

APPLICATION REFERENCE: PF/19/1913

LOCATION: Kongskilde UK Ltd, Hempstead Road Business Centre, Hempstead Road, Holt, Norfolk, NR25 6EE

PROPOSAL: Formation of concrete surfaced bus turning area, overflow bus parking area with permeable surface and staff car parking area with associated drainage

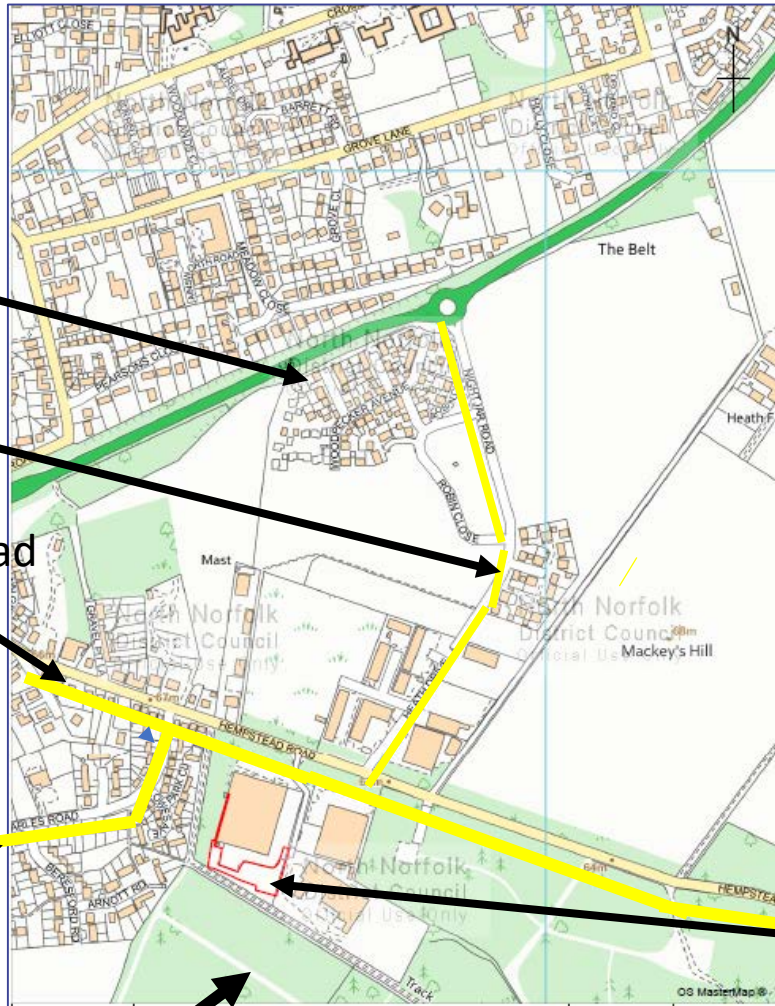


NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

28 May 2020

SITE LOCATION PLAN



A148

Heath Drive

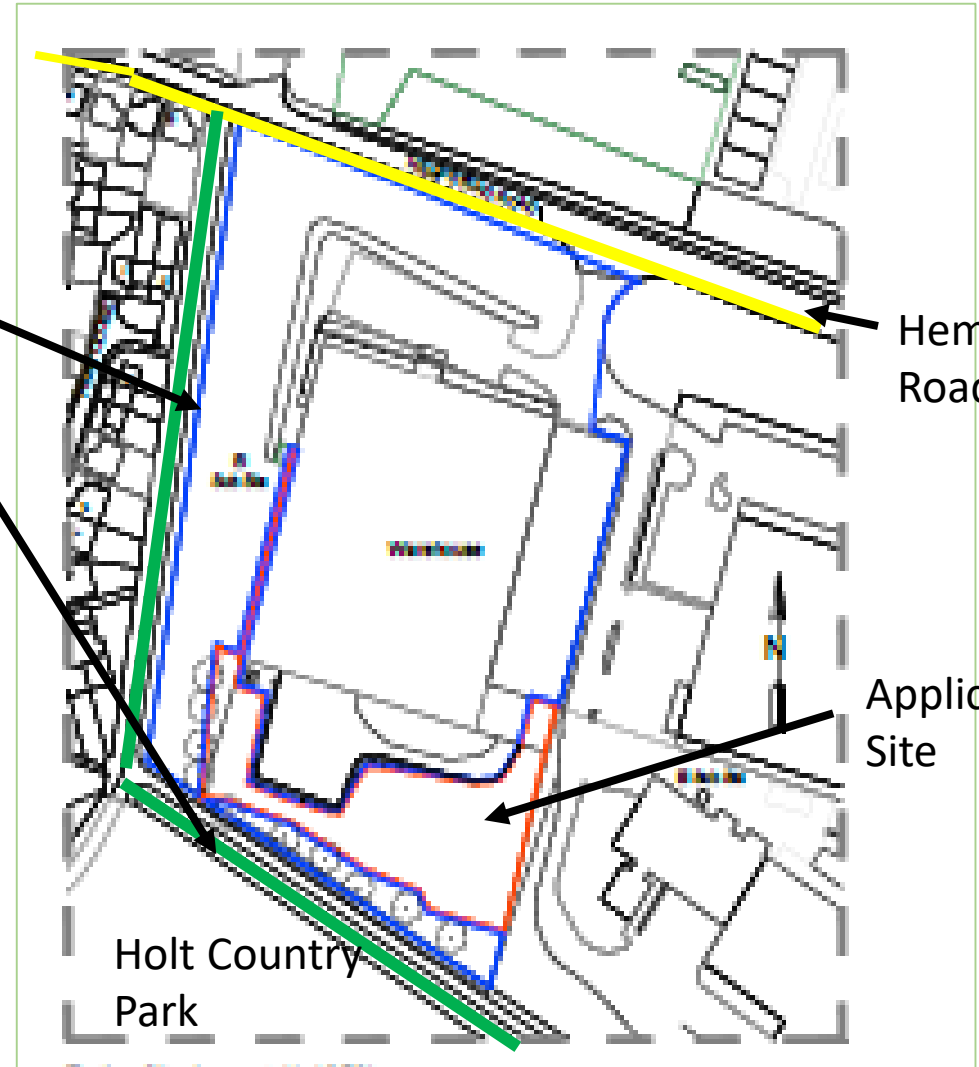
Hempstead Road

Charles Close

Holt Country Park

Public Footpaths

