

# Planning Committee

## Agenda

### Date

Wednesday 15 July 2020

### Members of the Planning Committee

Cllr S Lawn  
(Chairman)

Cllr J M Ward  
(Vice Chairman)

Cllr A D Adams  
Cllr S C Beadle  
Cllr S M Clancy  
Cllr J F Fisher  
Cllr R R Foulger

Cllr R M Grattan  
Cllr C Karimi-Ghovanlou  
Cllr I N Moncur  
Cllr S Riley

### Substitutes

#### Conservative pool

Cllr N J Brennan  
Cllr A D Crotch  
Cllr K S Kelly  
Cllr D King  
Cllr K G Leggett  
Cllr T M Mancini-Boyle  
Cllr M L Murrell  
Cllr G K Nurden  
Cllr S M Prutton  
Cllr C E Ryman-Tubb  
Cllr M D Snowling  
Cllr J L Thomas  
Cllr K A Vincent  
Cllr S A Vincent  
Cllr S C Walker  
Cllr F Whymark

#### Liberal Democrat

Cllr D J Britcher  
Cllr D G Harrison\*  
Cllr L A Starling  
Cllr D M Thomas

\*not met training requirement so ineligible to serve

If any Member wishes to clarify details relating to any matter on the agenda they are requested to contact the relevant Area Planning Manager, Assistant Director Planning or the Assistant Director Governance & Business Support (Monitoring Officer) prior to the meeting.

### Time

9.30am

### Place

To be hosted remotely at  
Thorpe Lodge  
1 Yarmouth Road  
Thorpe St Andrew  
Norwich

### Contact

Dawn Matthews tel (01603) 430404

Broadland District  
Council  
Thorpe Lodge  
1 Yarmouth Road  
Thorpe St Andrew  
Norwich NR7 0DU



E-mail: [dawn.matthews@broadland.gov.uk](mailto:dawn.matthews@broadland.gov.uk)



@BDCCDemServices

In light of Government guidance, there is restricted public access to the Council offices.

**PUBLIC ATTENDANCE** - This meeting will be live streamed for public viewing via the following link:  
<https://www.youtube.com/channel/UCZciRgwo84-iPyRImsTCIng>

**PUBLIC SPEAKING** - You may register to speak by emailing us at [committee.services@broadland.gov.uk](mailto:committee.services@broadland.gov.uk) no later than 3.00pm on Friday, 10 July 2020.

## **A G E N D A**

**Page No**

<b>1</b>	<b>To receive declarations of interest under Procedural Rule no 8</b>	<b>3</b>
<b>2</b>	<b>Apologies for absence</b>	
<b>3</b>	<b>Minutes of meeting held on 17 June 2020</b>	<b>5</b>
<b>4</b>	<b>Matters arising therefrom (if any)</b>	
<b>5</b>	<b>Applications for planning permission to be considered by the Committee in the order set out in the attached schedule</b>	
	Schedule of Applications	<b>10</b>
	Planning Application	<b>11</b>
<b>6</b>	<b>Planning Appeals (for information) for the period 5 June 2020 to 1 July 2020</b>	<b>44</b>

Trevor Holden  
Managing Director

## DECLARATIONS OF INTEREST AT MEETINGS

When declaring an interest at a meeting Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda item to which it relates. In the case of other interests, the member may speak and vote. If it is a pecuniary interest, the member must withdraw from the meeting when it is discussed. If it affects or relates to a pecuniary interest the member has, they have the right to make representations to the meeting as a member of the public but must then withdraw from the meeting. Members are also requested when appropriate to make any declarations under the Code of Practice on Planning and Judicial matters.

Have you declared the interest in the register of interests as a pecuniary interest? If Yes, you will need to withdraw from the room when it is discussed.

Does the interest directly:

1. Affect yours, or your spouse / partner's financial position?
2. Relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner?
3. Relate to a contract you, or your spouse / partner have with the Council
4. Affect land you or your spouse / partner own
5. Affect a company that you or your partner own, or have a shareholding in

If the answer is "yes" to any of the above, it is likely to be pecuniary.

Please refer to the guidance given on declaring pecuniary interests in the register of interest forms. If you have a pecuniary interest, you will need to inform the meeting and then withdraw from the room when it is discussed. If it has not been previously declared, you will also need to notify the Monitoring Officer within 28 days.

Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?

If yes, you need to inform the meeting. When it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

