
The Norfolk County Council (Norwich Northern Distributor Road (A1067 to A47(T))) Order

Position Statement on Landowner Raised Issues

Planning Act 2008

Infrastructure Planning

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009

PINS Reference Number: TR010015

Document Reference: NCC/EX/57

Author: Norfolk County Council

Version	Date	Status of Version
0	15 September 2014	Final

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Introduction

This document provides the Applicant's position statement update on design change requests from landowners including those highlighted in the Applicant's comment on Written Representations by Landowners (Document Ref NCC/EX/7) and Compulsory Acquisition Report (Document Ref NCC/EX/1).

In addition to the statement on the proposed change the report identifies any consequential changes required to Application Documents. The Applicant intends to incorporate the changes that it proposes to take forward in the next submission of the relevant documents. The Applicant has considered, for each proposed change, whether it is a material change to the scheme or would fundamentally alter it so as to make it a different scheme – it has concluded that none of the changes are material or would make it a different scheme. The Applicant has taken into account the likely significant impacts reported in the Environmental Statement (Document Ref 6.1 - 6.3) in coming to this conclusion. The Applicant also notes that the requested and potential changes have been published via the Planning Inspectorate's website in the various Written Representations and further information was provided in the two documents above, all of which could be commented upon by interested parties.

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Landowner issues

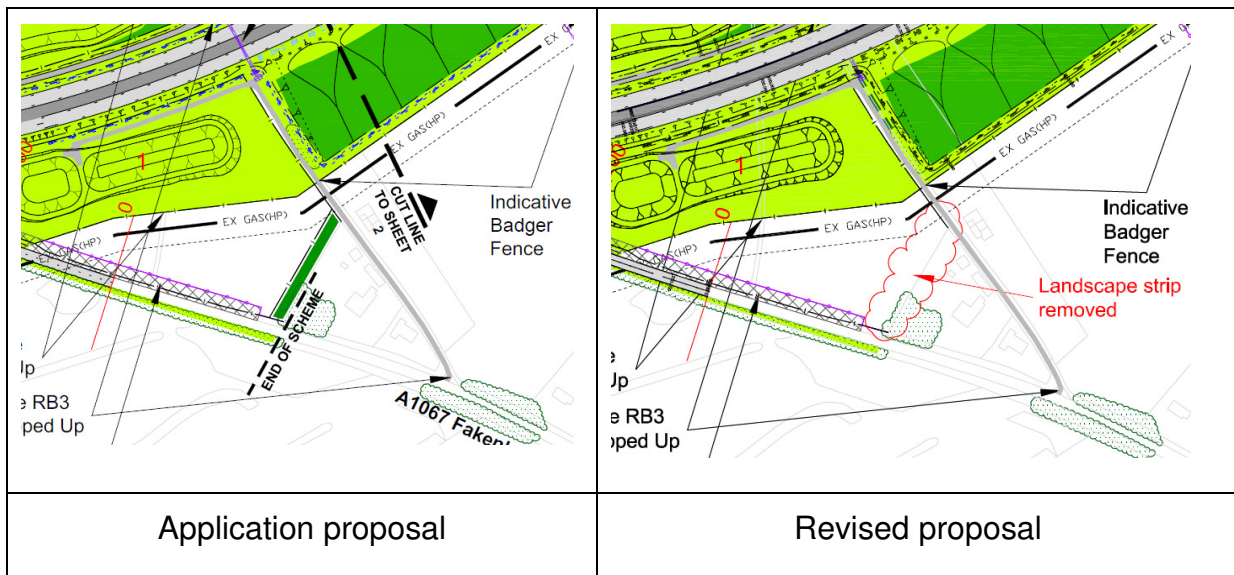
1.1. Plot 1/20: Mr & Mrs Savage

Representation: Having reviewed the plans provided to our clients we ask that the tree planting highlighted under land parcel 1/20 be removed from this scheme. My clients have no wish to lose land in their view unnecessarily and are happy with the existing tree planting that forms part of the immediate grounds to their property.

Applicant's comment

1.1.1. The Applicant has considered the request and concluded that the landscaping area (i.e. Plot 1/20 as a whole) can be removed, as requested by the landowners. This is not considered to be a material change to the Scheme and nor does it change the assessment of environmental impacts or the environmental mitigation proposals.

1.1.2. The change is identified on the General Arrangement extract below:



1.1.3. The removal will require the following document amendments which will be shown on the next submitted versions:

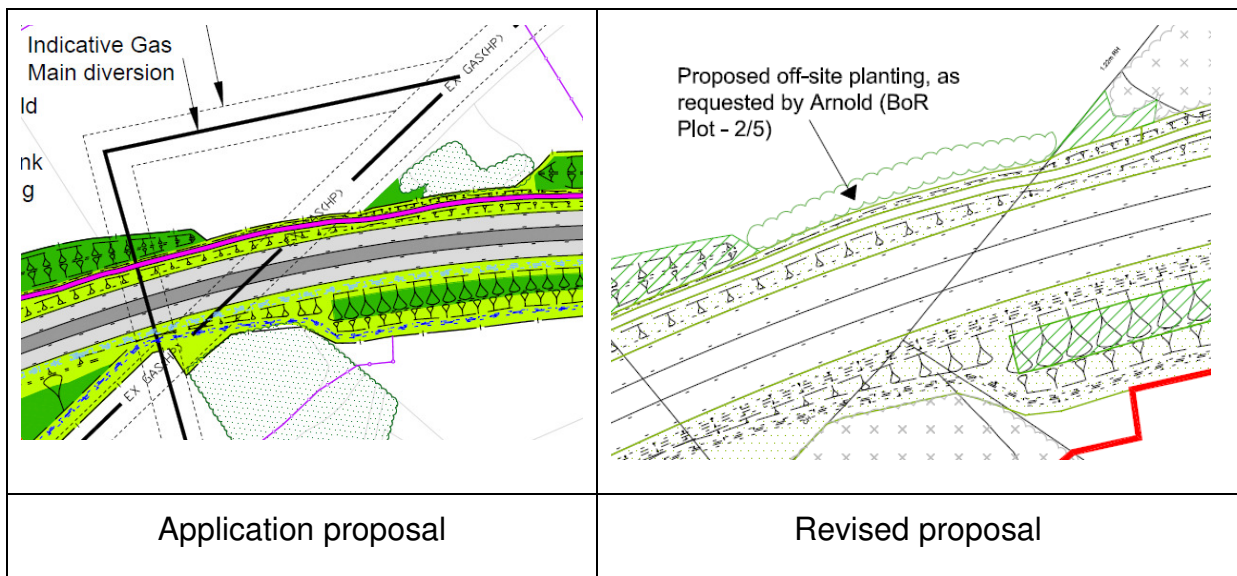
Document	Detail	Proposed change
Land Plans (Document Ref 2.2)	Sheet 1 DCO-LP-01	Removal of plot 1/20
Works Plans (Document Ref 2.3)	Sheet 1 of 12 R1C093-R1-5002	Amendment to DCO boundary to reflect removal of plot 1/20
General Arrangement Plans (Document Ref 2.6)	Sheet 1 of 12 R1C093-R1-5015	Removal of Indicative Woodland Creation area west of 'Peacehaven'
Landscaping Planting Plans (Document Ref 2.8)	Sheet 1 of 12 MMD-233906-DT-0866	Removal of landscape area 16
Book of Reference (Document Ref 4.3)	Part 1 Page 10, Plot 1/20	All details deleted and replaced with "Not used"

1.2. Plot 2/5: Mr & Mrs Arnold

Representation: “more landscaping planting along the northern boundary of the NDR.”

