Dear Mr Rickman,

Full planning application for the proposed development of 1 no. petrol filling station, 2 no. drive through restaurants & 24 space HGV parking, together with various infrastructure and landscaping work. Land South of Broadland Gate, Adjacent to Postwick Interchange, Postwick, NR13 5NP.

Thank you for your consultation dated 27 January 2017. The Highway Authority has been in discussions with the applicants transport consultants and as well as a revised drawing showing access into the development for HGV’s, there will now also be a crossing facility and a footway/cycleway link from the site to the Postwick junction which will tie in with existing pedestrian/cycle facilities. The Highway Authority is now in a position to recommend No Objection subject to the following conditions:

**SHC 24:** Prior to the commencement of the use hereby permitted the proposed access / on-site car and cycle parking / servicing / loading, unloading / turning / waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan (1944AK - SK001) and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

**SHC 28:** Development shall not commence until a scheme detailing provision for on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

Reason: To ensure adequate off-street parking during construction in the interests of highway safety.
SHC 30A: No works shall commence on site until the details of wheel cleaning facilities for construction vehicles have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: To prevent extraneous material being deposited on the highway.

SHC 30B: For the duration of the construction period all traffic associated with the construction of the development permitted will use the approved wheel cleaning facilities provided referred to in Part A.

Reason: To prevent extraneous material being deposited on the highway.

SHC 39A: Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as indicated on drawing number 1944AK-SK002 have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

SHC 39B: Prior to the commencement of the use hereby permitted the off-site highway improvement works referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the highway network is adequate to cater for the development proposed.

Informatives

Inf.1: It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant’s responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the County Council’s Highways Development and Operations Section.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

If required, street furniture will need to be repositioned at the Applicants own expense.

Inf. 2: This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.

It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the Applicants’ responsibility to ensure that, in addition to planning permission, any
necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

If required, street furniture will need to be repositioned at the Applicants own expense.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

If you have any queries regarding the above, please do not hesitate to contact me.

Yours sincerely

Liz Poole

Principal Engineer - Major and Estate Development
for Executive Director for Community and Environmental Services

Please be aware it is the applicants responsibility to clarify the boundary with the public highway. Private structures such as fences or walls will not be permitted on highway land. The highway boundary may not match the applicants title plan. Please contact the highway research team at highway_boundaries@norfolk.gov.uk for further details.
Dear Mr Rickman,

Full planning application for the proposed development of 1 no. petrol filling station, 2 no. drive through restaurants & 24 space HGV parking, together with various infrastructure and landscaping works. Land South of Broadland Gate, Adjacent to Postwick Interchange, Postwick, NR13 5NP.

Thank you for your consultation dated 27 January 2017. The Highway Authority has considered the information provided and has the following comments:

The overall site plan (1404/5) appears to demonstrate that a number of HGV's have to overrun the adjacent verge in order to access the site. A drawing needs to be provided which shows that all vehicles can access the site whilst remaining within the confines of the carriageway.

Please could such a drawing be provided.

Yours sincerely

Liz Poole

Principal Engineer - Major and Estate Development for Executive Director for Community and Environmental Services

Please be aware it is the applicants responsibility to clarify the boundary with the public highway. Private structures such as fences or walls will not be permitted on highway land. The highway boundary may not match the applicants title plan. Please contact the highway research team at highway.boundaries@norfolk.gov.uk for further details.
Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Martin Fellows
Operations (East)
planningee@highwaysengland.co.uk

To: Broadland District Council

CC: growthandplanning@highwaysengland.co.uk

Council’s Reference: 20170095

Referring to the planning application referenced above, dated 30 January 2017, application for a proposed development of 1 no. petrol filling station, 2no. drive through restaurants and 24 HGV parking, together with various infrastructure and landscaping works, Land South of Broadland Gate, Adjacent to Postwick Interchange, Postwick, NR13 5NP, notice is hereby given that Highways England’s formal recommendation is that we:

a) offer no objection;

b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A—Highways England recommended Planning Conditions);

c) recommend that planning permission not be granted for a specified period (see Annex A—further assessment required);

d) recommend that the application be refused (see Annex A—Reasons for recommending Refusal).

Highways Act Section 175B is—f is not relevant to this application.¹

¹ Where relevant, further information will be provided within Annex A.
<table>
<thead>
<tr>
<th>Signature:</th>
<th>Date: 17 February 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Davina Galloway</td>
<td>Position: Asset Manager</td>
</tr>
<tr>
<td>Highways England:</td>
<td></td>
</tr>
<tr>
<td>Woodlands, Manton Lane</td>
<td>Bedford MK41 7LW</td>
</tr>
<tr>
<td><a href="mailto:davina.galloway@highwaysengland.co.uk">davina.galloway@highwaysengland.co.uk</a></td>
<td></td>
</tr>
</tbody>
</table>
Dear Mr Rickman

Please find the attached Highways England Comments on the above planning application

Yours Sincerely

Connor Adkins

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From: Adkins, Connor <Connor.Adkins@highwaysengland.co.uk>
Sent: 17 February 2017 11:02
To: Christopher Rickman
Cc: growthandplanning
Subject: planning application 20170095
Attachments: 20170095 Rec.pdf

Importance: High

Christopher Rickman

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Highways England Company Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF | https://www.gov.uk/government/organisations/highways-england | info@highwaysengland.co.uk

Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

Consider the environment. Please don't print this e-mail unless you really need to.
From: Albone, James <james.albone@norfolk.gov.uk>
Sent: 02 March 2017 11:51
To: Christopher Rickman; Planning Administration
Subject: 20170095 Land South of Broadland Gate, Adj. Postwick Interchange, Postwick (Witton) [ME-170302-823776]

Our Ref: CNF47256_1

Dear Chris,

**20170095 Land South of Broadland Gate, Adj. Postwick Interchange, Postwick (Witton)**

The proposed development site lies within a landscape in which cropmarks of multi-period trackways, enclosures and funerary monuments have previously been recorded through archaeological excavation and as cropmarks through aerial photography. Cropmarks of features of unknown date, but of probable archaeological origin, have previously been recorded within the eastern part of the proposed development area. Consequently there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be adversely affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological mitigatory work in accordance with National Planning Policy Framework para. 141. We suggest that the following conditions are imposed:-

A) No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.

and,

B) No development shall take place other than in accordance with the written scheme of investigation approved under condition (A).

and,

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

In this case the programme of archaeological mitigatory work will commence with informative trial trenching to determine the scope and extent of any further mitigatory work that may be required (e.g. an archaeological excavation or monitoring of groundworks during construction). A brief for the archaeological work can be obtained from Norfolk County Council Historic Environment Service.

We note that the western part of the application site has recently been used as a construction site compound. In view of this trial trenching would initially be confined to the eastern (undisturbed) part of the site. However, if significant heritage assets are identified in the eastern area of the site, and it is considered likely that they continue
further west, the requirement for trenching (and subsequent phases of mitigation works) may be extended into the western area.

If you have any questions or would like to discuss our recommendations, please do not hesitate to contact me.

Yours sincerely
James Albone

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James Albone MA MCIfA
Planning Archaeologist

Historic Environment Service
Environment and Planning
Community and Environmental Services
Norfolk County Council
Union House
Gressenhall, Dereham
Norfolk NR20 4DR

Direct dial: 01362 869279
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