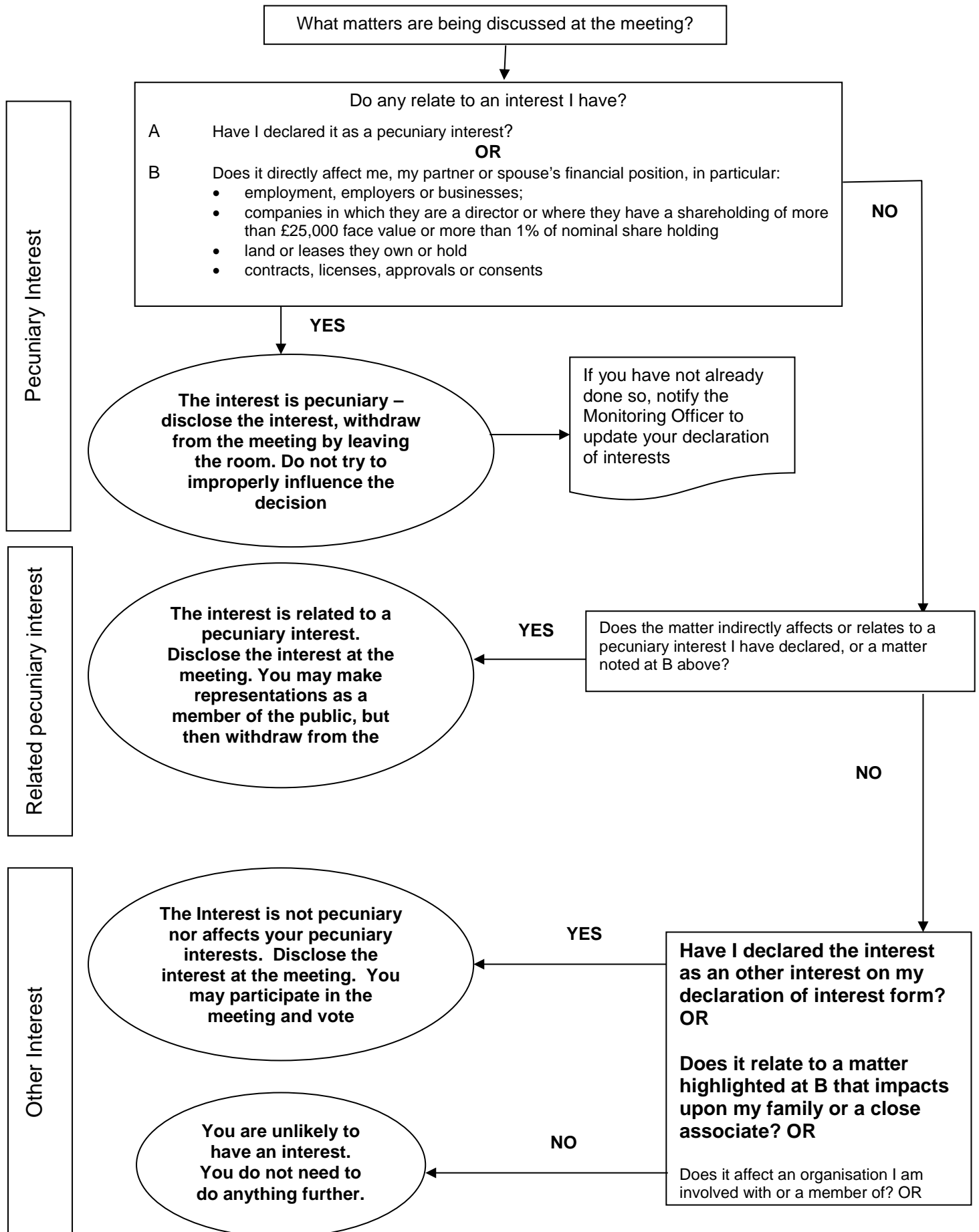
Is the interest not related to any of the above? If so, it is likely to be another interest. You will need to declare the interest, but may participate in discussion and voting on the item.

Have you made any statements or undertaken any actions that would indicate that you have a closed mind on a matter under discussion? If so, you may be predetermined on the issue; you will need to inform the meeting, and when it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF

**PLEASE REFER ANY QUERIES TO THE MONITORING OFFICER IN THE FIRST INSTANCE**

# DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



Minutes of a meeting of the **Planning Committee** held via video link on **Wednesday 17 June 2020 at 9.30am.**

A roll call was taken and the following Members were present:

Cllr S Lawn – Chairman

Cllr A D Adams	Cllr R R Foulger	Cllr I N Moncur
Cllr S C Beadle	Cllr C Karimi-Ghovanlou	Cllr S Riley (minute no:s 92-96 only)
Cllr J Fisher	Cllr K S Kelly	Cllr J M Ward

Also in attendance were the Assistant Director - Planning; the Development Manager (TL), the East Area Team Manager (NH) and the Committee Officer (DM).

## **92 DECLARATIONS OF INTEREST UNDER PROCEDURAL RULE NO 8**

The following declarations were made during a roll call:

Member	Minute No & Heading	Nature of Interest
Cllr Adams	97 Application no: 20200212 – 5 Aston Road, Hellesdon	Dog owner - non-disclosable local choice interest.

## **93 APOLOGY FOR ABSENCE**

An apology for absence was received from Cllr Clancy.

## **94 MINUTES**

The Minutes of the meeting held on 20 May 2020 were confirmed as a correct record and signed by the Chairman.

*In respect of the decisions indicated in the following Minutes (nos: 88 to 90), conditions or reasons for refusal of planning permission as determined by the Committee being in summary form only and based on standard conditions where indicated and were subject to the final determination of the Director of Place.*

## **95 APPLICATION NUMBER 20200345 – LAND AT DAWSON'S LANE BLOFIELD**

The Committee noted that this application had been deferred for consideration at the next available meeting in order to seek clarification on the proposed flow rate that had informed the surface water drainage strategy.

**96 APPLICATION NUMBER 20191598 – SEQUOIA RISE MILL LANE WITTON (POSTWICK)**

The Committee considered an application for the demolition of existing buildings and erection of 3 no: detached dwellings and garages on land adjacent to Sequoia Rise, Mill Lane, South Witton.

The application was reported to Committee as it was being recommended for approval contrary to the current development plan policies.

Members noted the location and context of the site as set out in detail in the report. Although the site was remote in terms of its location to services, Members noted the location of properties surrounding the site and the nearby settlement. Revised plans had been submitted as referred to in the supplementary schedule to include land for the southern access (previously edged in blue) which was now included as part of the application site (edged in red).

The Committee heard from Debi Sherman – One Planning Consultants - agent for the applicant in support of the application.]

Members were mindful that the application needed to be determined in accordance with the development plan unless material considerations indicated otherwise.

Some members considered that the site in the open countryside with poor access to local services and facilities other than by private car was not a sustainable location in terms of connectivity and was therefore contrary to a number of policies and guidance. They drew attention to the Planning Inspector's dismissal of the appeal against the refusal to grant planning permission on land adjacent to Old Rectory, Mill Lane, where the Inspector had concluded that development on that site was not sustainable development and raised highway safety concerns and was contrary to the development plan. The only difference between that site and the current application site was the application site was now regarded as a brownfield site and the appeal site was a greenfield site but the same argument relating to connectivity applied to both sites with both having inadequate access to services and facilities.

Other Members supported the view that, having regard to the planning history of the site and its current lawful commercial use, the site was a brownfield site and a clear distinction could be made with the greenfield appeal site referred to. The highway issues associated with the appeal site were also different in terms of traffic movements and access arrangements. There was also no objection to the application from the Highway Authority. The volume and nature of the traffic associated with the commercial use of the application site and the current commercial activities taking place were not favourable to a

rural location and were detrimental to residential amenity. Developing the site for residential use would remove the harm to the character and amenity of the locality and would enhance the site and surroundings. There would be materially beneficial changes to the volume and nature of traffic from the site, and use of the site for residential rather than a commercial use would materially benefit the living conditions of nearby residential occupiers. It was noted that the existing permitted commercial use of the land was not personal to the applicant but related to use of the land and would transfer with any change of ownership and the conditions and legal agreement proposed for any approval would secure the cessation of the commercial use.

