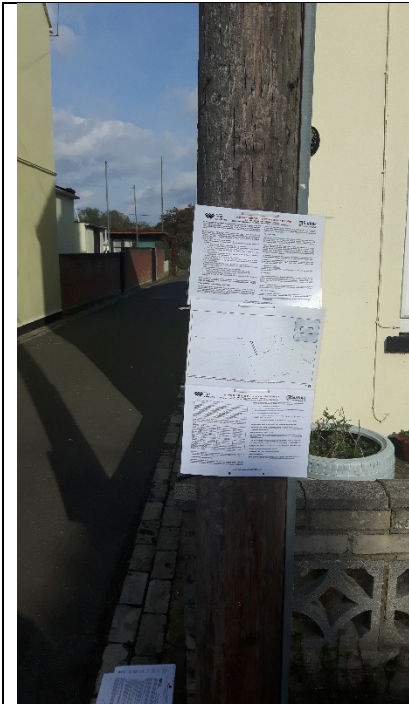
By email to: lakelothing3rdcrossing@suffolk.gov.uk; or

By telephone: 03456 318 842 (open Mon-Fri 8:30am-6pm).

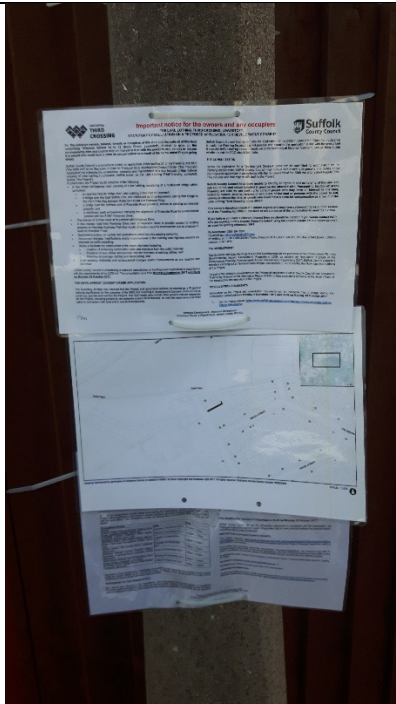
FURTHER INFORMATION

Further information about the 2008 Act process and DCO's can be found on the Planning Inspectorate's National Infrastructure Planning website: <https://infrastructure.planninginspectorate.gov.uk>

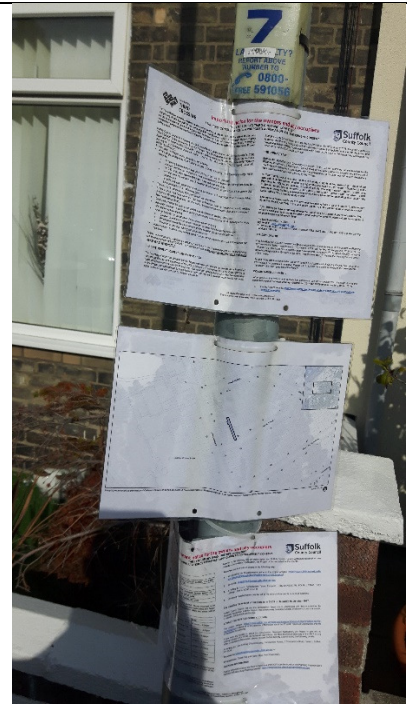
Unknown freeholder site notices



1113 - Alleyway between 22-24 Bruce Street



1541 - Alleyway behind 24 to 42 Bruce Street



8640 - Public Footpath to the north of public road (Payne Street)



4026 - Alleyway to the rear of 65 Hervey Street &
4201 - Alleyway adjacent to 63 Hervey Street