Applicant’s comment

- 1.2.1. The Applicant has provided the landowner’s representative with a plan identifying an additional landscaping area for their consideration. This is not considered to be a material change to the Scheme and nor does it change the assessment of environmental impacts.
- 1.2.2. It would require land, from the landowner, which is outside the Application DCO boundary.
- 1.2.3. The proposal is identified on the plan extracts below:



- 1.2.4. A formal response to these proposals, and confirmation that the additional land would be available, is currently awaited.

1.2.5. If accepted, the change will require the following document amendments which will be shown on the next submitted versions:

Document	Detail	Proposed change
Land Plans (Document Ref 2.2)	Sheet 2 DCO-LP-02	Amendment to land plan
Works Plans (Document Ref 2.3)	Sheet 2 of 12 R1C093-R1-5003	Amendment to DCO boundary to reflect additional area
General Arrangement Plans (Document Ref 2.6)	Sheet 2 of 12 R1C093-R1-5016	Inclusion of Indicative Woodland Creation area
Landscaping Planting Plans (Document Ref 2.8)	Sheet 1 of 12 MMD-233906-DT-0866	Enlargement of landscape area 20
Book of Reference (Document Ref 4.3)	Part 1 Page 13, Plot 2/5	Amended entries.

1.3. Plot 2/5: Mr & Mrs Arnold

Representation: *The bund within Plot 2/5 to the north of the scheme is designated on the General Layout Plan sheet 2 of 12 as “grassland creation”. This is unacceptable to the Arnolds. Landscape planting must be installed in this location to improve environmental mitigation to the retained holding.*

Applicant’s comment

- 1.3.1. Investigations undertaken further to the response given in paragraph 1.1.3 to the Applicant’s comment on Written Representations by Landowners (Document Ref NCC/EX/7) have identified that the representation referred to a historic version of a General Arrangement Plan.
- 1.3.2. The bund north of the NDR is identified on the latest Sheet 2 General Arrangement Plan (R1C093-R1-5016) as Indicative Woodland Creation and Landscaping Planting Plan (MMD-233906-DT-0867) as area 2.
- 1.3.3. The landowner has been notified of this position.
- 1.3.4. No amendments are required to existing documents.

1.4. Plot 2/11: Mr & Mrs Arnold

Representation: *The Arnolds see no need for the acquisition of Plot 2/11. The Council is requested to plant this plot with trees.*

Applicant's comment

- 1.4.1. The Applicant proposes to plant this area with trees as part of its landscaping mitigation and is seeking freehold acquisition to ensure that these works are undertaken and maintained in the future.
- 1.4.2. As part of the detailed land acquisition negotiations the Applicant would be willing to discuss the possibility of a different approach, such as whether it could not compulsorily acquire Plot 2/11 on the basis that the owners were willing and able to grant the necessary rights and accept the necessary restrictive covenants to ensure the long term landscaping requirements.

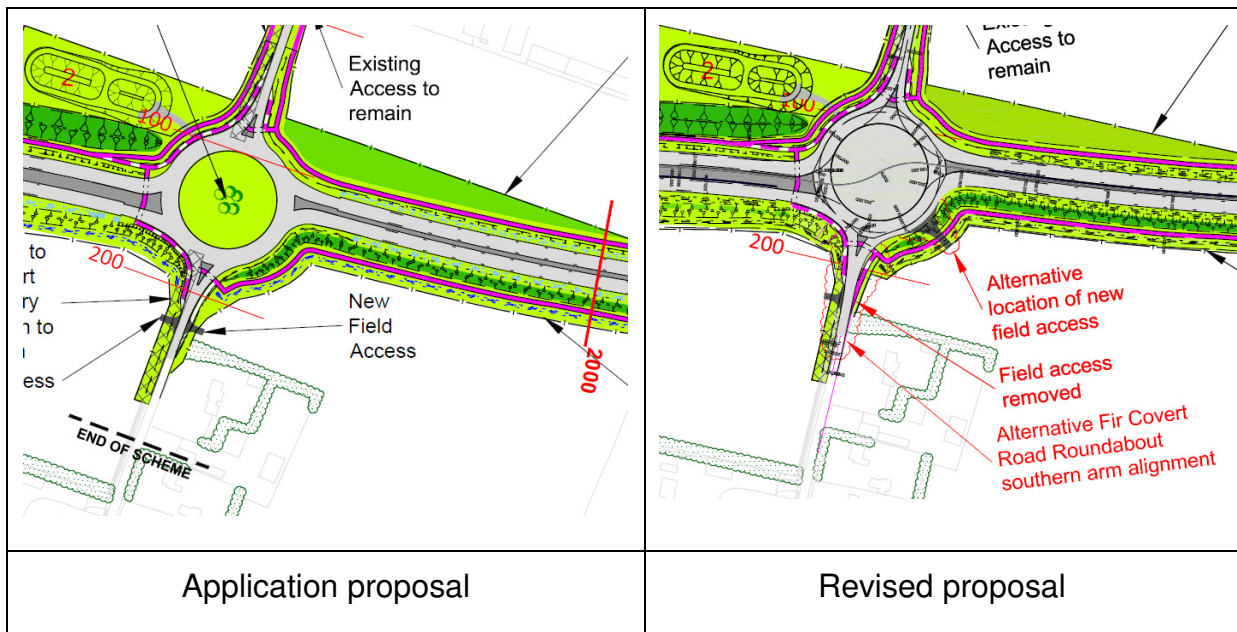
1.5. Plot 2/20: Trustees of the Gurloque Settlement

Representation: *The owners would prefer access directly from the roundabout.*

Applicant's comment

1.5.1. The Applicant has considered the request and concluded that the access (ref X7 on the Street Plans) can be moved from Fir Covert Road to directly off Fir Covert Roundabout, as requested by the landowners. This is not considered to be a material change to the Scheme and nor does it change the assessment of environmental and safety impacts.

1.5.2. The change is identified on the General Arrangement extracts below:



1.5.3. A consequence of the above change and realignment of the southern length of Fir Covert Road is a reduction in the land requirements from both Plot 2/20 (owned by the Trustees) and 2/21 (owned by Michael John Williamson and Kelly Marie Bowhill). Discussions with both parties about these land acquisition alterations are ongoing.

1.5.4. The alteration will require the following document amendments which will be shown on the next submitted versions:

Document	Detail	Proposed change
Land Plans (Document Ref 2.2)	Sheet 2 DCO-LP-02	Change in size of plots 2/20 and 2/21
Street Plans (Document Ref 2.4)	Sheet 2 of 12 DCO-SP-02	Amended location for X7
General Arrangement Plans (Document Ref 2.6)	Sheet 3 of 12 R1C093-R1-5016	Amended field access location shown
Draft DCO (Document Ref 3.1)	Schedule 6 Streets to be Stopped Up Part 2 Private access for which a substitute is to be provided	Amended description
Book of Reference (Document Ref 4.3)	Part 1 Pages 17 and 18 Plots 2/20 and 2/21	Amendments to plot areas

1.6. **Plot 3/8: Mrs Barrett**

Representation: *The private access should be realigned to lead direct from the roundabout, rather than following the restricted byway round the corner.*

Applicant's comment

1.6.1. The Applicant has considered the request and concluded that the access (ref X11 on the Street Plans) can be moved, as requested by the landowners. This is not considered to be a material change to the Scheme and nor does it change the assessment of environmental and safety impacts.