Having regard to these material matters, some Members were satisfied that, notwithstanding the concerns about connectivity, development in a rural location could be justified in this particular case despite being contrary to the development plan. It was proposed, duly seconded, that the officer recommendations be supported. On being put to the vote, by way of a roll call, it was

### **RESOLVED:**

to delegate authority to the Director of Place to approve, subject to the following conditions and successful completion of a Section 106 Agreement with the following Heads of Terms:

- (1) Cessation of current timber/forestry business uses including those authorised by planning permission [20091242](#)
- (2) Use of outside space for residential purposes only

and subject to the following conditions:

- (1) Time limit (TL01)
- (2) In accordance with plans and documents(AD01)
- (3) External materials (D02)
- (4) Hard and soft landscaping (L06 amended)
- (5) Boundary treatments (L01)
- (6) Highways – access improvements and drainage (HC09)
- (7) Highways – gates/obstructions (HC11)
- (8) Highways – visibility splay (HC17)
- (9) Highways – provision of parking and turning areas (HC21)
- (10) Contamination Investigation (AM12)
- (11) Ecological Mitigation and Enhancement (EC01 amended)
- (12) Tree Protection (L09)

*[The Committee adjourned for a 5 minute comfort break following which a roll call was taken to confirm that all members as recorded above were in attendance. Cllr Riley had not re-joined the meeting and took no part in the remaining business.]*

**97 APPLICATION NUMBER 20200212 – 5 ALSTON ROAD HELLESDON**

The Committee considered an application for the change of use from B1 industrial unit to use as a swimming pool for dogs (D2).

The application was reported to Committee as it was being recommended for approval contrary to the current development plan policies.

Members noted the location and context of the site as set out in detail in the report, the internal layout and the detailed proposals. The unit was currently empty.

The Committee heard from Emma Griffiths of Brown and Co. - agent for the applicants in support of the application.

Members supported the officer's conclusions that the proposal would maintain employment and support a new business, parking arrangements were acceptable and the development would not have any adverse impact on any other users of the industrial estate or the character of the area. Whilst the proposal would not be an employment use and would conflict with Policy E1 of the DMDPD, the proposal was in a sustainable location and would bring an empty unit back into use. The proposal therefore met the requirements of Policy E2. There had also been no objections to the proposals.

It was proposed, seconded and, by way of a roll call,

**RESOLVED:**

to approve, subject to the following conditions:

- (1) TL01 – 3 year time limit
- (2) AD01 – In accordance with submitted drawings
- (3) HC21 – Provision of parking
- (4) R03 – Specific use as a swimming pool for dogs only and no other D2 use and also that unit will revert back to employment use once the proposed use ceases to operate.



**98 PLANNING APPEALS**

The Committee noted that no appeal decisions had been received and no appeals lodged for the period 7 May to 5 June 2020.