Application Site



Hempstead Road

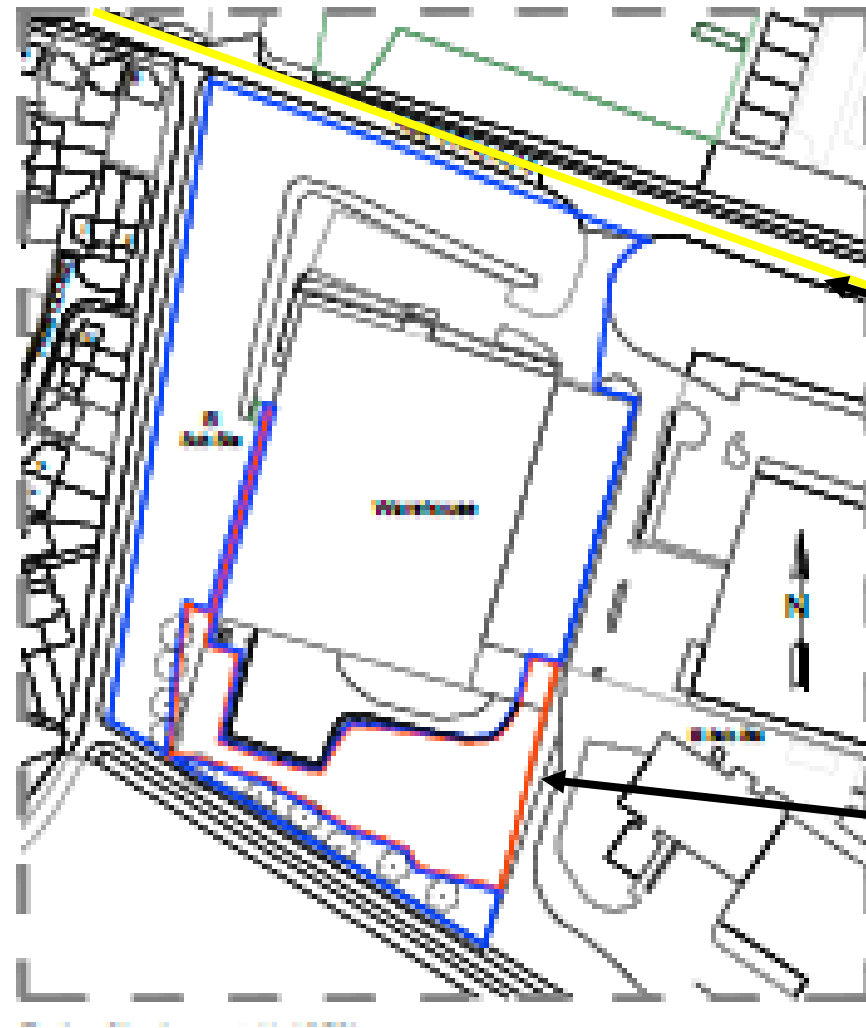
Application Site

Holt Country Park

AERIAL PHOTOGRAPH

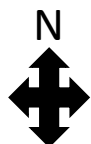
Hempstead Road →

Application Site →

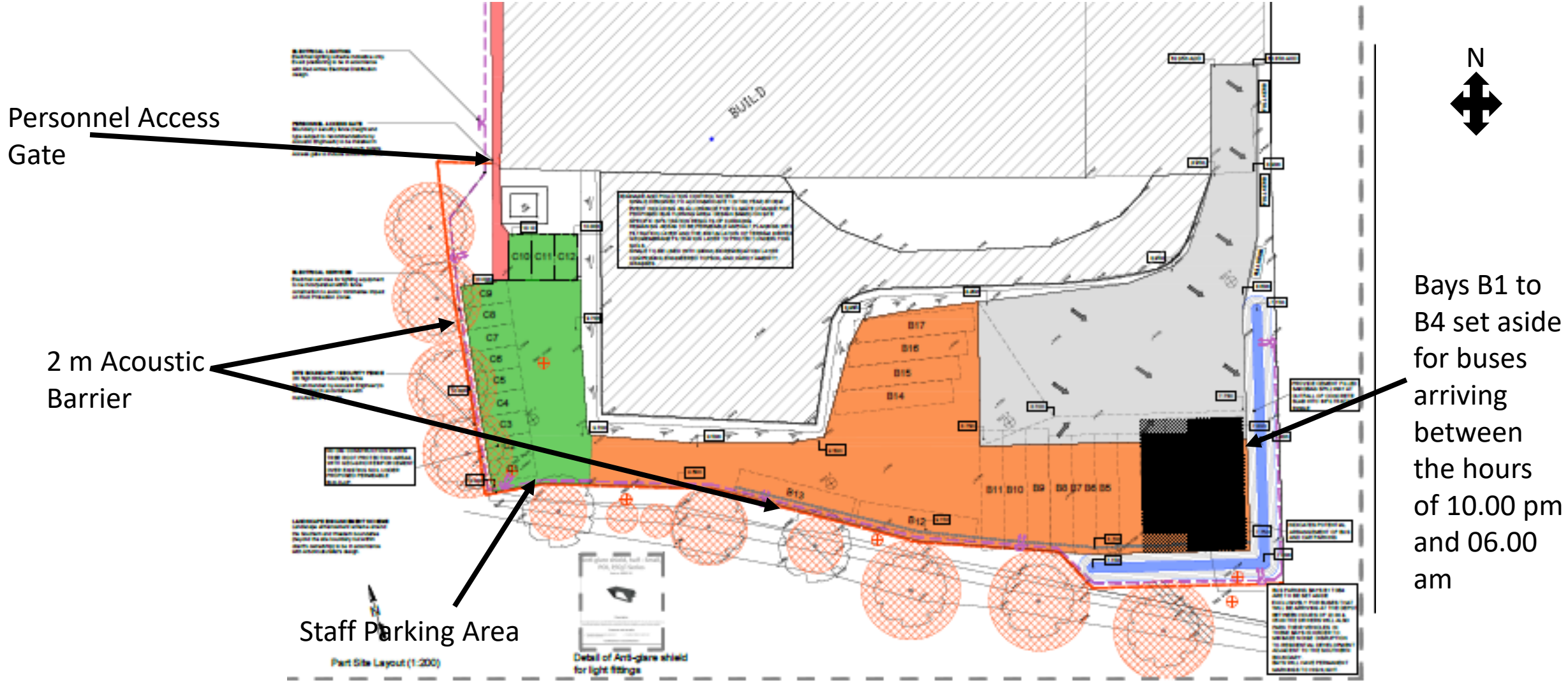


Hempstead Road →

Application Site →