1.6.2. The change is identified on the General Arrangement extracts below:

<p>The diagram shows a roundabout with a central island. A road labeled 'Drayton RB6' is shown being diverted through the roundabout. A 'New Field Access' is shown as a red line leading from the roundabout to a field. A 'PMA combined with diverted Drayton RB6' is also shown. A plot labeled '3' is visible in the lower-left quadrant.</p>	<p>The diagram shows the same roundabout and road layout as the application proposal. However, the 'Field Access' is now shown as a red line that has been removed. An 'Alternative New Field Access' is shown as a red line leading from the roundabout to the field. The 'PMA combined with diverted Drayton RB6' remains. The plot labeled '3' is also present.</p>
<p>Application proposal</p>	<p>Revised proposal</p>

1.6.3. The alteration will require the following document amendments which will be shown on the next submitted versions:

Document	Detail	Proposed change
Street Plans (Document Ref 2.4)	Sheet 3 of 12 DCO-SP-03	Amended location for X11
General Arrangement Plans (Document Ref 2.6)	Sheet 3 of 12 R1C093-R1-5017	Amended field access location shown
Draft DCO (Document Ref 3.1)	Schedule 6 Streets to be Stopped Up Part 2 Private access for which a substitute is to be provided	Amended description

1.7. Plot 3/24: Brian Bransom

Representation summary: Requested amendments to Bell Farm Track design

Applicant's comment

- 1.7.1. The Applicant has provided the landowner's representative with an amended PMA design for their consideration. This is not considered to be a material change to the Scheme and nor does it change the assessment of environmental impacts.
- 1.7.2. The amended design would require land along the boundary with Dog Lane from the landowner, which is outside the Application DCO boundary.
- 1.7.3. The proposal is identified on the General Arrangement extracts below:

<p>The diagram shows a plan view of the Bell Farm Track alignment. It features an 'Indicative Badger Fence' at the top, a 'Bell Farm Overbridge' crossing a road, and a 'Track to be Stopped Up' section. The track is shown with various widths and curves, with distances of 100, 300, and 400 meters marked. A 'Proposed improvements to surface' area is also indicated. The track ends at 'Reepham Road' and 'Dog Lane'. A 'Site Cor' is marked at the bottom right.</p>	<p>This diagram shows an alternative alignment for the Bell Farm Track. It includes a '5m wide passing bay and bell mouth at Dog Lane and Reepham Road'. The track is shown with a 'PMA with Hors' (Proposed Main Alignment with Horseshoe) and a 'Site Cor'. The track is shown with various widths and curves, with distances of 100, 300, and 400 meters marked. A 'Track to be Stopped Up' section is also indicated. The track ends at 'Reepham Road' and 'Dog Lane'. A 'Site Cor' is marked at the bottom right.</p>
<p>Application proposal</p>	<p>Revised proposal</p>

1.7.4. A formal response to the proposals, and confirmation that the additional land would be available, is currently awaited.

1.7.5. If accepted, the alteration will require the following document amendments which will be shown on the next submitted versions:

Document	Detail	Proposed change
Land Plans (Document Ref 2.2)	Sheet 3 DCO-LP-03	Change in size of plots 3/24
Street Plans (Document Ref 2.4)	Sheet 3 of 12 DCO-SP-03	Amended extent for X15
General Arrangement Plans (Document Ref 2.6)	Sheet 3 of 12 R1C093-R1-5017	Amended PMA design shown
Book of Reference (Document Ref 4.3)	Part 1 Page 32, Plot 3/25	Amendment to plot area

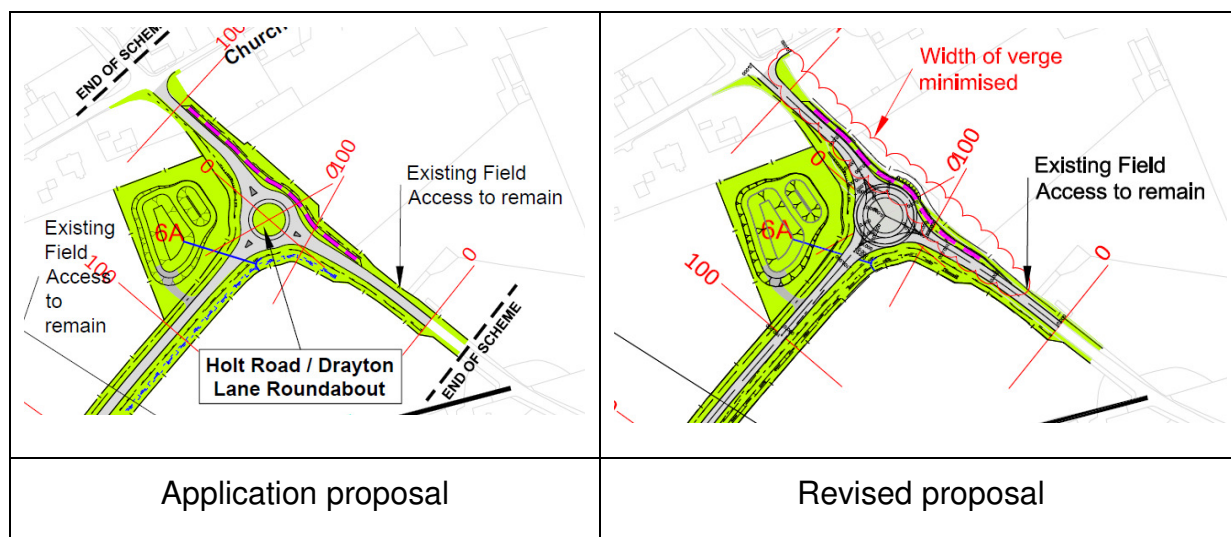
1.8. Plot 4/16 and 4/18: David Pulling / Paul Clarke & Mr & Mrs Palmer

Issue: Request to investigate reduction in land take area.

Applicant's comment

1.8.1. The Applicant has carried out further detailed survey and design work and concluded that the area of land acquisition can be reduced, as requested by the landowners. This is not considered to be a material change to the Scheme and nor does it change the assessment of environmental and safety impacts.

1.8.2. The change is identified on the General Arrangement extracts below:



1.8.3. The proposal has been sent to the landowners for their formal response.

1.8.4. The alteration will require the following document amendments which will be shown on the next submitted versions:

Document	Detail	Proposed change
Land Plans (Document Ref 2.2)	Sheet 4 DCO-LP-04	Change in size of plots 4/16 and 4/18
General Arrangement Plans (Document Ref 2.6)	Sheet 4 of 12 R1C093-R1-5018	Amended design shown
Landscaping Planting Plans (Document Ref 2.8)	Sheet 4 of 12 MMD-233906-DT-0869	Amendment of landscape area 13

Book of Reference (Document Ref 4.3)	Part 1 Page 38 and 39 Plots 4/16 and 4/18	Amendments to plot areas
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1.9.3. The alteration will require the following document amendments which will be shown on the next submitted versions:

Document	Detail	Proposed change
Street Plans (Document Ref 2.4)	Sheet 4 of 12 DCO-SP-04	Identification of new access
General Arrangement Plans (Document Ref 2.6)	Sheet 4 of 12 R1C093-R1-5018	New field access location shown
Draft DCO (Document Ref 3.1)	Schedule 6 Streets to be Stopped Up Part 2 Private access for which a substitute is to be provided	New entry