*The meeting closed at 11:03am*

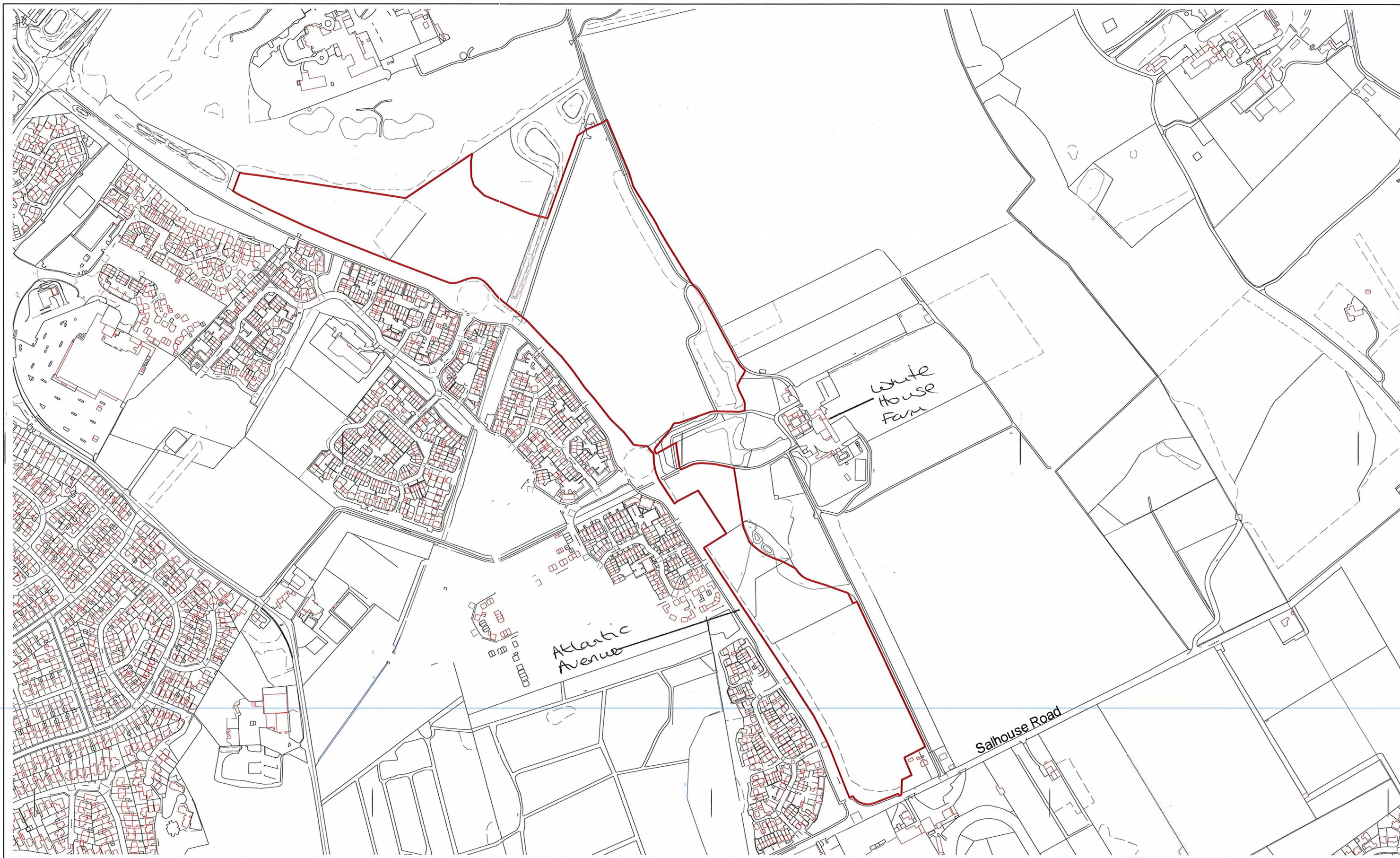
DRAFT

## SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Area	Application No	Location	Officer Recommendation	Page Nos
1	20191370	Land at White House Farm, Salhouse Road, Sprowston	Delegate authority to the Director of Place to <b>APPROVE</b> subject to conditions and a Section 106 Agreement	11

DoP Director of Place







**Application No:** [20191370](#)  
**Parish:** **Sprowston**

**Applicant's Name:** Persimmon Homes Limited on behalf of Persimmon Homes Limited, Hopkins Homes Limited and Taylor Wimpey UK Limited  
**Site Address:** Land at White House Farm, Salhouse Road, Sprowston  
**Proposal:** Residential-led development of up to 456 dwellings, a local centre comprising up to 0.25ha of A1-A5 and D1 uses, with associated infrastructure and landscaping

### Reason for reporting to committee

The application is considered to be contrary to the provisions of the Growth Triangle Area Action Plan 2016 and the officer recommendation is for approval.

### Recommendation summary:

Delegate authority to the Director of Place to approve subject to conditions and a Section 106 Agreement.

### 1 Proposal and site context

- 1.1 As amended, the application seeks outline planning permission with all matters reserved except access for a development of up to 456 dwellings and a 0.25 ha local centre for A1-A5 and D1 uses with associated infrastructure and landscaping on a 23.94 ha site. As originally submitted the number of dwellings proposed was 516 but this was reduced through the course of the application to 456 as currently proposed.
- 1.2 The proposals are located on allocation GT20: White House Farm (North East) of the Growth Triangle Area Action Plan (2016). The application is submitted by the same consortium of developers (Persimmon, Hopkins Homes and Taylor Wimpey) who are responsible for the delivery of GT5 located directly adjacent to the site to the south west of Atlantic Avenue, referred to at times in the application as 'White House Farm Phase 1', with the current proposals representing 'Phase 2'.
- 1.3 The site is irregular in shape and elongated sharing a boundary to the west with Atlantic Avenue, to the north with Sprowston Manor Golf and Country Club and to the east with agricultural land associated with White House Farm and the associated outbuildings which are now used for a range of uses including farm shop and café, children's day nursery, dance studio and hair salon amongst others. To the south of the site is Salhouse Road, beyond which is allocation GT7 where planning permission has been granted under two separate outline applications 20160498 and 20171471 for residential

development for a minimum of 1,183 dwellings and a primary school. Existing residential dwellings are located to the west of Atlantic Avenue and to the south of the site on Salhouse Road.

- 1.4 Whilst the application is in outline, the proposals are accompanied by a series of parameter plans and a masterplan to establish principles of the development that would inform reserved matters applications identifying points of access, areas of open space, areas of infrastructure and maximum building heights.
- 1.5 The site was last in agricultural use but also includes blocks of woodland including Roundhill Plantation and Arrups Belt. Roundhill Plantation is identified as Public Open Space under Policy GT2 of the GT AAP and suffered considerable tree loss during storms in February and March 2018. The eastern and northern boundaries are also made up of tree belts which screen views of the site from the agricultural land to the east and Sprowston Manor Golf and Country Club to the north. Also of relevance to this application is the location of Harrison's Wood to the south west, a significant area of publicly accessible woodland delivered as part of White House Farm Phase 1. Extending from Harrison's Wood are a primary and secondary Green Infrastructure Corridor as defined under Policy GT2 of the GT AAP which seeks to preserve and enhance landscape scale ecological corridors across the growth triangle.

## 2 Relevant planning history

- 2.1 [20180667](#): EIA Screening Opinion. Phase 2, White House Farm, Sprowston. Not EIA Development, 10 May 2018.

## 3 Planning Policies

### 3.1 National Planning Policy Framework (NPPF)

NPPF 02 : Achieving sustainable development  
NPPF 03 : Plan-making  
NPPF 04 : Decision-making  
NPPF 05 : Delivering a sufficient supply of homes  
NPPF 06 : Building a strong, competitive economy  
NPPF 07 : Ensuring the vitality of town centres  
NPPF 08 : Promoting healthy and safe communities  
NPPF 09 : Promoting sustainable transport  
NPPF 11 : Making effective use of land  
NPPF 12 : Achieving well-designed places  
NPPF 14 : Meeting the challenge of climate change, flooding and coastal change  
NPPF 15 : Conserving and enhancing the natural environment  
NPPF 16 : Conserving and enhancing the historic environment

NPPF 17 : Facilitating the sustainable use of minerals

### 3.2 Joint Core Strategy (JCS)

Policy 1 : Addressing climate change and protecting environmental assets

Policy 2 : Promoting good design

Policy 3: Energy and water

Policy 4 : Housing delivery

Policy 5 : The Economy

Policy 6 : Access and Transportation

Policy 7 : Supporting Communities

Policy 8 : Culture, leisure and entertainment

Policy 9 : Strategy for growth in the Norwich Policy Area

Policy 10 : Locations for major new or expanded communities in the Norwich Policy Area

Policy 20 : Implementation

### 3.3 Development Management Development Plan Development Plan Document (DM DPD) 2015

Policy GC1 : Presumption in favour of sustainable development

Policy GC2 : Location of new development

Policy GC4 : Design

Policy EN1 : Biodiversity and habitats

Policy EN2 : Landscape

Policy EN3 : Green Infrastructure

Policy EN4 : Pollution

Policy RL1 : Provision of formal recreational space

Policy TS1 : Protection of land for transport improvements

Policy TS2 : Travel plans and transport assessments

Policy TS3 : Highway safety

Policy CSU1 : Additional community facilities

Policy CSU3 : Provision of community facilities or local services within large scale residential development