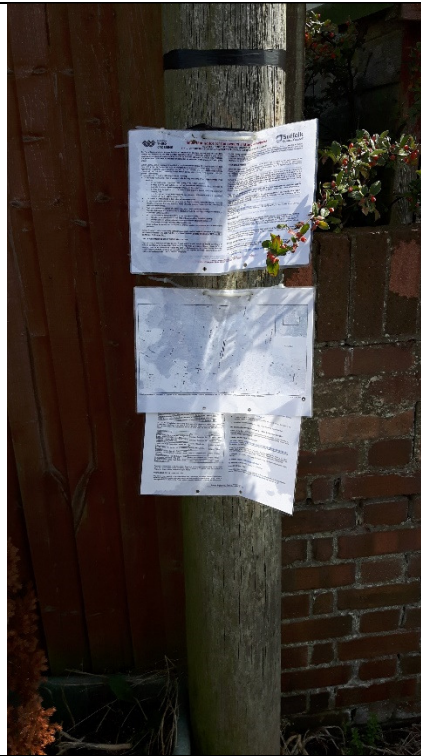
4567 - Alleyway to the rear of dwellings in Rotterdam Road



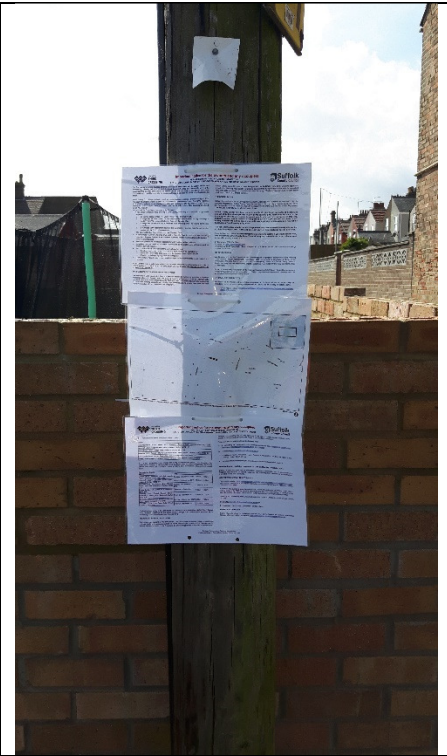
5800 - Land at Norwich Road &
5804 - Part of alleyway to the rear of Avondale Road and York Road



6041 - Alleyway to rear of dwellings on York Road



8785 - Public footpath to the east of public road (York Road)



6112 - Alleyway behind 1-7 Norfolk Street



6351 - Alleyway to the rear of dwellings 97-109 Rotterdam Road



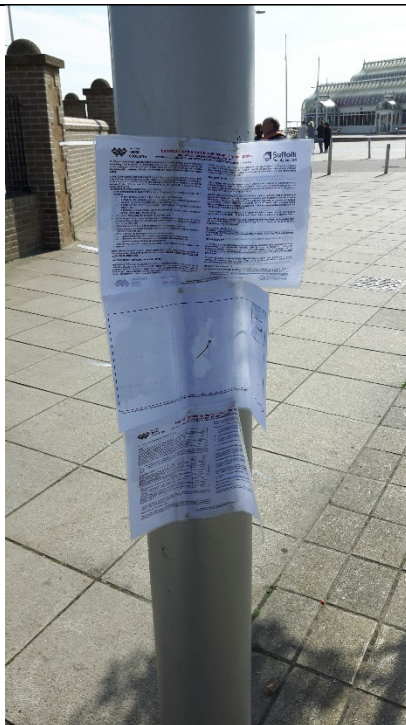
7071 / 7072 - Part of Lake (Lake Lothing).
8360 - Part of foreshore (Lake Lothing)
8315 - Pontoon extending onto lake (Lake Lothing) adjacent to land on the South East side of Harbour Road, Oulton Broad.