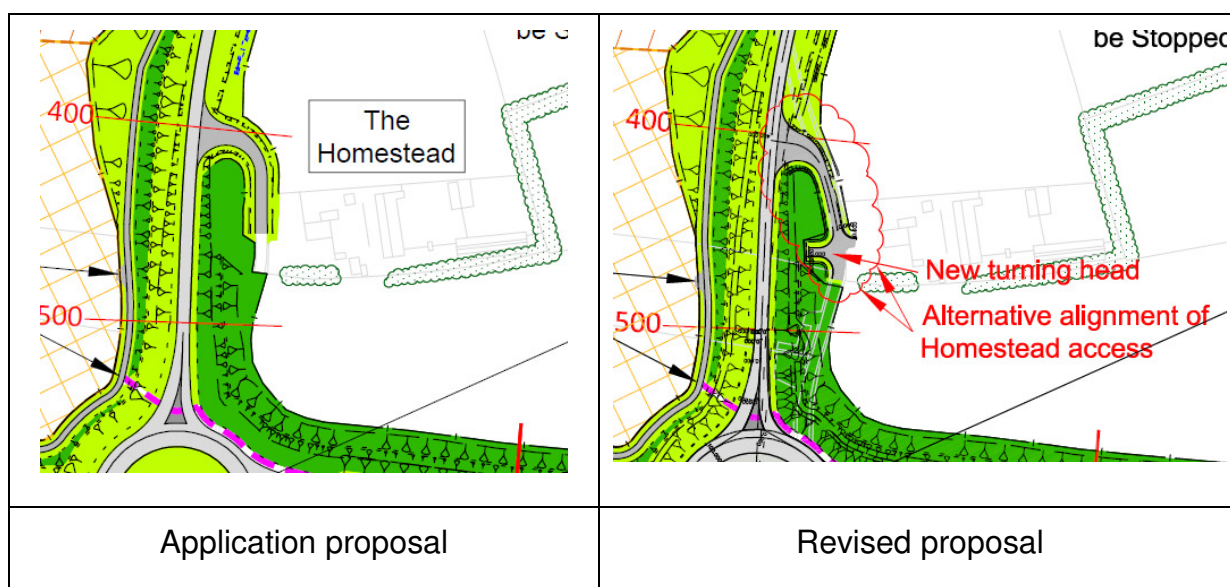
1.10. Plot 4/22: Mr & Mrs Keeley

Issue: Access to The Homestead, off Drayton Lane.

Applicant's comment

1.10.1. The Applicant has carried out further detailed survey and design work to the proposed access to The Homestead, off Drayton Lane. This is not considered to be a material change to the Scheme and nor does it change the assessment of environmental and safety impacts. The change will mean that the area of land acquisition from The Homestead will be reduced.

1.10.2. The change is identified on the General Arrangement extracts below:



1.10.3. The proposals have been discussed with the landowners who have confirmed their support for the new access arrangements.

1.10.4. The alteration will require the following document amendments which will be shown on the next submitted versions:

Document	Detail	Proposed change
Land Plans (Document Ref 2.2)	Sheet 4 DCO-LP-04	Change in size of plots 4/22
Street Plans (Document Ref 2.4)	Sheet 4 of 12 DCO-SP-04	Identification of new access

General Arrangement Plans (Document Ref 2.6)	Sheet 4 of 12 R1C093-R1-5018	New design location
Landscaping Planting Plans (Document Ref 2.8)	Sheet 4 of 12 MMD-233906-DT-0869	Amendment of landscape areas 7 and 15
Draft DCO (Document Ref 3.1)	Schedule 6 Streets to be Stopped Up Part 2 Private access for which a substitute is to be provided	Amended details
Book of Reference (Document Ref 4.3)	Part 1 Page 39, Plot 4/22	Amendments to plot area

1.11. Plot 4/26: Mrs Rachel Foley (beneficiary of Anne Pollock deceased)

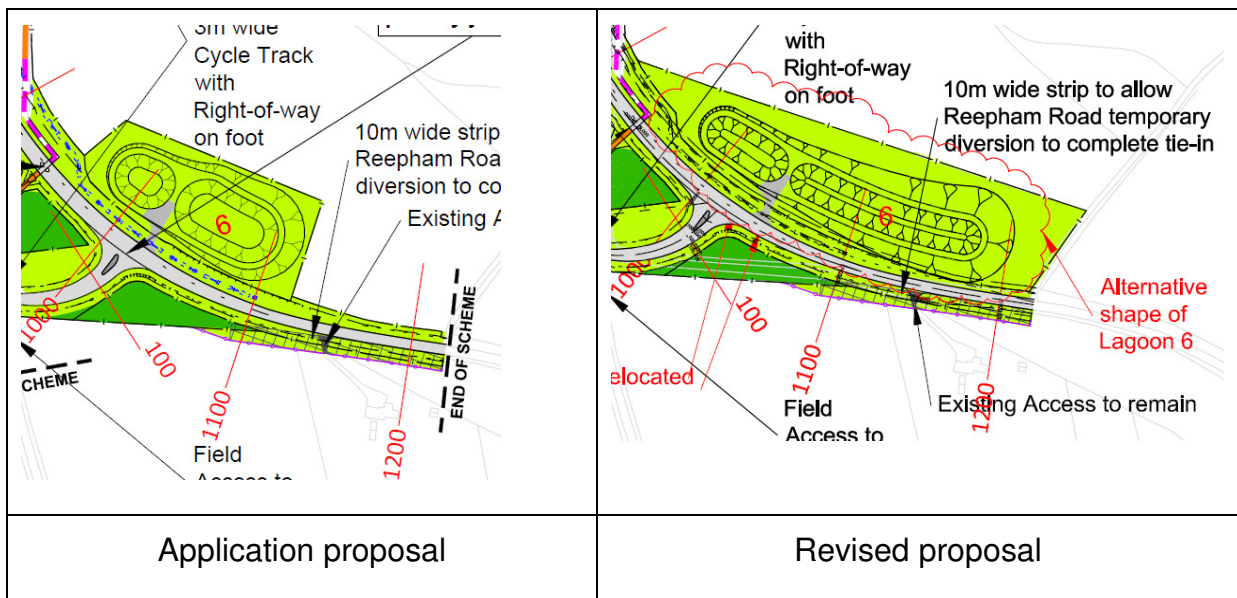
Representation Summary: Request for redesign of Lagoon 6.

Applicant’s comment

1.11.1. The Applicant has provided the landowner’s representative with an amended lagoon design for their consideration. This is not considered to be a material change to the Scheme and nor does it change the assessment of environmental impacts.

1.11.2. The amended design would require land, from the landowner and her tenant, which is outside the Application DCO boundary.

1.11.3. The proposal is identified on the General Arrangement extracts below:



1.11.4. A formal response is currently awaited together with confirmation from all affected parties, that the additional land would be available if the amended design is chosen.

1.11.5. If agreed by the landowner the alteration will require the following document amendments which will be shown on the next submitted versions:

Document	Detail	Proposed change
Land Plans (Document Ref 2.2)	Sheet 4 DCO-LP-04	Change to plots 4/26 to reflect new lagoon area.
General Arrangement Plans (Document Ref 2.6)	Sheet 4 of 12 R1C093-R1-5018	Amended lagoon design shown
Landscaping Planting Plans (Document Ref 2.8)	Sheet 4 of 12 MMD-233906-DT-0869	Amendment of landscape areas 18 and 24
Drainage/Surface Water Management Plans (Document Ref 2.11)	Drainage and Surface Water Management – Sheet 4 of 12 MMD-233906-DT-0945 Outline Drainage Works – Sheet 7 of 24 R1C093-R1-5070	Amended lagoon design shown
Book of Reference (Document Ref 4.3)	Part 1 Page 41, Plots 4/26	Amended area

1.12. Plots 4/23, 4/37, 4/38 and 5/1: Mrs Rachel Foley (beneficiary of Anne Pollock deceased)

Representation Summary: *Request for additional woodland planting along southern bund.*

Applicant's comment

- 1.12.1. The Applicant has accepted the principle of woodland planting on the southern bund as requested by the landowner. This is not considered to be a material change to the Scheme and nor does it change the assessment of environmental impacts.
- 1.12.2. The Applicant and landowner are in discussions regarding the detailed extent of additional planting.
- 1.12.3. If agreed the alteration will require the following document amendments which will be shown on the next submitted versions:

Document	Detail	Proposed change
General Arrangement Plans (Document Ref 2.6)	Sheet 4 of 12 R1C093-R1-5018	Amended landscaping design shown
Landscaping Planting Plans (Document Ref 2.8)	Sheet 4 of 12 MMD-233906-DT-0869	Amendment of landscape area 16

1.13. Plot 6/11: M A & H V Medlar (Haulage) Limited

Representation Summary: Request for redesign of Lagoon 12.

