

National Infrastructure Planning
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dear Sirs

Planning Act 2008

Application by Suffolk County Council for Lake Lothing Third Crossing

The Examining Authority's written questions and request for information (ExQ1)

I refer to your letter dated 17 December 2018 and the Examining Authority' Written Questions in particular WQ 3.1:

WQ 3.1 – 'What evidence is there of active development proposals on the identified plots that would be compromised by the acquisition of land to facilitate the bridge proposals?'

Waveney District Council's response to this question is as follows.

The Applicant has accurately identified the relevant planning history in the vicinity of the Scheme in Table 3-4 of the Case for the Scheme.

In 2013 planning permission was granted to Northumbrian Water Limited for a new office building for Essex and Suffolk Water on land off Waveney Drive (Ref. DC/12/1391/FUL). This office has been built but a small part of the landscaped amenity/habitat management area to the north of the building, which fronts onto Riverside Road, will be affected by the proposal. While a condition of the aforementioned permission requires this area to be managed for biodiversity, as noted in the Statement of Common Ground (SoCG) between WDC/SCC and the Applicant, management of the remaining habitat in accordance with conditions 10 and 11 of the permission satisfies compliance with these conditions. The Scheme therefore will not compromise the development.

On 22 July 2014 outline planning permission was granted on appeal for a retail warehouse development in the vicinity of the northern landing point of the bridge (Ref. DC/13/0110/OUT)

with a requirement that reserved matters be submitted within 3 years. However no such application was received.

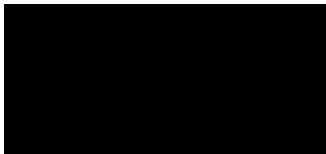
In December 2016 outline planning permission was granted on part of the site for the construction of 651sqm of Class A1 retail warehouse floorspace, 279 sqm of Class A1/ A3/ A5 floorspace, and a 338 sqm Class A3/ A5 'drive-thru' fast food restaurant (Ref. DC/16/3844/OUT). Application for approval of any reserved matters must be made within three years of the date of the outline permission. Therefore land in the vicinity of the northern landing point currently benefits from planning permission for a retail park. However, the Applicant has acquired this site for the purposes of delivering the Scheme, so there are no alternative active development proposals for it.

Land on the south side of Lake Lothing in the vicinity of the southern landing point is allocated in the Waveney Local Plan for employment purposes. In the Riverside Road area, new offices have been constructed for Essex and Suffolk Water (via permission DC/12/1391/FUL, as noted above) and Waveney District Council and Suffolk County Council, although there are currently no active proposals for further development.

With respect to the former Jeld Wen factory site (through which the New Access Road is routed) the landowner has undertaken public engagement events in the last year in anticipation of bringing forward development proposals in 2019. As noted in the SOCG, WDC considers the New Access Road is appropriately designed having regard to the likely development proposals for that site and thus would support its development.

More generally speaking, the third crossing of Lake Lothing will provide better north-south connections and further helping to stimulate regeneration in the area, including the former Jeld Wen factory to the west of Riverside Road, which is a main objective of the Local Plan.

Yours faithfully



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Waveney District Council