

PLANNING ACT 2008

THE INFRASTRUCTURE PLANNING (EXAMINATION PROCEDURE) RULES 2010

**SUMMARY OF WRITTEN REPRESENTATIONS REGARDING THE APPLICATION BY
SUFFOLK COUNTY COUNCIL FOR AN ORDER GRANTING DEVELOPMENT CONSENT
FOR THE LAKE LOTHING THIRD CROSSING**

PLANNING INSPECTORATE REFERENCE NUMBER TR010023

SUMMARY OF WRITTEN REPRESENTATIONS MADE ON BEHALF OF:

**20013284 - OVERSEAS INTERESTS INC
20013285 - WAVENEY FORK TRUCKS LIMITED
20013286 - LIFT TRUCK RENTALS LIMITED,
20013287 - NEXEN LIFT TRUCKS LIMITED,
20013288 - OAKES RECRUITMENT LIMITED,
20013289 - TEAM OAKES LIMITED
20013290 - HITECH GRAND PRIX LIMITED**

DATE OF SUMMARY REPRESENTATIONS: 8 JANUARY 2019

Introduction and background

- 1 These representations are made on behalf of each of the above clients.
- 2 Overseas Interests Inc is the registered proprietor of land registered under title number SK264748 ("**the Land**"). Our other clients carry on various business activities on the Land.
- 3 Our clients object to the Application as set out in full in the written representations ("**WR**").
- 4 Detail of the technical concerns summarised below are set out in technical reports appended to the WR.

Impact our clients' businesses

- 5 Access during construction phase of the proposed project
 - 5.1 The project will cut off the Land from the highway network unless it also provides a suitable access solution.
 - 5.2 Our clients' operations depend on meeting delivery deadlines for orders received and customers having confidence in the ability to achieve these.
 - 5.3 Our clients fear that their businesses will be severely - if not irreparably - affected by the scheme.
 - 5.4 The proposed access to the Land is over third party land to which our clients have no access rights and no comfort these shall be provided.
 - 5.5 Our clients maintain concerns about access to and from the Land but also the access within the Land and for the construction and operation of any development carried out on the part of our clients' land identified as Plot 3-56 ("**Development Land**").
- 6 Consideration of alternatives
 - 6.1 Alternatives of access to the east of the current Motorlings site or moving the alignment of the project 8m further west have not been properly considered by the Applicant.
 - 6.2 No compelling case in the public interest can be made out for the compulsory acquisition to facilitate the current scheme in light of this.
- 7 On-going discussions regarding the suitability of the access arrangements
 - 7.1 The draft DCO needs revising to remove vertical limits of deviation for proposed underpasses to the Land and secure minimum clearance height of 6.5m for the originally proposed underpass.
 - 7.2 Notwithstanding the above, the Applicant has yet to provide access solutions which are acceptable to our clients.

8 Access during the operational phase of the proposed project

8.1 HGVs are required to turn left immediately upon entering the Land and to pass the west side of the building to use the weighbridge. HGVs do not pass to the south side of the building as the car park and main personnel access are situated here.

8.2 The Land required for permanent acquisition of land and rights and the current design show a satisfactory solution for vehicular movements to, from and within the Land will not be provided.

9 Acquisition of rights over the Land

9.1 There is no clarity as to the nature of the proposed acquisition of rights over Plot 3-29 and the proposed restriction of development here.

10 Our clients' rights to access the Land during the construction and operational phases

10.1 Insufficient details have been provided as to how permanent rights for our clients to access the Land shall be secured in perpetuity.

Impact on our clients' development aspirations

11 Background

11.1 Save for high level information in the Environmental Statement our clients have no information as to the precise nature, extent or timeframe for the temporary acquisition of its Development Land.

11.2 A right of access for our clients over land in the ownership of PFK Ling Limited was reserved for the Land in a transfer of that site. This right will be extinguished by the project.

11.3 Our clients have development aspirations for the Development Land and have previously secured planning permission for this.

11.4 Development plan policies are supportive of our clients' intended development, the Development Land is within an Enterprise Zone and informal discussions with Waveney District Council have indicated support for developing the Development Land.

12 Access and use of the Development Land during the construction phase of the proposed project

12.1 Continuity of access is also a concern here in addition to the Development Land being sterilised for development during the period of temporary acquisition.

13 Access and use of the Development Land during the operational phase of the proposed project

13.1 The Development Land shall be severed due to gating and access requirements of our clients' businesses.

13.2 The intended acquisition of rights over the Development Land reduces the extent of land that may be developed.

Impact of the construction of a new mooring on Plot 3-52

- 14 The construction of a mooring on Plot 3-52 shall affect our clients' ability to lease areas of the quayside and offer this access to their clients.

Howes Percival LLP

8 January 2019