

A major mixed use redevelopment of a dockside site within an urban area. The site had easy access to the river. Given the successful operation of waterborne freight within the docks nearby the Trust considered that it would be reasonable for the developer to consider this option on this site too.

The photo shows docks close to the site being used to receive waterborne freight and a works pontoon. The Trust considered that transporting construction materials to and waste materials from the site by water during construction of the development

would both be in the interests of sustainable development and meet the requirements of development plan policies within the city.

A pre-commencement condition to require the submission of a waterborne freight feasibility study for the development was therefore requested during the planning application consultation stage.

Permission was granted by the LPA with this condition attached. At the discharge of condition stage the Trust was consulted by the LPA on the

information submitted by the developer. The submitted feasibility study was challenged by the Trust because the initial reasoning provided by the developer failed to adequately justify why waterborne freight was not proposed to be used.

As a result, a revised and satisfactory feasibility study was submitted to include waterborne freight, which allowed the LPA to discharge the condition and delivery of freight by water is now occurring at this site.



The LPA was assisted by the Trust at both application stage and discharge of condition stage and was able to utilise the information provided by the Trust to support its decisions.

Developers should be aware that sustainable forms of transport may be available.