Applicant's comment

1.13.1. The Applicant has provided the landowner's representative with two amended lagoon designs for their consideration. Neither is considered to be a material change to the Scheme and nor would either change the assessment of environmental impacts.

1.13.2. One option (Revised proposal (B)) would require land, from the landowner, which is outside the Application DCO boundary.

1.13.3. The alternative design proposals are identified on the General Arrangement extracts below:

<p>Application proposal</p>	<p>Revised proposal (A) – reduction in area</p>
<p>Application proposal</p>	<p>Revised proposal (B) - reorientation</p>

1.13.4. A formal response is currently awaited together with confirmation from the landowner that the additional land would be available if the relevant design is chosen.

1.13.5. If agreed by the landowner the selected alteration will require the following document amendments which will be shown on the next submitted versions:

Document	Detail	Proposed change
Land Plans (Document Ref 2.2)	Sheet 6 DCO-LP-06	Change to plot 6/11 to reflect new lagoon area.
Works Plans (Document Ref 2.3)	Sheet 6 of 12 R1C093-R1-5007	Amendment to DCO boundary to reflect modification to lagoon area
General Arrangement Plans (Document Ref 2.6)	Sheet 6 of 12 R1C093-R1-5020	Amended lagoon design shown
Landscaping Planting Plans (Document Ref 2.8)	Sheet 6 of 12 MMD-233906-DT-0871	Amendment of landscape area 4
Drainage/Surface Water Management Plans (Document Ref 2.11)	Drainage and Surface Water Management – Sheet 6 of 12 MMD-233906-DT-0947 Outline Drainage Works – Sheet 11 of 24 R1C093-R1-5074	Amended lagoon design shown
Book of Reference (Document Ref 4.3)	Part 1 Page 60, Plots 6/11	Amended area

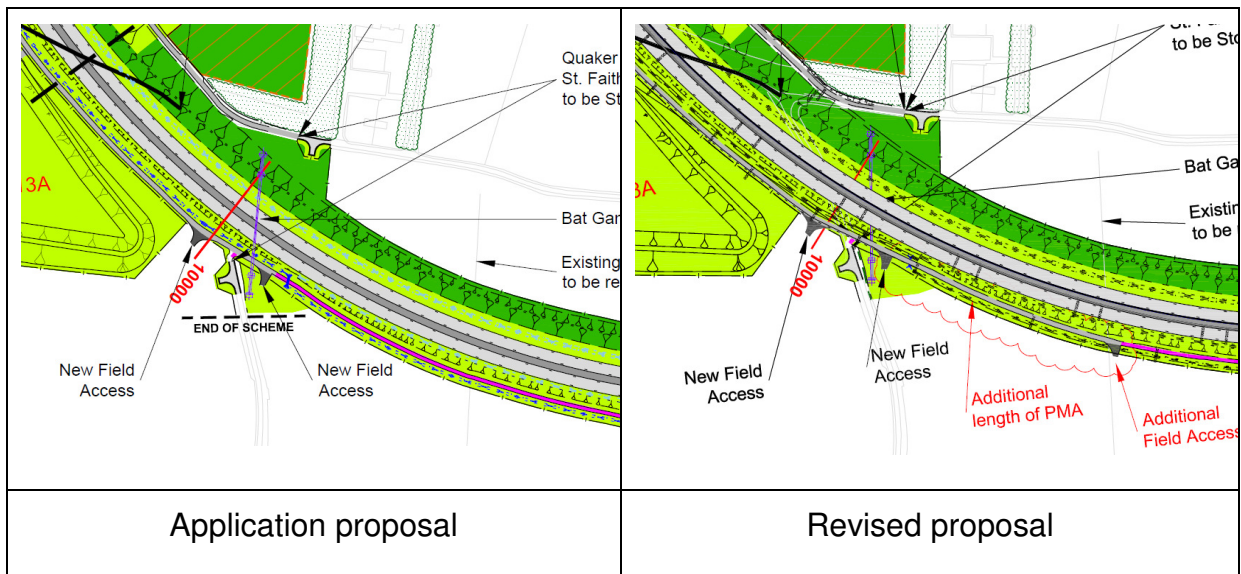
1.14. Plot 7/12: Patrick Douglas Cook and Alfred Peter Cook

Issue: Landowner has requested an extension to the length of PMA south of the NDR, east of St Faiths Lane.

Applicant's comment

1.14.1. Through ongoing discussions with the landowner the Applicant has considered the request by the landowners and concluded that the existing shared use bridleway and PMA (ref AA and X31 on the Street Plans) can be extended a further 230m eastwards. A new field access will also need to be provided at the end of this extension. This will provide a means of access to the southern portion of a field, which is severed by the NDR and whose existing access point is off Quaker Lane to the north. This is not considered to be a material change to the Scheme and nor does it change the assessment of environmental or safety impacts.

1.14.2. The change is identified on the General Arrangement extracts below:



1.14.3. The alteration will require the following document amendments which will be shown on the next submitted versions:

Document	Detail	Proposed change
Street Plans (Document Ref 2.4)	Sheet 7 of 12 DCO-SP-07	Amended extents for AA, BB and X31
General Arrangement Plans (Document Ref 2.6)	Sheet 7 of 12 R1C093-R1-5021	Additional length of PMA and new field access shown.
Draft DCO (Document Ref 3.1)	Schedule 6 Streets to be Stopped Up Part 1 Streets for which a substitute is to be provided and other new streets to be provided Part 2 Private access for which a substitute is to be provided	Amended descriptions

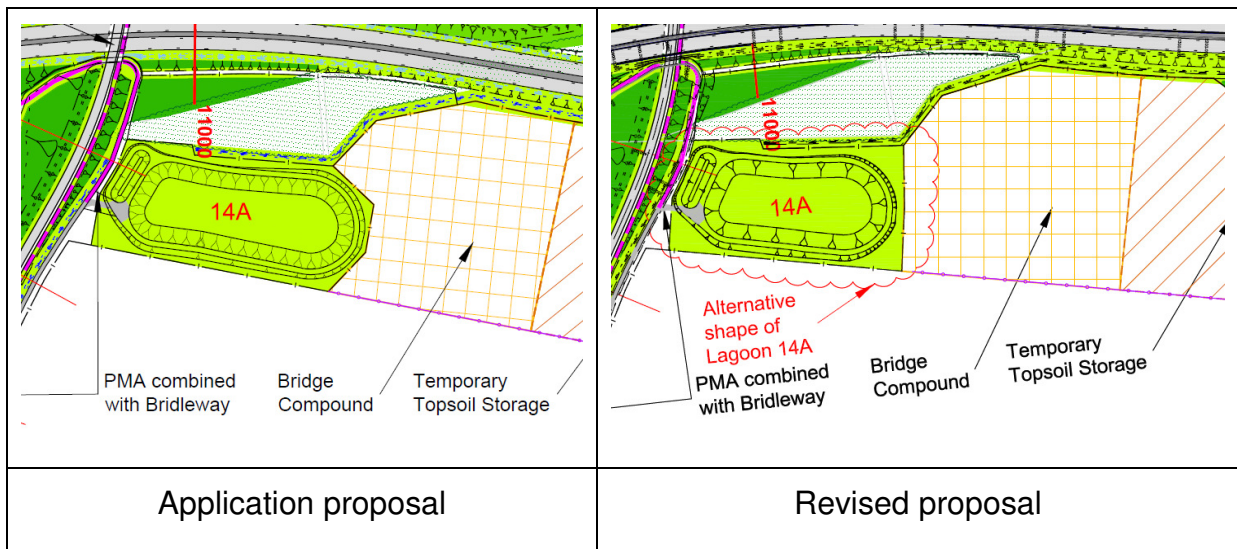
1.15. Plots 7/32 and 7/33 Hilary Barratt and Michael Dewing on behalf of the Trustees of the Beeston Estate