SITE LAYOUT PLAN



Personnel Access Gate

2 m Acoustic Barrier

Staff Parking Area

Bays B1 to B4 set aside for buses arriving between the hours of 10.00 pm and 06.00 am



LANDSCAPING PLAN

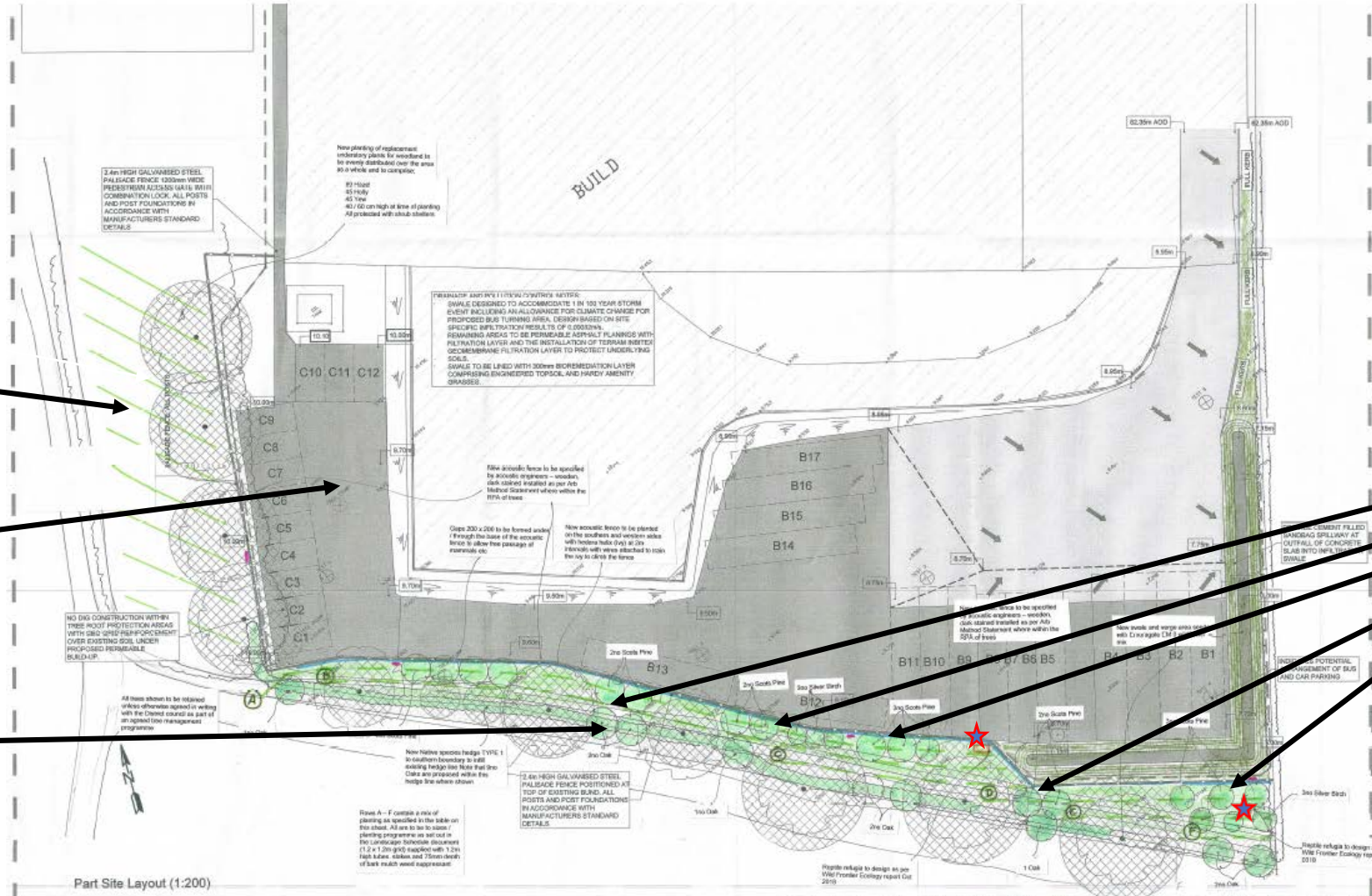
New planting understorey plants for woodland