Policy CSU5 : Surface water drainage

### 3.4 Growth Triangle Area Action Plan 2016

Policy GT1 : Form of development

Policy GT2 : Green Infrastructure

Policy GT3 : Transport

Policy GT20 : White House Farm (north east)

### 3.5 Sprowston Neighbourhood Plan

Policy 1 : Environmental Assets

Policy 2 : Design

Policy 3 : Housing development in settlement limits of allocated sites

Policy 6 : Local employment

Policy 7 : Fast broadband  
Policy 8 : Quality of life  
Policy 10 : Healthy lifestyles

### 3.6 Supplementary Planning Documents (SPD):

Recreational Provision in Residential Development SPD  
Landscape Character Assessment SPD  
Parking Standards SPD  
Affordable Housing SPD

## 4 Consultations

### 4.1 Anglian Water:

#### Section 1 – Assets Affected:

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991 or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

The development site is within 15 metres of a sewage pumping station. This asset requires access for maintenance and will have sewerage infrastructure leading to it. For practical reasons therefore it cannot be easily relocated. Anglian Water consider that dwellings located within 15 metres of the pumping station would place them at risk of nuisance in the form of noise, odour or the general disruption from maintenance work caused by the normal operation of the pumping station.

The site layout should take this into account and accommodate this infrastructure type through a necessary cordon sanitaire, through public space or highway infrastructure to ensure that no development within 15 metres from the boundary of a sewage pumping station if the development is potentially sensitive to noise or other disturbance or to ensure future amenity issues are not created.

### 4.2 Arboriculture and Landscape Officer:

Highlights the significance of the existing tree belts, copses, woodlands and small plantations and their importance and how this continues to define the edge of Norwich and its landscapes historical character. The site is enhanced by woodland features with the woodland blocks being the most distinctive landscape feature within the site.

Current proposals would require the further fragmentation of the existing woodlands, with a significant area of Round Hill Plantation having to be cleared to facilitate the construction of the attenuation basin and extension of the developable area. I would have to object to this proposal as the further loss of woodland habitat would be unacceptable and contrary to the SPD guidelines for this landscape character area, which 'seek to conserve and maintain the woodlands, copses and mature trees and screen the existing and potential harsh settlement edges' and only appears to have been proposed to increase the developable area.

The continued integrity of this woodland area is also important from an ecology connectivity perspective and the aim should be to enhance and extend the existing corridors.

It is evident that the proposals to use the Round Hill Plantation as an area for recreation, don't align with the European Protected Species obligations, as it has already been identified as an important Bat corridor.

A Preliminary Arboricultural Impact Assessment (AIA) has been produced by Oakfield Arboricultural Services following the guidelines within BS5837 and the existing individual, groups and woodlands categorised by their quality and retention values.

The details of the RPAs & shadow patterns should be used to inform the construction within the developable area and the starting point should be to locate all hard surfacing and services outside of the RPAs and avoid placing dwellings or gardens areas within locations shown to experience heavy shade.

Once the layout has been agreed a revised AIA will be required which should include a Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) to cover any agreed construction within the RPA's of the retained trees.

Similarly when agreement is reached on the layout a detailed landscaping scheme will be required, this should be shaped by the recommendations within the (7.0) Mitigation of the Landscape & Visual Appraisal and the suggested Enhancements (11.7) within the Ecology Assessment and have regard for sustainable street tree planting.

Having studied the preliminary junction improvement drawings, there doesn't



appear to be a major tree constraints to the current proposals.

### 4.3 Cadent Gas:

There is a High or Intermediate pressure (above 2 bar) Gas Pipeline and associated equipment in the vicinity of the proposed site. We do not object but request an informative for the applicant.

### 4.4 Contracts Officer:

We would request further detail on the waste strategy and ask that the relevant size of vehicle can be tracked through this development.

### 4.5 Environmental Health:

There is no mention of the marquee at Sprowston manor where they have weddings. A noise condition exists at a specific distance relating to the nearest receptor. The application to extend the presence of the structure was recently approved. The acoustician needs to take into account the impact of these events where this was not considered in the noise report.

Comments on additional acoustic report:

I've looked at the report that takes into account noise from the marquee. I have concerns that noise from the site will impact residents in the proposed dwellings. We requested a noise condition at the nearest receptors and it looks like this cannot be met at the new development. I can't see how we can set a noise limit at the nearest property and then approve building within that. I would recommend that the applicant looks at the siting of houses and excludes properties where the existing noise condition would be breached.

Comments on additional information:

The figures supplied seem to indicate that there will be a noise issue within first floor rooms with windows open for ventilation. If we take off 15dB (at 63hz) attenuation across an open window the occupant will experience bass music levels at 40dB internally, this could result in complaints. How certain can we be that the venue will not be operating when the development is built?

### 4.6 Green Infrastructure and Woodland Officer:

The nature of phase two means that it is hard to achieve interconnected green space (GI) throughout the entire site whilst also ensuring that the quality of green space is sufficient enough to provide meaningful space for recreation.

These on-site challenges could be overcome by, instead of trying to link the entire site from north to south through small and low-quality green connections, providing two central hubs of greenspace that are

interconnected at the centre point of phase two (as demonstrated on the masterplan). These two hubs should be significant enough in size and quality that they fulfil local needs for outdoor recreation (walking, outdoor play, picnicking etc) whilst enhancing the natural environment already in existence on site.

Where possible informal open space should move users away from the link road and create a sense on site of 'open countryside/natural greenspace'.

Comments on amended plans:

The overall layout is quite good. If tweaks I have suggested can be integrated then there should be a really good 2-3 kilometre walk on site which would be great to achieve. This does in part hinge on being able to cross the long water feature to the north, west of the site. Without this connection the whole western section of the site is left quite poorly connected. There is an existing bridge or culvert so it would be good to see if this could be integrated into the design.