8175 - Land and Access route to the south of public road (Harbour Road) &
8255 - Part of Lake (Lake Lothing)



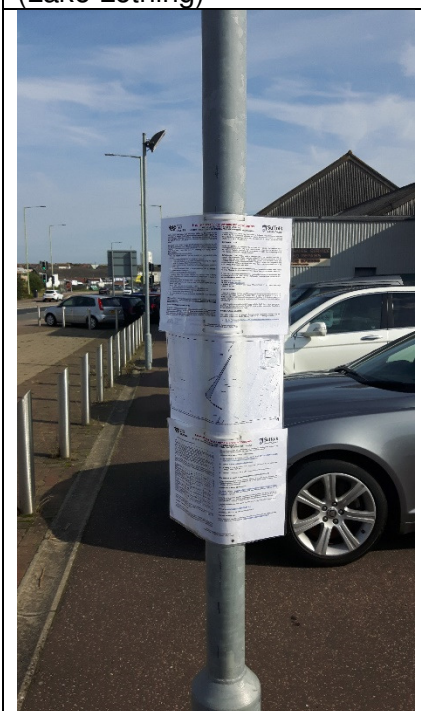
8340 - Access track leading south from public road (Harbour Road) & **8330 / 8355** – Part of foreshore (Lake Lothing)



8440 - Land to the east of public road (Pier Terrace)



8670 - Land to the east of public road (Salisbury Road)



8705 - Land to the east of public road (Belvedere Road)



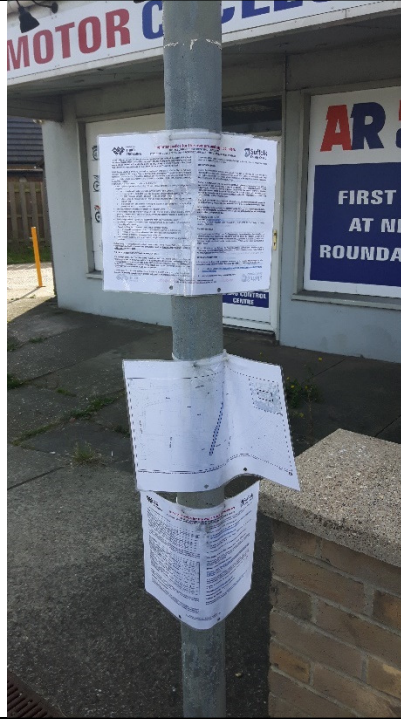
8415 - Part of Lake (Lake Lothing)



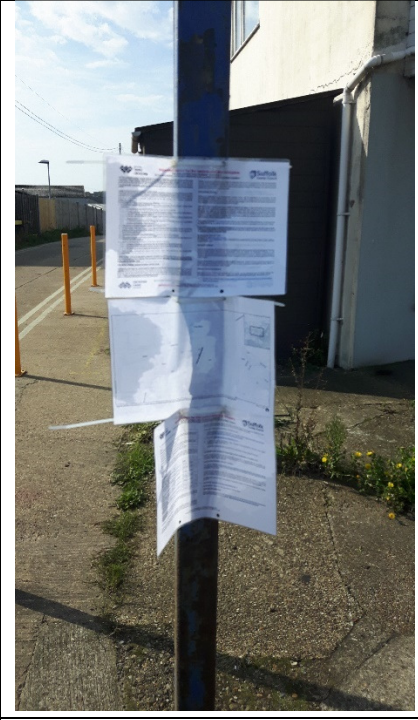
3741 / 8000 / 8595 - Part of Lake (Lake Lothing)



1701 - Land to the south west of Kirkley Rise



2525 - Access track at Horn Hill



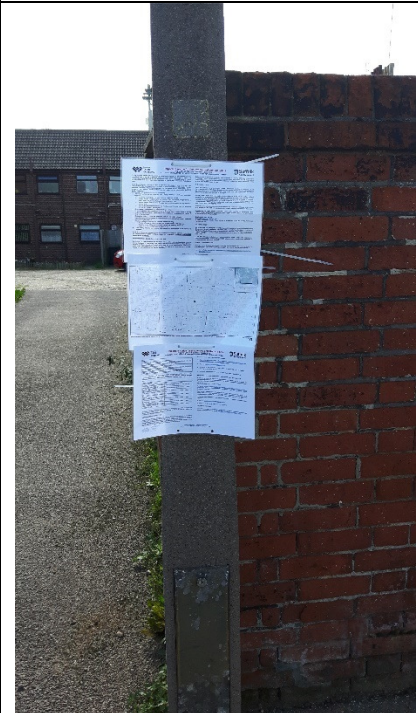
3336 - Verge running adjacent to 23 Horn Hill and access lane, owned by Eastern Power Networks