No dig construction within Root Protection Areas

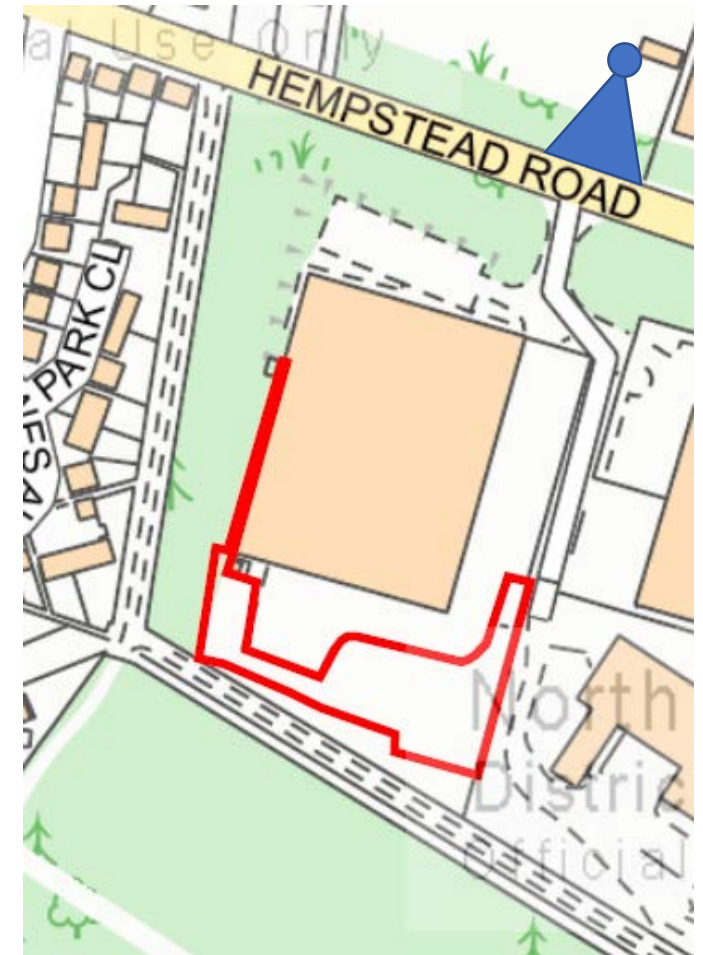
New native species hedge – southern boundary