Representation summary: Request for redesign of Lagoon 14A.

Applicant’s comment

1.15.1. The Applicant has provided the landowner’s representative with an amended lagoon design for their consideration. This is not considered to be a material change to the Scheme and nor does it change the assessment of environmental impacts or the environmental mitigation proposals.

1.15.2. The change is identified on the General Arrangement extracts below:



1.15.3. A formal response to these proposals, and confirmation that the additional land would be available, is currently awaited.

1.15.4. If agreed, the alteration will require the following document amendments which will be shown on the next submitted versions:

Document	Detail	Proposed change
Land Plans (Document Ref 2.2)	Sheet 7 DCO-LP-07	Changes to plots 7/32 and 7/33 to reflect new lagoon boundary and corresponding permanent and temporary acquisition areas.
General Arrangement Plans (Document Ref 2.6)	Sheet 7 of 12 R1C093-R1-5021	Amended lagoon shape and amended bridge compound area
Drainage/Surface Water Management Plans (Document Ref 2.11)	Drainage and Surface Water Management – Sheet 7 of 12 MMD-233906-DT-0948 Outline Drainage Works – Sheet 13 of 24 R1C093-R1-5076	Amended lagoon design shown
Book of Reference (Document Ref 4.3)	Part 1 Page 75, Plots 7/32 and 7/33	Amended areas for each plot

1.16. Plot 8/10 and 8/11: Hilary Barratt and Michael Dewing on behalf of the Trustees of the Beeston Estate

Representation summary: Extent and level of acquisition.

Applicant's comment

- 1.16.1. The Applicant and landowner have continued discussions regarding the extent and level of acquisition and have agreed the following changes:
- 1.16.2. Plot 8/10 – Change in southern protruding area north-west of North Park Cottage from freehold acquisition to temporary use.
- 1.16.3. Plot 8/10 – Removal of southern protruding area north-east of North Park Cottage from freehold acquisition.
- 1.16.4. Plot 8/11 – Change from freehold acquisition to rights acquisition.
- 1.16.5. The alterations will require the following document amendments which will be shown on the next submitted versions:

Document	Detail	Proposed change
Land Plans (Document Ref 2.2)	Sheet 8 DCO-LP-08	Amendments to colouring and numbering of plots
Works Plans (Document Ref 2.3)	Sheet 8 of 12 R1C093-R1-5009	Amendment to DCO boundary to reflect modification to southern boundary of Plot 8/10
Draft DCO (Document Ref 3.1)	Schedule 10	Addition of Plot 8/11 to schedule of new right plots
	Schedule 12	Addition of (part) Plot 8/10 (or new number) to schedule of temporary possession plots
Book of Reference (Document Ref 4.3)	Part 1 Pages 77 and 78 Plots 8/10 and 8/11	Updated details to reflect new areas and level of acquisition

1.17. Plot 9/10: Trafford Estate

Issues: Rackheath Lane, Noise & Drainage.

Applicant's comment

- 1.17.1. The Applicant and landowner have continued discussions regarding the above issues:
- 1.17.2. Rackheath Lane: The Applicant and landowner have met to discuss the landowner's concerns about the impact of the closure on their farming operations. The Applicant has agreed to investigate whether modifications could be made to enable agricultural vehicles to continue to use the junction. A Safety Audit is being undertaken and the results will be shared with the landowner. It is understood that, in principle, such a solution would be acceptable to the landowner.
- 1.17.3. Noise: Noise level readings have been undertaken in agreed locations and the information has been provided to the landowner.
- 1.17.4. Drainage: Further explanatory detail of the drainage proposals for the area around The Springs has been provided to the landowner.

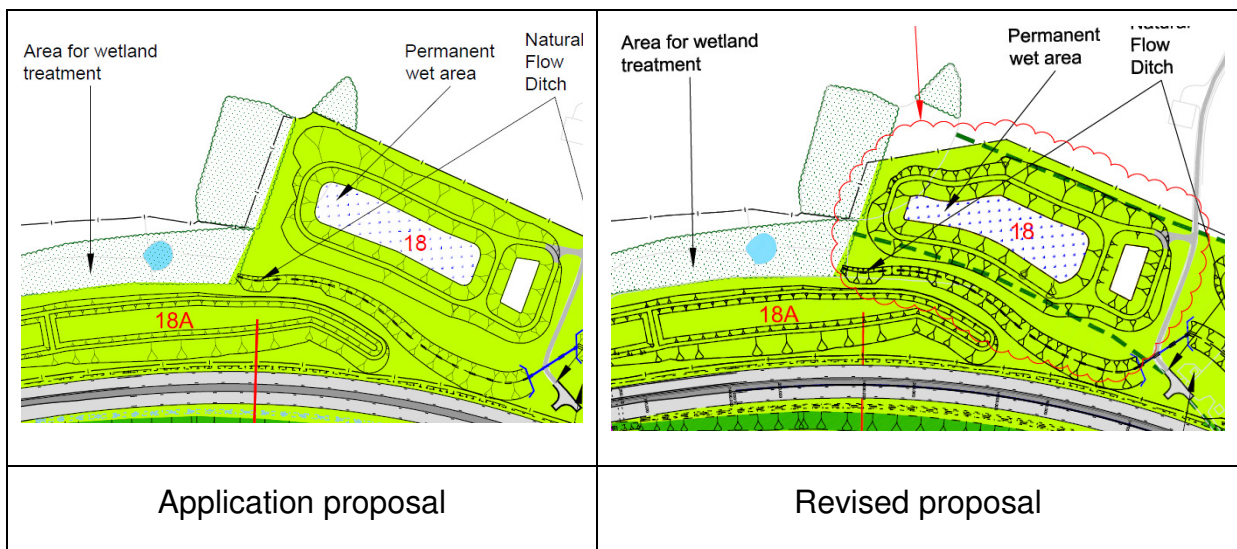
1.18. Plot 9/22

Issue: *Redesign of Lagoon 18 following comments from Local Impact Report.*

Applicant's comment

1.18.1. Following the comments about the impact on Ortlan's Grove, an ancient semi-natural woodland, in paragraph 8.3 of the Joint Broadland District Council, Broads Authority, Norfolk County Council, Norwich City Council and South Norfolk Council Local Impact Report, the Applicant has investigated an amended lagoon design to avoid the woodland. This is not considered to be a material change to the Scheme and nor does it change the assessment of environmental impacts or the environmental mitigation proposals.

