

DEADLINE 3 RESPONSE – NEIL ALSTON, A. L. ALSTON & SONS LTD.
 RESPONSE TO HIGHWAYS ENGLAND COMMENTS ON RELEVANT REPRESENTATIONS – IN SUMMARY

<p>RR-022.1</p>	<p>The applicant states that they have engaged with the Local Planning Authority (LPA) and the LPA did not raise any objections during the Statutory Consultation in Feb. to April 202 or targeted consultation in Dec. 2020 to January 2021. The applicant confirms that no representation has been made form the LPA on the provision of a petrol filling station.</p> <p>The applicant states that the relevant land has been identified for landscaping and biodiversity mitigation since early 2021, although the final designs were not fully developed. In addition, the landscaping is required to minimize adverse landscape effects and visibility of the main infrastructure and to achieve protection for protected species and Grade 1 trees.</p>	<p>It is noted that the LPA have been consulted on this proposal but did not submit any representations. This cannot imply that my clients’ proposals for a roadside service centre including petrol filling/EV station in this location are unacceptable. It is noted that the District Council is supportive of the A47 works in general, partly due to the economic benefits that it will bring to the District and the proposed roadside service centre will form part of these important economic benefits on a major infrastructure hub, that is in proximity to the A47 and the potential Norwich Western Link.</p> <p>My clients are prepared to work with the applicant to ensure that the necessary landscaping and biodiversity mitigation works are included but that this is in a position on my clients’ land that will facilitate the roadside service centre in the optimum position for the vehicular access. Detailed subject specific technical assessments of the location and its natural features will be undertaken at the planning application stage for the roadside service centre to ensure that the concerns of the applicant are addressed.</p> <p>In summary my clients believe that land for a potential roadside service centre in this location should be safeguarded as part of the revised proposals and will be able to accommodate the necessary landscaping and biodiversity mitigation arising from the A47 works.</p>
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