

Item. 9(g): pages 70-83

Location: Yaxham Road, Dereham

Proposal: Development of remaining part of the old Cemex Site now known as Dereham Business Hub into mixed use Business Park Development and an employment hub, to be provided by a flexible B1(c), B2 and B8 uses class together with ancillary trade counter use for trade and retail sale, together with associated car parking and access

REFERENCE: 3PL/2018/1556/F

Applicant: Norfolk Land Development

Author: Rebecca Collins

CONSULTATIONS

Highways Authority

The developer proposes a mitigation package that comprises a right turn facility at Yaxham Road along with road widening and realignment of the cyclepath at the west side of the road. The Highways Authority has no objection to this subject to conditions with regards to a construction management plan and the off- site highway works.

Tree officer

1. I am happy that there is sufficient space to allow the landscaping as proposed. Almost certainly there will be on-going maintenance requirements which are likely to be seen as acceptable.
2. Species mix as proposed is suitable for the location, the landscaping plan would need to be more specific indicating which plants/trees are going where as well as planting/maintenance details.
3. There are some infringements on identified RPA's. Ideally all construction would be outside the identified RPA, I wouldn't have a problem with the affected trees being removed and replaced with suitable planting alternatively an arboricultural method statement would be required giving details of how construction would be undertaken to ensure minimal root disturbance.
4. The type of fencing proposed is acceptable within RPA's. Again a method statement would be required.

Collectively the trees along the eastern boundary have some importance. They are established and will provide instant screening. As individuals many of the trees are poorly formed, suppressed specimens. I would recommend that some removal would be appropriate (whilst maintain an overall belt of trees) which would allow planting of some better, more sustainable specimens and allowing better establishment of the newly planted understorey. The species proposed, including Birch, Field Maple and Hornbeam would be suitable and would create a much better landscape feature in the long term.

Lead Local Flood Authority (LLFA)

The case officer has spoken to LLFA who do not have the information they require to remove their objection, as outlined in the officer's committee report.

Officer response

On the basis of the above matters of highways and trees are considered acceptable and could be resolved through the application of appropriate conditions.

A further reason for refusal is recommended on Flood risk grounds, as follows:

Insufficient information has been provided to demonstrate the proposals would not result in unacceptable risks of flooding here or elsewhere contrary to Policy 14 of the NPPF.