New tree planting scots pine and silver birch

Reptile refugia

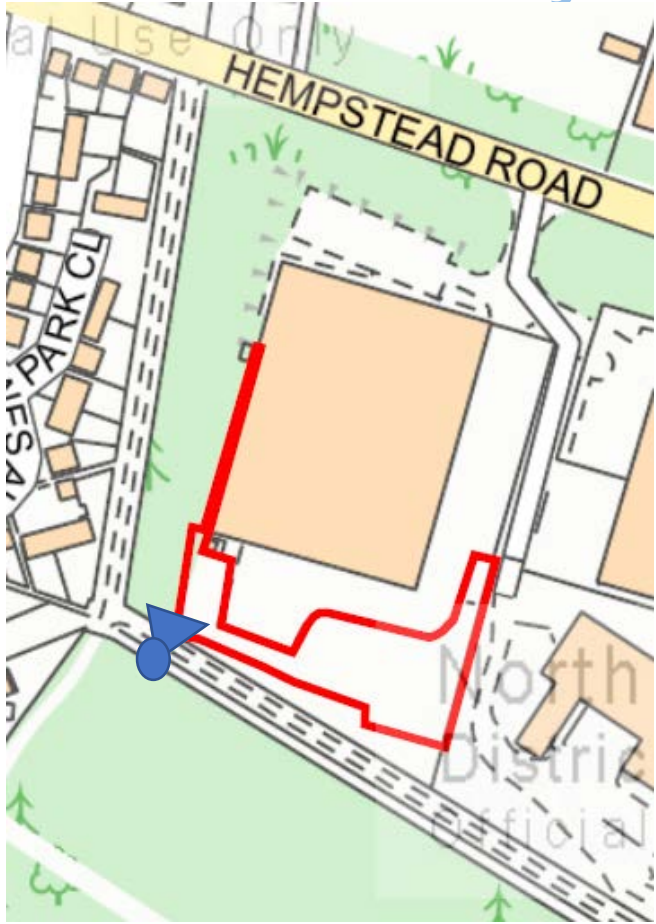


VIEW FROM HEMPSTEAD ROAD



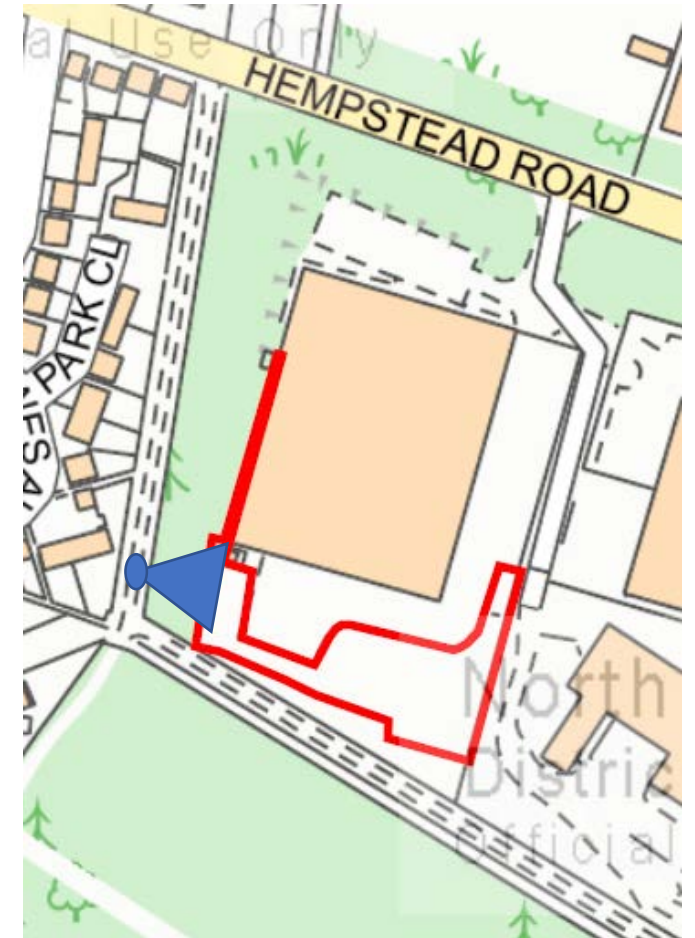


View along west boundary





View looking east



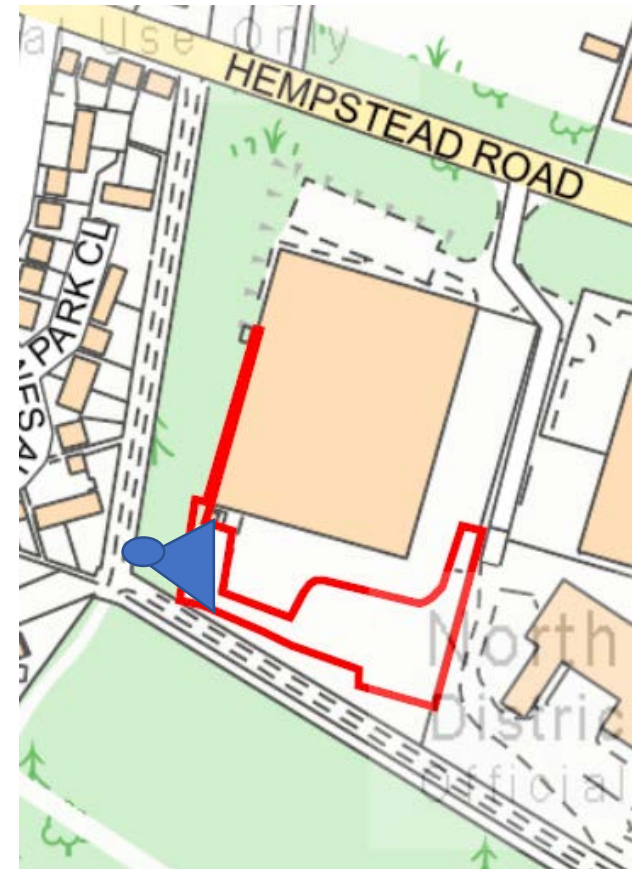


View east across site





View east across site



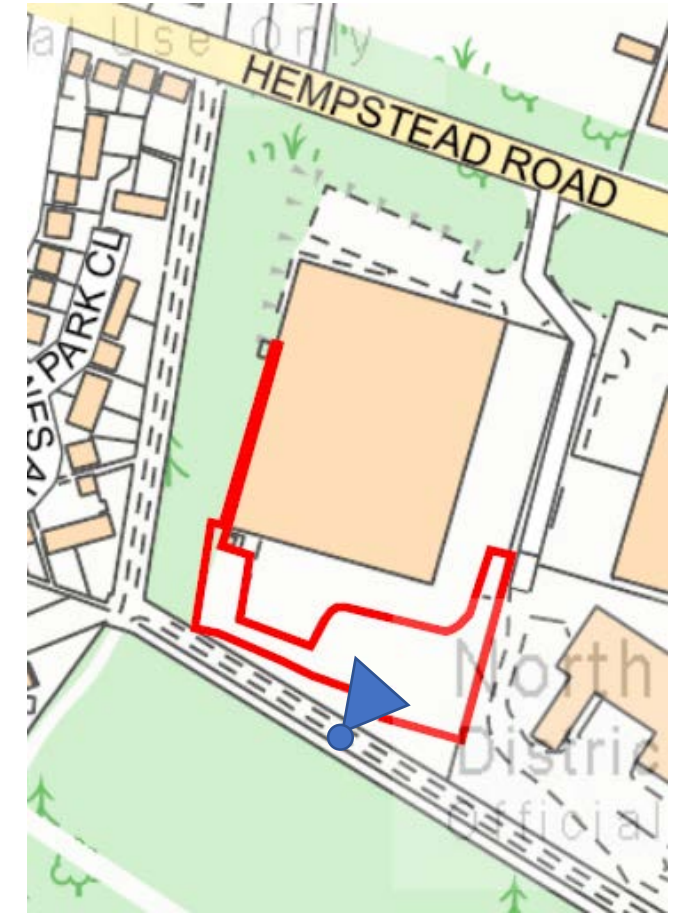


View from footpath



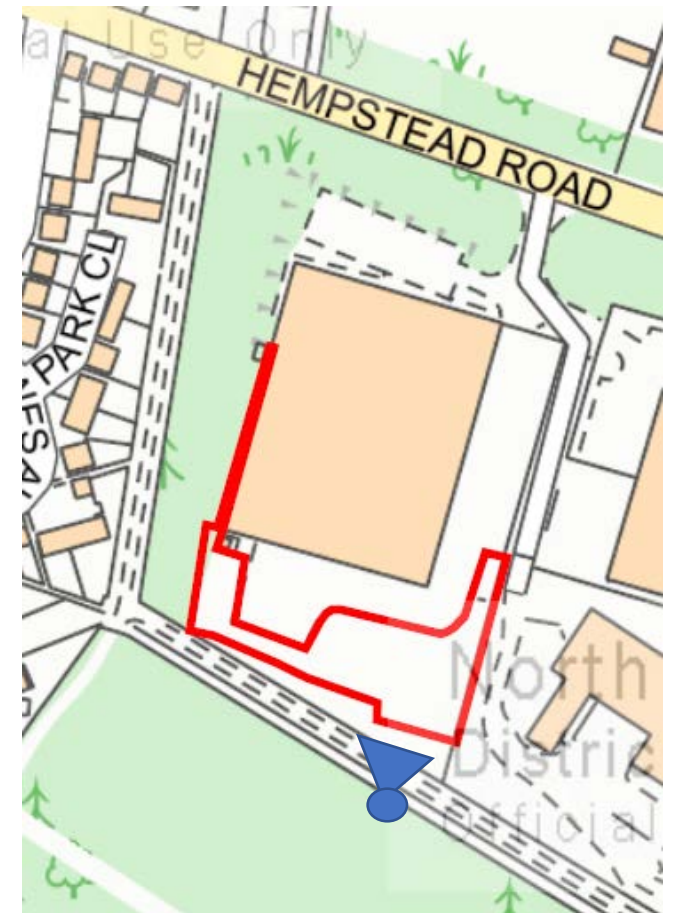


View from footpath





View north





KEY ISSUES

- Principle
- Design and layout
- Highways
- Amenity
- Landscaping
- Ecology
- Lighting
- Drainage and Pollution



RECOMMENDATION

APPROVE subject to conditions relating to the following matters and any others considered necessary by the Head of Planning.

- Time limit for implementation
- Approved plans

Noise

- The on-site car and bus parking area to be provided in accordance with the approved plan.
- Prior to first use full details of the proposed acoustic fencing
- Prior to first use full details of the proposed personnel access gate and surfacing of the pedestrian footpath