1.18.2. The change is identified on the General Arrangement extracts below:



1.18.3. The alteration will require the following document amendments which will be shown on the next submitted versions:

Document	Detail	Proposed change
Land Plans (Document Ref 2.2)	Sheet 9 DCO-LP-09	Amended area shown.
General Arrangement Plans (Document Ref 2.6)	Sheet 9 of 12 R1C093-R1-5023	Amended lagoon shape
Drainage/Surface Water Management Plans (Document Ref 2.11)	Drainage and Surface Water Management – Sheet 9 of 12 MMD-233906-DT-0950 Outline Drainage Works – Sheet 17 of 24 R1C093-R1-5080	Amended lagoon design shown
Book of Reference (Document Ref 4.3)	Part 1 Page 84, Plot 9/22	Amended area for plot

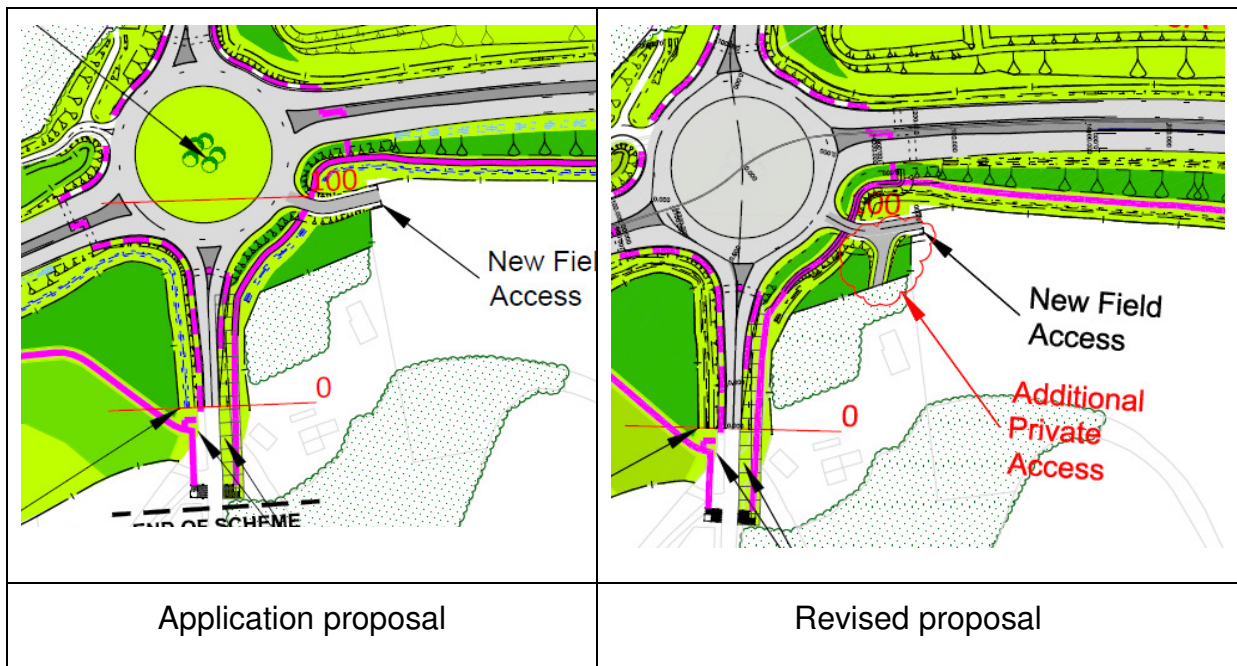
1.19. **Plots 9/24 and 9/25: Karl Basey**

Representation: We have tentatively agreed that a private access will be taken from the roundabout into the property.

Applicant's comment

1.19.1. The Applicant has considered the request and concluded that an access can be provided from the PMA off Wroxham Road Roundabout, as requested by the landowners. This is not considered to be a material change to the Scheme and nor does it change the assessment of environmental or safety impacts.

1.19.2. The change is identified on the General Arrangement extracts below:



1.19.3. The alteration will require the following document amendments which will be shown on the next submitted versions:

Document	Detail	Proposed change
Street Plans (Document Ref 2.4)	Sheet 9 of 12 DCO-SP-09	Amended details for X44
General Arrangement Plans (Document Ref 2.6)	Sheet 9 of 12 R1C093-R1-5023	Amended access provision details
Landscaping Planting Plans (Document Ref 2.8)	Sheet 9 of 12 MMD-233906-DT-0874	Amendments to landscape area 19
Draft DCO (Document Ref 3.1)	Schedule 6 Streets to be Stopped Up Part 2 Private access for which a substitute is to be provided	Amended details

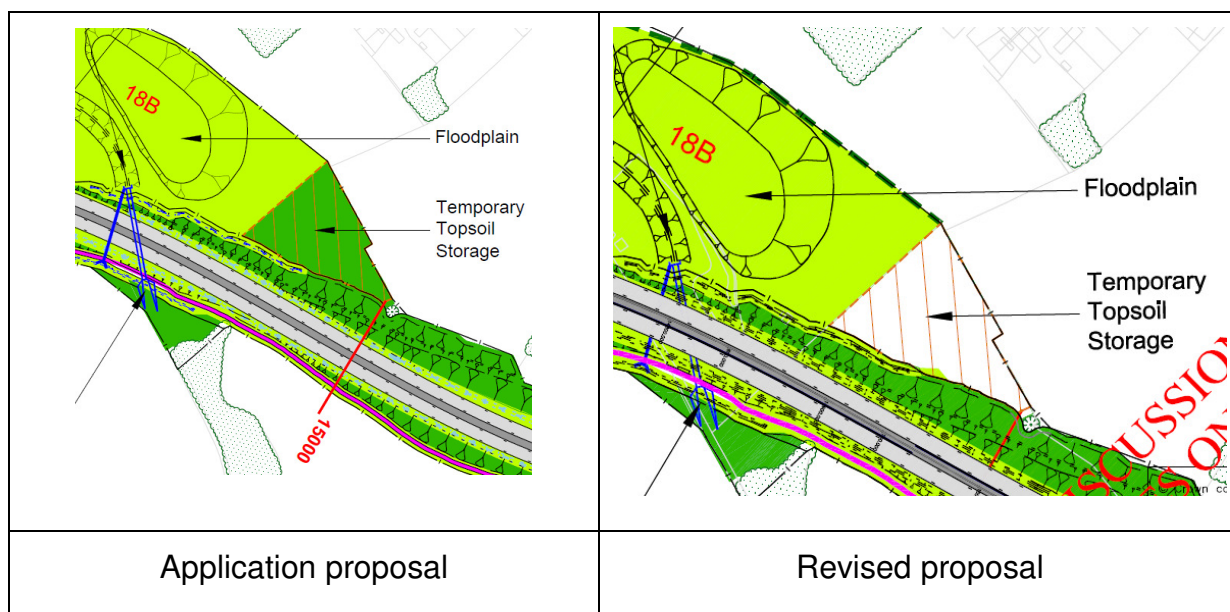
1.20. Plot 9/34: Blanmar 1 and Blanmar 2

Representation: *Blanmar reject permanent acquisition, notwithstanding that access will not be provided, but would accept the temporary use for topsoil storage.*

Applicant's comment

- 1.20.1. In addition to temporary topsoil storage Plot 9/34 was also identified as new woodland creation and as a result the Applicant sought permanent acquisition.
- 1.20.2. Following the receipt of further information from the Landowner regarding a joint venture they have entered into with an adjoining owner the Applicant has reconsidered the removal of the woodland creation and permanent acquisition request.
- 1.20.3. The Applicant has concluded that the landscaping area (i.e. Plot 9/34 as a whole) can be removed, as requested by the landowners. This is not considered to be a material change to the Scheme and nor does it change the assessment of environmental impacts or the environmental mitigation proposals.
- 1.20.4. The temporary use of the Plot for top soil storage is still required and accepted by the Landowner.