#### 4.7 Highway Authority:

The traffic analysis demonstrates that Atlantic Avenue provides sufficient capacity to accommodate development traffic. It does not however consider the effect of orbital traffic using the road. A sensitivity test is required to determine whether junction capacity is sufficient to cater for orbital traffic and ensure that adequate land is available should capacity improvements be required at a later date.

Wroxham Road/Church Lane:

Implementing a right turn prohibition from Church Lane is not considered to be appropriate as it may contribute to stress at the Wroxham Road / Blue Boar Lane roundabout. Rather than redistributing vehicle movements to control congestion, the emphasis should instead be on facilitating sustainable travel to suppress demand from the development.

Wroxham Road/Blue Boar Lane:

Capacity at the Blue Boar Lane approach to the roundabout is a concern and capacity improvements should be investigated.

Salhouse Road/Blue Boar Lane:

Pedestrian crossings at the junction presently operate when the traffic signals are red to all vehicles. This provides an environment where pedestrians can cross any arm of the junction without conflict with vehicles but does however impact on capacity of the junction.

A mitigation scheme proposes that pedestrian movements are split into

different stages and includes an early cut-off at Blue Boar Lane to allow Woodside Road to stay green longer. The proposed alterations would make the junction less friendly to pedestrians and as such, are seen as a disbenefit to sustainable travel, it is also questioned whether the proposed early cut-off is appropriate. The traffic signal capacity should be reassessed with the pedestrian facilities operating on alternate cycles which would be a more realistic representation of operation on street.

### Atlantic Avenue:

It should be noted that Atlantic Avenue is presently not adopted. Until such time that Atlantic Avenue becomes highway, it will not be possible for any of the Whitehouse Farm, Phase 2 roads to be considered for adoption as highway.

Atlantic Road is of a good standard and predominantly straight in nature. Care needs to be taken in the highway and development layout to create a layout with a sense of place that encourages more restrained driver behaviour. The development layout should incorporate a visible frontage at Atlantic Avenue and the use of signal controlled crossings is discouraged in favour of uncontrolled facilities with refuge islands.

Detailed comments provided on foot/cycle path requirements in terms of design and location and relationship with crossing points and comments provided on bus stop locations and other crossing requirements.

### Local centre:

The local centre access too close to the Atlantic Avenue traffic signal junction with Salhouse Road and should be located further north.

The current Transforming Cities proposal includes a mobility hub at the north eastern corner of the Atlantic Avenue junction with Salhouse Road. The Neighbourhood Centre should incorporate the mobility hub to promote a shift towards sustainable travel.

The Transport Assessment proposes an 11% reduction of estimated trip rates to reflect the effect of travel planning, whilst the highway authority does not seek to challenge the trip rate, inclusion of the mobility hub would support the proposed reduction.

### Phase 2 Primary Access Road:

Amendments required to various aspects of its design in relation to the swale.

### Comments on amended plans:

The provided drawings illustrate highway improvements at Atlantic Avenue and the Phase 2 primary access road, but improvements at Salhouse Road /

Blue Boar Lane and Salhouse Road / Atlantic Avenue junctions have been agreed in principle, without drawings.

Atlantic Avenue has not yet been adopted as public highway. The proposed infrastructure to facilitate access to the proposed development must have direct access to public highway.

The highway authority has no objections (subject to conditions) and subject to the following:

At the Salhouse Road / Blue Boar Lane traffic signal junction, it is agreed that the applicant will provide traffic capacity improvements through the implementation of MOVA control and with the addition of kerbside and on-crossing pedestrian detection.

The Salhouse Road / Atlantic Avenue junction is to be modified with traffic signal control by others and as required for the consented development reference 20170104. That scheme will provide toucan crossing facilities at the north, south and west arms of the junction. Provision of toucan crossing facilities is required by this development at the east arm of the junction to enable safe access to the proposed local centre, by visitors from the wider area.

The full extent of Atlantic Avenue must be adopted by the Highway Authority prior to commencement of the development.

It is a requirement that land as detailed on drawing number 48130-PP-SK12 A, is made available for potential future capacity improvements at the Atlantic Avenue/Salhouse Road traffic signals and/or bus improvements at Salhouse Road. It is requested that the applicant completes a S106 Agreement prior to grant of consent, obligating them to dedicate the land without cost to the County Council, should it be needed.

#### 4.8 Historic Environment Officer:

As has been set out in the Heritage Statement, there are a number of designated and locally designated heritage asset in the vicinity of the site. Those of most relevance to this application are the listed structures at Rackheath Hall, the Historic Parkland at Rackheath Hall and Sprowston Manor and the farm buildings and farmhouse at White House Farm.

Due to the local topography and pre-existing tree belts, there are likely to be few impacts on the wider setting of Rackheath Hall or its landscaped setting which is located to the north of the site. There will be some impact on the setting of Sprowston Manor and its parkland, but this has to some extent already been compromised by its use as a golf course and the earlier stages of housing development along its southern boundary.

White House Farm has been identified as a locally listed heritage asset. It

forms a relatively complete set of 18th / 19th century farm buildings with its 18th century farmhouse (this seems to have been missed from the Heritage Statement, with a later workers' cottage mistakenly identified as the farm house). The buildings are not architecturally or historically particularly special, but are typical farm buildings of their type and age which gives them a degree of significance, as does their survival as a group. Likewise, the wider agricultural landscape setting of the buildings to the east does contribute to their significance. To the west, the wider rural setting has been compromised through 20th / 21st century housing development.

However, the farm clearly has a more immediate setting of its own, formed by a change in topography and the tree belt around its western and south-western side. These trees belts are due to be retained as part of the development and as such this will ensure that the immediate and most important aspect of the farm's setting is retained and the tree belts should continue to contribute to the immediate setting of the farmstead. I therefore agree with the conclusion of the Heritage Statement that, 'the residential led development of the site will result in an erosion of the already substantially urbanised western edge of the wider setting of the farmstead, with which it has a low-level of intervisibility. It is considered that the proposed development will not alter the public appreciation of the White House Farm buildings when in proximity to them, nor will it alter the more legible historic landscape context of the farmstead that lies to the north-west.' As such the development will therefore represent a low level of harm to the setting of both White House Farm and the designated heritage assets in the area.