- Within 3 months, all buses using the site to be fitted with white noise reversing devices, or an alternative noise control plan for reducing noise from reversing warnings to be submitted
- Prior to first use full details of signage to prevent noise such as excessive engine revving, use of radios, playing of music and shouting
- Notwithstanding the details submitted, a vehicle management plan shall be submitted including staff parking arrangements during anti-social hours
- The surfacing of the car park and hereby approved shall be fully concreted and tarmacked, smooth and well maintained.
- Speed calming measures/speed bumps shall be provided.



RECOMMENDATION

Lighting

- Notwithstanding the details submitted, full details of the proposed external lighting for the site and pedestrian footpath to be submitted.

Landscaping

- carried out in strict accordance with the measures laid out in the approved Arboricultural Implications Assessment and Preliminary Method Statement
- Landscape proposals – Implementation, timescale and management
- No tree, shrub or hedgerow which is indicated on the approved plan to be retained shall be topped, lopped, uprooted, felled or in any other way destroyed, within ten years of the date of this permission,.
- Any new tree or shrub forming part of an approved landscape scheme which within a period of ten (years from the date of planting dies to be replaced.

Ecology

- Development shall be carried out in accordance with submitted ecology report
- No works can commence on site until a reptile mitigation plan has been submitted



RECOMMENDATION

Drainage/Pollution

- Spill kits should be placed in suitable locations throughout the site to mitigate any risk to groundwater. Staff shall receive training on the safe and correct use of spill kits.
- The development shall be carried out in full accordance with the Flood Risk and Drainage Management Plan

Final wording of conditions, and any others deemed necessary, to be delegated to the Head of Planning.