1.20.5. The change is identified on the General Arrangement extracts below:



1.20.6. The removal of the landscaping proposals will require the following document amendments which will be shown on the next submitted versions:

Document	Detail	Proposed change
Land Plans (Document Ref 2.2)	Sheet 9 DCO-LP-09	Change of plot 9/34 from permanent acquisition (coloured pink) to temporary acquisition (coloured orange)
General Arrangement Plans (Document Ref 2.6)	Sheet 9 of 12 R1C093-R1-5023	Removal of part of the Indicative Woodland Creation area south of Lagoon 18B
Landscaping Planting Plans (Document Ref 2.8)	Sheet 9 of 12 MMD-233906-DT-0874	Amendment to size of landscape area 36
Draft DCO (Document Ref 3.1)	Schedule 12	Addition of Plot 9/34 to schedule of temporary possession plots
Book of Reference (Document Ref 4.3)	Part 1 Page 87, Plot 9/34	Addition of "Temporary Use" under the plot number

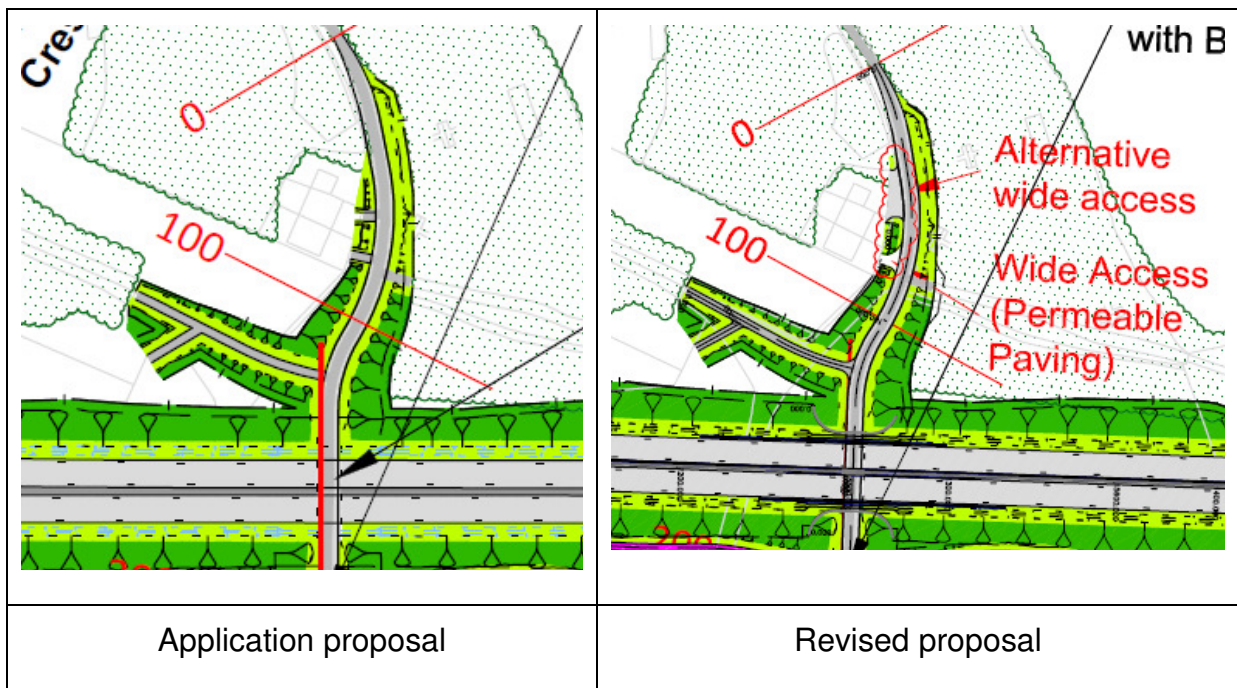
1.21. Plot 10/14 & 10/15: John Duncan & Trevor Shaw

Issue: Access to property off Newman Road.

Applicant’s comment

1.21.1. The Applicant has carried out further detailed survey and design work to the proposed access to industrial units, off Newman Road. This is not considered to be a material change to the Scheme and nor does it change the assessment of environmental and safety impacts.

1.21.2. The change is identified on the General Arrangement extracts below:



1.21.3. The proposals have been sent to the landowners for their formal response.

1.21.4. The alteration will require the following document amendments which will be shown on the next submitted versions:

Document	Detail	Proposed change
Street Plans (Document Ref 2.4)	Sheet 10 of 12 DCO-SP-10	Amended details for X47a -c
General Arrangement Plans (Document Ref 2.6)	Sheet 10 of 12 R1C093-R1-5024	New access design shown

Draft DCO (Document Ref 3.1)	Schedule 6 Streets to be Stopped Up Part 2 Private access for which a substitute is to be provided	Amended details
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1.22. Plot 12/8: WP & PJ Tann Limited & Ifield Estates Limited

***Issue:** Additional area of acquisition.*

Applicant's comment

- 1.22.1. Through ongoing discussions the landowner and developer have requested a modification to the link between Peachman Way Roundabout and Broadland Gate Roundabout to provide an additional lane for west bound traffic. This is not considered to be a material change to the Scheme and nor does it change the assessment of environmental or safety impacts.
- 1.22.2. The amended design is being finalised but would require land from the landowner which is outside the Application DCO boundary. Confirmation that the additional land would be available will be sought.
- 1.22.3. The alteration will require the following document amendments which will be shown on the next submitted versions:

Document	Detail	Proposed change
Land Plans (Document Ref 2.2)	Sheet 12 DCO-LP-12	Change in size of plot 12/8
Street Plans (Document Ref 2.4)	Sheet 12 of 12 DCO-SP-12	Amended details shown
General Arrangement Plans (Document Ref 2.6)	Sheet 12 of 12 R1C093-R1-5026	Amended details shown
Book of Reference (Document Ref 4.3)	Part 1 Page 113, Plot 12/8	Amended area details

1.23. Plots 12/5 and 12/30: WP & PJ Tann Limited & Ifield Estates Limited

Representation summary: Extent and level of acquisition of various plots.

Applicant's comment

1.23.1. The Applicant and landowner have continued discussions regarding the extent and level of acquisition and the Applicant has put forward the following changes:

1.23.2. Plot 12/5 – Change from permanent acquisition to rights acquisition.

1.23.3. Plot 12/30 – Change from permanent acquisition to temporary use.

1.23.4. A formal response to these proposals is currently awaited.

1.23.5. The alterations will require the following document amendments which will be shown on the next submitted versions:

Document	Detail	Proposed change
Land Plans (Document Ref 2.2)	Sheet 12 DCO-LP-12	Change of plot 12/5 from permanent acquisition (coloured pink) to new right acquisition (coloured blue) Change of plot 12/30 from permanent acquisition (coloured pink) to new licence acquisition (coloured orange)
Draft DCO (Document Ref 3.1)	Schedule 10	Addition of Plot 12/5 to schedule of new right plots
	Schedule 12	Addition of Plot 12/30 to schedule of temporary possession plots
Book of Reference (Document Ref 4.3)	Part 1 Pages 112 and 120 Plots 12/5 and 12/30	Addition of "New Right" under the plot number 12/5 Addition of "Temporary Use" under the plot number 12/30