

Environmental Information Regulations – Response - 27832

Under the Freedom of Information Act 2000, please provide copies of any records held by Suffolk County Council relating to the 2017 land-referencing exercise for the Lake Lothing Third Crossing concerning XXXX XXXX.

Specifically, I am seeking:

1. The Summary of Interest prepared for XXXX XXXX;

Category 3 landowner (see Category 3 definition attached) by adopting the land referencing methodology from the Book of Reference (see attached). Residence was within 300 metres of the proposed centreline of the scheme. This metric was chosen as a conservative estimate that would capture all properties that might be affected by the scheme. For context, Figure 8 (see attached) shows the resultant land referencing limits boundary in Blue.

The Development Consent Order (DCO) limits boundary is a much tighter boundary and is shown in Red in Figure 8 (attached). The property in question was within the Blue boundary, but NOT the Red boundary.

The Book of Reference Part 2 was split into Part 2A and Part 2B (see attached Part 2B definition). Only Part 2A contained Plot numbers and Plot descriptions; these were Category 3 landowners that were within the Order limits boundary (i.e. the Red boundary). Part 2B consisted of the Category 3 landowners whose property was within the Blue boundary but not the Red boundary and only contained the address of the individual's residence. The individual in question is a Part 2B Category 3 landowner/resident. Therefore, only the address is held as a record. This is shown in the attached Part 2B Property Address.

It was the case that only Part 2A landowners were taken forward as part of the DCO. This is summarised in the Application for Development Consent Order Document Ref 5.2 Consultation Report as shown below (see Page 178 for subject referred to in this request).

Persons Consulted	Reason person not included in the Book of Reference
	The land is no longer within the Order limits or the Applicant, having completed its environmental impact assessment, considers that this person would not have a relevant claim and consequently this person has not been included in Part 2 of the Book of Reference

The complete document can be accessed via this link: <https://nsip-documents.planninginspectorate.gov.uk/published-documents/TR010023-000248->

[5.2%20-%20Consulation%20Report%20-%20App%206%20-%20Consultees%20Section%2042\(1\)\(d\).pdf](#)

2. *The plan/map accompanying that Summary of Interest, showing the land or property in which he was recorded as having an interest;*

N/A See Q1 above.

3. *Any corresponding plot number, parcel reference, title number, or land-description reference;*

N/A See Q1 above.

4. *Any subsequent record showing the removal of that land from the proposed Order limits.*

N/A See Q1 above.

The relevant project is the Lake Lothing Third Crossing, Planning Inspectorate reference TR010023.

The official consultation documentation identifies XXXX XXXX as a person consulted during the 2017 land-referencing/consultation process and indicates that his relevant land was subsequently removed from the final Order limits.

I am seeking the historical land/parcel information associated with the project, rather than unrelated current personal information.

If any part of the requested material is exempt from disclosure, please provide the remainder with the exempt information redacted and identify the exemption relied upon.

If the records have been transferred to another authority, archive, contractor or document repository, please identify where they are held.

1.3 Book of Reference Part 2

1.3.1 Part 2 of the BoR is described in Regulation 7(1)(b) as follows:-

“...Part 2 contains the names and addresses for service of each person within Category 3 as set out in section 57;”

1.3.2 Category 3 persons are defined in section 57 as those who would or might be entitled to make a ‘relevant claim’ (being a claim under section 10 of the Compulsory Purchase Act 1965 and / or under Part 1 of the Land Compensation Act 1973 and / or under section 152(3) of the Planning Act 2008 as a result of the implementation of the Development Consent Order, as a result of that order having been implemented, or as a result of the use of the land once that order has been implemented.

1.3.3 It is considered that Category 3 includes Category 1 owners where land is not being acquired and all Category 1 lessees and tenants. Category 3 contains persons with interests in land within the Order limits. Category 3 also contains persons with interests in land outside the Order limits who, it is considered, might be able to make a relevant claim (as defined above).