8600 - Land to the north of public road (Peto Way)



4196 - Hardstanding at Hervey Court



8760 - Land to the rear of 49 Selby Street

Appendix 8.3

Confirmation schedule letter



Name

Date: 3 May 2018

AddressLn1

Enquiries to: Jon Barnard

AddressLn2

Tel: 0345 603 1842

AddressLn3

Email: lakelothing3rdcrossing@suffolk.gov.uk

AddressLn4

AddressLn5

AddressLn6

Ref:

Dear Name,

THE LAKE LOTHING THIRD CROSSING, LOWESTOFT: CONFIRMATION OF INTEREST(S)

Last year Suffolk County Council undertook a statutory consultation on our proposal to submit an application under section 37 of the Planning Act 2008 to the Secretary of State for Transport for a Development Consent Order ("the Proposed Application") to authorise the construction, operation and maintenance of a new bascule bridge highway crossing of Lake Lothing in Lowestoft, Suffolk known as the Lake Lothing Third Crossing, Lowestoft, Suffolk ("the Project").

We expect to submit an application for a Development Consent Order to the Secretary of State via the Planning Inspectorate in mid-2018 ("the DCO Application"). The Planning Inspectorate, on behalf of the Secretary of State, will have 28 days to decide whether to accept the DCO Application. If accepted, the DCO Application will then enter the pre-examination stage, during which anyone who wishes to can register with the Planning Inspectorate and provide their views on the Project.

As part of the DCO Application, Suffolk County Council will compile a Book of Reference. This is a document containing the names and addresses of all owners of land, lessees, tenants, occupiers or those with any other interest in the land which may be affected by the Project. It is a statutory requirement that a Book of Reference is submitted as part of an application for Development Consent.

We therefore need your confirmation that the information we have about your interest(s) in land/property, which may be affected by the Project, is up to date. This will enable us to ensure that you are properly notified of the submission of the DCO Application.

We understand that details of land ownership and/or occupation may change from time to time, and for that reason we are asking you to confirm that the information we have for you is correct, or to inform us if it is incorrect.

Enclosed with this letter is a Request for Confirmation Questionnaire, comprising a 'Summary of

Interest' and a plan which details our current understanding of the land/property in which we believe you have an interest. In addition, section three of the Request for Confirmation Questionnaire contains details of any other organisations/persons who we believe have an interest in the land/property. We have obtained these details via a number of sources including:

- information you supplied in response to our Land Interest Questionnaire;
- by contacting you directly; or
- publicly available sources such as HM Land Registry

Please review the information in the Summary of Interest and confirm if the information is correct, or let us know of any other organisations or individuals that have an interest in your land/property that are not listed on the Summary of Interest.

Please return the completed Summary of Interest in the enclosed prepaid envelope; or if you prefer, you can scan and email the completed document to:

- lake.lothing@wsp.com

Please confirm the information on this Summary of Interest no later than 25th May 2018. This will ensure that any interest which you may have is correctly recorded.

Should you require any assistance in completing this form, please contact a member of the WSP Lake Lothing Third Crossing Lands Team (who are undertaking this work on behalf of Suffolk County Council) on 0808 164 3296 or using the email address above.

The information will be used in accordance with the Data Protection Act 1998 and all applicable laws (including the new General Data Protection Regulation (GDPR) which will come into effect on 25 May 2018) and will not be used for any other purpose without your permission.

For more information on the Lake Lothing Third Crossing visit:

www.suffolk.gov.uk/lakelothing3rdcrossing

If you have any questions regarding the Project or require any additional information, please do not hesitate to contact us on 0345 603 1842 (open Mon-Fri 8:30am-6pm).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Jon Barnard'.

Jon Barnard

Project Manager, Lake Lothing Third Crossing