

From: [Marcelle Castle](#)
To: [Lake Lothing Third Crossing](#)
Cc: [Joanna Clarke](#); [Jason Wells](#); [Steven Bell](#); [Michael Horton](#)
Subject: Lake Lothing Third River Crossing Nwes Representation further to the Examination in Public
Date: 15 March 2019 12:42:11
Attachments: [image002.png](#)
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[Nwes Representation LLTC 14th March 19.pdf](#)
Importance: High

Dear Sirs

Further to the public hearing at the Examination in Public and our attendance and oral representations at the same on the 13th February and the 08th March, please find attached our written representation articulating and confirming the points raised therein.

We object strongly to the proposed development and consider that it will have a significant adverse effect on our site and business.

Kind regards
Marcelle

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Thursday 14th March 2019

Dear Sirs,

Re: Application by Suffolk County Council for an Order Granting Development Consent for the Lake Lothing Third Crossing

Further to the public hearing at the Examination in Public and our attendance and oral representations at the same on the 13th February and the 08th March, we are writing to articulate, confirm and update on the points raised therein.

The points we raised in our oral submissions on 08th March 2019 are bulleted immediately below

- Professional advice/discussions with acoustics specialists suggest that the noise impacts at Riverside Business Centre (RBC) will be significant and severe, not just during the construction phase but post completion of the scheme and into perpetuity. The impacts are likely to be most severely felt by RBC, in comparison to other neighbouring users, due to a combination of:
 - RBC's closer proximity to the Third Crossing ramp itself,
 - The form of construction of RBC (i.e. it does not have mechanical air conditioning and is not an 'air tight' building and was not designed from the outset to receive any mechanical air conditioning),
 - the easy in- easy out tenancy structure, which means that should occupiers feel that the noise pollution from the Third Crossing is too adverse they can easily vacate RBC, and the nature/structure of the local economy means that it would be difficult to swiftly replace any vacating tenants.
- The aforementioned points were discussed with SCC at a meeting with them on 20th Feb 2019 and it was agreed that SCC would supply Nwes with an indicative brief for a Noise Impact Assessment for us to jointly agree and action with appropriate acoustic experts, to better establish and quantify the nature of the likely noise impact technically and to establish potential technical noise mitigation actions.
- Since the original written submission on 8th January 2019, Nwes have received further feedback/consultation responses from existing users and occupiers of RBC, which reinforces those earlier responses indicating that RBC will very likely suffer a reduction in use/occupancy (not just in the construction phase but on an on-going basis). This would result in this highly successful engine for growth (in an area of economic deprivation) being no longer be financially viable and operationally sustainable, as a direct impact of the Third Crossing. RBC would no longer be fit for its current purpose, and restrictions which relate to the original funding of the building and to Nwes' overriding corporate and strategic objectives and constitution mean that it would not be appropriate for any alternative uses.

- We understand that concerns were raised at the environment/noise hearing on 07th March 2019 around the inadequacy of SCC's proposed new alternative access route and the associated proposed junction with Waveney Drive, we echo those concerns.

In addition to the points above, the following have been raised and/or were presented at the previously attended hearing on 13th Feb 2019:

- Our discussions with noise specialists are indicating that the noise specialists believe that the noise impacts of the Third Crossing (both during the construction and throughout the operational phases) on Riverside Business Centre will be very severe, due to a combination of the noise impacts of the Third Crossing and associated traffic and the existing form of construction of Riverside Business Centre (i.e. it doesn't have air conditioning, was not designed for a mechanical ventilation solution and it is not 'air tight'). **It might well be that Riverside Business Centre is no longer fit for purpose due to the noise generated as a direct consequence of the proposed compulsory purchase of some of Nwes' land and the cumulative impacts of the Third Crossing.** We are considering if we should commission a bespoke noise impact assessment from that specialist noise consultant. If as a result of the scheme (both during construction and thereafter), the noise is unacceptable SCC must commit to ensuring that sufficient noise mitigation measures will be put in place.
- We have received additional responses/completed questionnaires from the existing users of Riverside Business Centre since submission of our written representation on 8th January 2019. These responses reinforce those earlier responses, which we noted in the representation and further reinforce the fact that Riverside Business Centre would very likely suffer a reduction in occupancy/use to drive it further below the financially viable and operationally sustainable levels needed and currently enjoyed.
- We have continued to struggle to make any meaningful progress with SCC on the Land & Works Agreement and any concerns raised throughout previous communication, noted in our previous written representation. These concerns include:
 - Loss of rental Income
 - An operationally unviable Riverside Business Centre
 - Reductions in capital value of Riverside Business Case
 - Noise/dust/pollution impacts – in construction phase and ongoing
 - Injurious affection
 - Value of land taken

Nwes have still not received any written responses to the queries raised on the 29th June 2018 and reiterated to SCC representatives at the meeting on the 25th October 2018.

Outside of a meeting on the 20th February 2019, no progress has been made on any of those areas of detail in relation to Nwes' concerns since we initially raised them in June 2018, other than links to some correct plans and an image from SCC. Nothing has changed since we submitted our written representation on 08th January 2019, in terms of there being unresolved issues and a very real lack of progress towards any form of agreement.

Nwes have been told that SCC will issue a new set of Heads of Terms for the Land & Works Agreement, but we haven't received anything to date, and no doubt considerable negotiations will be required before agreement is reached by both parties.

The evidence we presented previously in our written representation on the 8th January 2019 has been reinforced since to further support the case that the Riverside Business Centre (an engine for growth in an economically depressed area) will become financially unsustainable and unviable as a direct result of the Third Crossing, with no clear mechanism to address this on the horizon.

Given the lack of progress to date, we are not clear and are extremely concerned as to how SCC are proposing to address the key viability issue around the highly successful RBC, as Nwes are not able to continue to operate an unviable facility which is subject to restrictions on alternative uses.

Yours faithfully,



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