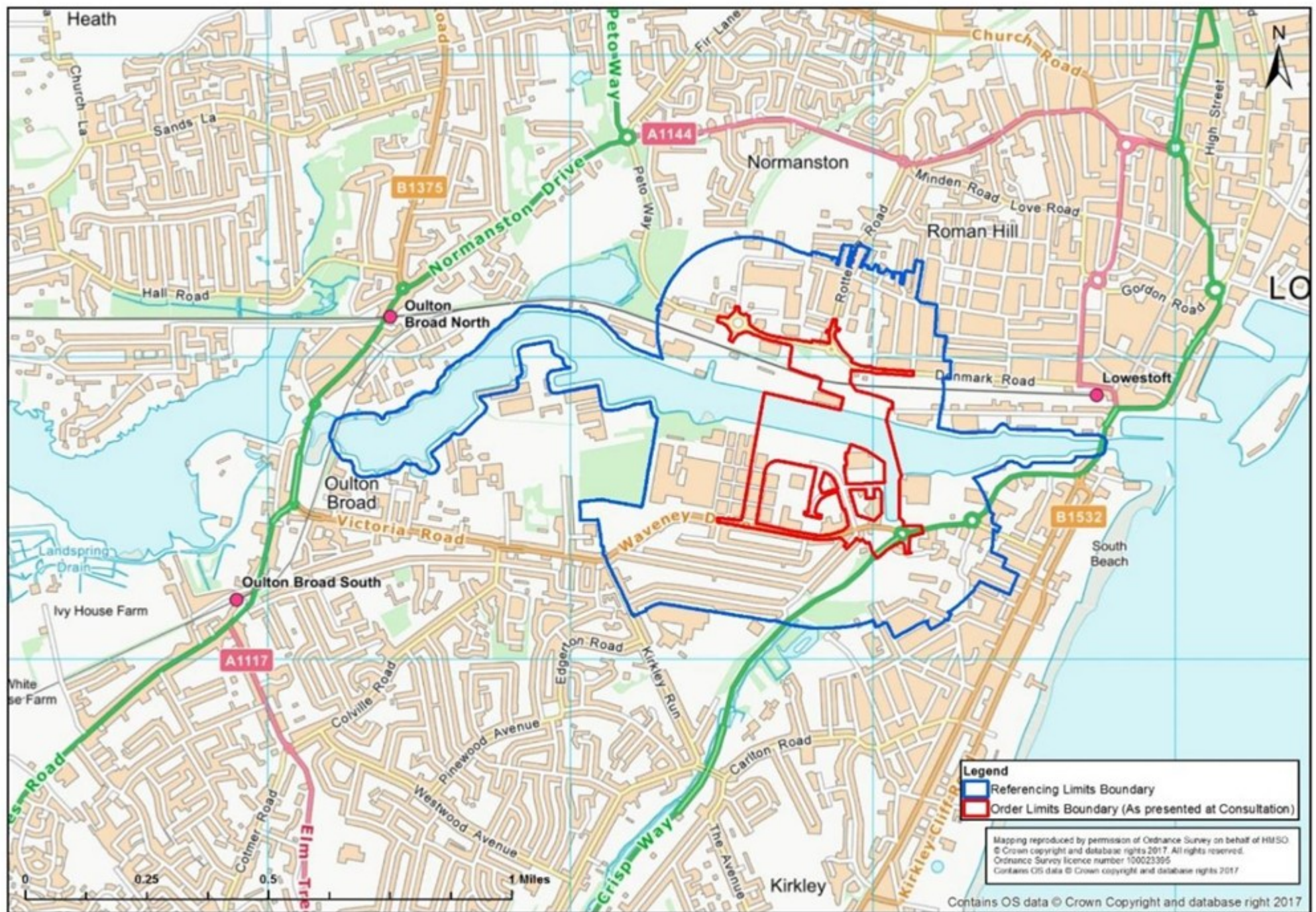


Figure 8: Map of the Order and referencing limits

- 4.6.2 The Applicant defined an area 300m from the centreline of the proposed alignment of the proposed Scheme for the land referencing extents referred to as the 'the referencing limits'. In addition, all properties adjacent to Lake Lothing between the A47 Bascule Bridge and Mutford Bridge were also included in the referencing limits. It was anticipated that the extent of the 300m referencing limits would be more than sufficient to include all Category 3 persons who may have a relevant claim for compensation under Part 1 of the Land Compensation Act 1973, compensation for depreciation of land value by physical factors caused by the use of the Scheme. These factors are prescribed by Part 1 of the Land Compensation Act 1973 are noise, vibration, smell, fumes, smoke and artificial lighting and the discharge on to the land of any solid or liquid substance.
- 4.6.3 It was also anticipated that the extent of the 300m referencing limits would be more than sufficient to include all Category 3 persons who may have a relevant claim for compensation for injurious affection during construction and operation of the Scheme, including persons with potentially affected / interference with rights of access under section 10 of the Compulsory Purchase Act 1965 and / or section 152(3) of the Planning Act 2008. In setting the 300m referencing limits the Applicant has taken a conservative approach to identifying Category 3 persons.
- 4.6.4 These referencing limits were taken forward and used to instruct the limit within which diligent enquiries were undertaken to identify the parties consulted under section 42(1)(d) of the Act. The Order limits are encompassed by the referencing limits and include the extent of land to be acquired and used for the construction, operation and maintenance of the Scheme. Figure 8 shows the referencing limits and Order limits at the time of the statutory consultation.

- 1.3.5 Part 2 of the BoR has been divided into two parts (Parts 2A and 2B) to aid clarity of presentation. As Part 2A contains Category 3 persons with interests in land within the Order limits, it necessarily includes information about plot numbers and plot descriptions. As there is no equivalent information on plots for Category 3 persons with land outside the Order limits, the Applicant has structured the part of the BoR that deals with such persons differently. To make this distinction clear, Part 2 of the BoR is split into two parts - Parts 2A and 2B.
- 1.3.6 Part 2B of the BoR contains Category 3 persons' names and addresses for service and identifies the land to which a relevant claim might relate. Where a separate address for service is not specified the address for service is the same as the address to which a relevant claim might relate.