#### 4.9 Historic Environment Service:

An archaeological desk-based assessment and geophysical (magnetometer) survey have been completed for the proposed development site and submitted with the current outline application. The assessment concludes that, existing archaeological records, there is a low/moderate potential for heritage assets of late prehistoric to modern date to be present at the site. However, the subsequent geophysical survey has identified magnetic anomalies potentially corresponding to previously unrecorded archaeological features, including ditches and pit-like features, across the site. There is also potential for archaeological features of a type not particularly susceptible to detection using magnetometry, to be present. Consequently the overall conclusion is that there is potential for previously unidentified heritage assets with archaeological interest to be present and for their significance to be adversely affected by the proposed development. However, in this instance, the nature of the heritage assets likely to be present at the proposed development site is such that the impact of the development on their significance could be effectively managed through appropriate planning conditions.

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 (2019).

### 4.10 Housing Enabler:

I note that the applicants are proposing 28% AH which would equate to 145 affordables (\*officer comment: This figure is calculated on the scheme as originally submitted which was for 516 dwellings and has subsequently been reduced to 456 dwellings) across all 3 parcels of land. It is assumed that the tenure split will be as 64:36 for rent to intermediate so as to achieve the minimum 10% of total dwellings for Affordable Home Ownership. The preferred tenure for the intermediate units will be as shared ownership (but can include a small percentage for Discount Market Sale within the 36%).

The main comment relates to the applicants providing a good mix of affordable property types that can achieve maximal occupation in housing terms. So we will insist on Level 1 Space Standards on this Phase 2 for all sites at White House Farm. Previously we have had to accept 3B4P house types and seriously undersize units for rent (plus 2 bedroom flats for rent) from all of the developers on previous Phases / Parcels at WHF.

However, I assume that by stipulating maximal occupation and Level 1 Space Standards this stage (Outline) we can improve on the affordable units being delivered by the various three developers. We would also expect now to see delivery of some bungalows (2 and 3 bedroom) and also 1 bedroom house types (to meet 58m<sup>2</sup>) as well as flats. Again we will need to ensure that all the rental units are of a good size so as to assist with ensuring RPs will want to bid on the properties.

The suggested Affordable Housing mix (because of the recent high delivery of 1 bedroom units) for the rental units should probably be based on an approximate equal split between 1, 2 and 3 bedroom homes with a smaller number of 4 bedroom 7/8 person house types. As above this should include bungalows, 1 bedroom 2P flats as maisonettes (with garden) or small blocks, no 2 bedroom flats above ground floor with no garden, and no 3B4P house types. This is for the rental units as we tend not to comment on a mix for the shared ownership units – and leave this up to the developer to determine the market need for 2 and 3 bedroom dwellings.

### 4.11 Lead Local Flood Authority:

No objection to this application subject to conditions being attached to any consent if this application is approved.

### 4.12 Natural Environment Team:

The submitted ecology assessment highlights that there is a small assemblage of bats on site including barbastelles. The GT AAP has a policy requirement for bat corridors including two that cross the site. Other species of conservation concern are recorded or are likely to be present in relatively low numbers as components of larger local populations; a number of habitat

are also identified as being of value as Habitats of Principal Importance.

We agree with the report that 'site masterplanning is seen as the key mechanism for maintaining the ecological interest of the Site as far as possible and to mitigate ecological impacts. Barbastelle bats are the key species group to be targeted by this, with other species benefiting from these measures. Bats, including barbastelles, have been shown to be negatively associated with housing and urban developments, through both loss of habitat and indirect effects such as lighting (Border *et al*, 201727). Barbastelles are typically considered to be light intolerant (Stone *et al*, 201528) and sensitive to other urbanising impacts, although there is generic guidance on minimising such pathways on bats (Gunnell and Grant, 201229).' The report highlights 'Barbastelle bats were recorded from the Site, along with five other species. A 'value' is not assigned to the bat assemblage, rather it is noted that the Site likely contributes to the landscape scale population of bats recognised as important by the AAP.'

Whilst we support the measures proposed in paragraph 11.6 of the masterplan to maintain the ecological interest of the Site as far as possible and to mitigate ecological impacts, there are some aspects of the site's design that show weakened corridors between areas of suitable habitat for foraging commuting bats, in particular due to the close proximity of developable areas to woodland and hedgerows, the removal of woodland, the location of one of the play areas, the location of one of the attenuation basins and the lack of protection and enhancement of key ecological corridors. The hedgerows and woodland need to be strengthened and retained; the corridors need to be of a suitable width with un-lit grass strips adjacent to the hedges and woodland edges to fulfil this requirement.

Figure 8 in the Ecology Assessment appears to show that the semi-natural mixed plantation will be retained, however the masterplan shows a section of the plantation will be removed and is considered developable area and there will be a play area within the location of the bat corridor between Harrison's Plantation and The Breck and the semi-natural mixed plantation. We support the proposed additional planting along 'the bat corridor and against the semi-natural broadleaved woodland edge' in the north western corner of the site as shown in Figure 8 of the Ecological Assessment, however the link between the hedgerow and woodland needs to be wider and it is not clear why this planting does not continue along the developable area to meet the locations of the attenuation basins including the basin closest to Sprowston Manor Golf Club.

We do not support the location of the play area or attenuation basin that are both located within the semi-natural mixed plantation. There needs to be increased planting of trees within the semi-natural mixed plantation woodland to increase connectivity between Harrison's Plantation and The Breck and the semi-natural mixed plantation on the site. The report recommends enhancing the site for barbastelle bats by including within planting schemes: oak, silver birch, ivy, low growing shrubs and herb-rich grassland. The entire woodland

needs to be retained and we recommend enhancing the area that is currently labelled a play area for barbastelle bats with the recommended planting.

One of the attenuation basins appears to be located extremely closely to the hedgerow along the northern site boundary where there is significant buffering. There also appears to be a road proposed through the northern boundary hedgerow, this road must be as narrow as possible with planting either side to maintain connectivity for wildlife along this corridor. The developable area appears to abut retained woodland and hedgerows, it will be necessary for these areas to be protected by suitability wide grass strips that are maintained for wildlife. In order to do this, it will be necessary to reduce the developable area.

The report highlights 'An extensive suite of survey work was undertaken over the spring to autumn of 2017 with additional bird survey work in the winter of 2017-18.' The report highlights skylarks were not recorded on-Site, but were present nearby to the north.' It should be noted that although barn owl were not recorded during the bird survey, we are aware of NBIS records from 2018 and skylarks, a Species of Principal Importance have been recorded in song-flight in June 2018. Barn owl, a Schedule 1 bird protected under the Wildlife and Countryside Act, 1981, has been seen on several occasions foraging over the site and little owl has been seen perching and foraging on the neighbouring development to the south. Bird species recorded in the data search should be taken into account in the impact assessment. There are also records of common toad, a Species of Principal Importance trapped on Atlantic Avenue in 2018 and recommendations of the need for dropped kerbs. It is not clear when the data search was carried out. It needs to be clear that the records in the data search have been used to inform the impact assessments of protected and notable species.

Comments on amended plans:

The alterations made to the scheme masterplan (No UDS39248 \_A0\_ 0250 C Illustrative Masterplan) addresses our concerns.

The 'Shadow' Habitat's Regulations Assessment (Hopkins Ecology; August 2019) is fit for purpose and we agree with the conclusions of the 'Shadow' HRA. The Shadow HRA can be adopted by Broadland District Council.

Conditions should be imposed regarding lighting and the need for an ecological management plan.

- 4.13 Norfolk and Waveney Sustainability and Transformation Partnership (STP) (on behalf of NHS Norwich CCG, Norfolk & Norwich University Hospital NHS Foundation Trust, Norfolk and Suffolk NHS, Foundation Trust and Norfolk Community Health & Care NHS Trust):

The proposal is likely to have an impact on the NHS funding programme for the delivery of health care provision in the area. The STP would expect these



impacts to be assessed and mitigated. If unmitigated the impact would be unsustainable.

The STP would suggest that healthcare contributions should be sought to contribute to the provision of sustainable healthcare services in the area, particularly for the additional residents generated by development growth by way of development, extension and/or internal development of the primary care facilities in the area. It will also give rise to increased investment requirements within our acute services, our mental health and our community health care services within the area. Investment would be required to provide and develop functionally suitable facilities for patients, providing the required beds and floorspace to manage the increased demand. This may be via new builds, extensions or re-configuration/development of current estate.

The Capital Cost Calculation of additional healthcare services arising from the development proposal would be £801,973.

Broadland District Council has advised that Healthcare is not currently contained on their CIL123 list, consequently, until this policy is addressed, it is confirmed mitigation cannot be obtained for healthcare. The STP understands this matter is now being considered through the Greater Norwich Growth Board forum. The STP and partner organisations do not have funding to support development growth; therefore, it is essential this is resolved as a matter of priority, in order to effectively mitigate development impact and maintain sustainable primary healthcare services for the local communities of the Broadland area.

Assuming the above is considered in conjunction with the current application process, the STP would not wish to raise an objection to the proposed development.

#### 4.14 Norfolk County Council Infrastructure and Growth Planner:

75 additional secondary school places and library mitigation to increase capacity will need to be funded through CIL.

Taking into consideration the permitted planning applications in the area ([20080367](#), [20160498](#) and [20170104](#)) it appears at present that there is insufficient capacity to accommodate the children generated by the extensive development within the Sprowston area. But new primary schools being delivered in the area on other development sites will be able to accommodate up to 840 primary age children and there will be sufficient space within those primary schools to accommodate the children generated from this proposed development.

Green Infrastructure within this proposal should respond to the green Infrastructure Strategy within the emerging Area Action Plan (AAP) for the North East Growth Triangle (NEGT) (document attached), and the Greater Norwich Green Infrastructure Strategy which informs the Joint Core Strategy,

adopted January 2014. Any strategic green infrastructure requirements shall be funded by the Community Infrastructure Levy (CIL) through the Greater Norwich Investment Programme as projects are identified and brought forward. Development proposals are however expected to fit with strategic visions for the area and respond to corridors as outlined in the Joint Core Strategy and emerging NEGAT AAP.

taking into account the location and infrastructure already in place our minimum requirement would be 1 fire hydrant per 50 dwellings on a minimum 90mm main at a cost of £824 each.

#### 4.15 Norfolk County Council Minerals and Waste:

The proposal site is partially underlain by an identified mineral resource (sand and gravel) which is safeguarded as part of the adopted Norfolk Minerals and Waste Core Strategy, and Core Strategy Policy CS16 'Safeguarding' is applicable.

Mineral resource safeguarding on this site can be dealt with by an appropriate condition.

#### 4.16 Norwich International Airport:

There is insufficient information for an accurate assessment of the impact the title development would have on the safe operation of aircraft operating in the vicinity of Norwich Airport. With this in mind, we object to the above proposal unless the following conditions are met and applied to the grant of any Outline Planning Permission:

- (1) No building or structure to exceed 15m above existing ground levels which are estimated to be no greater than 35m above ordnance datum.
- (2) Lighting to be designed as flat galls, full cut off design mounted horizontally.
- (3) Solar PV panels mounted to prevent glare
- (4) Landscaping to ensure that hazardous species of birds are not attracted to the site to avoid risk of birdstrike to aircraft.
- (5) Details of suds to be agreed including attenuation times, profiles and planting.
- (6) Use of cranes to be in accordance with British Standard 7121 and CAP 1096. Norwich Airport shall be notified of plans to erect these cranes 6 to 8 weeks in advance.

As the application is for outline approval, it is important that Norwich Airport Ltd is consulted on all Reserved Matters relating to siting and design, external appearance, lighting schemes, SUDS and landscaping proposals.

It is important that any conditions requested in this response are applied to a planning approval. Where a Planning Authority proposes to grant permission against the advice of Norwich Airport Ltd, or not to attach letters/conditions

which Norwich Airport Ltd has advised, it shall notify Norwich Airport Ltd, and the Civil Aviation Authority as specified in Circular 01/03: Safeguarding aerodromes, technical sites and military explosives storage areas.

4.17 Pollution Control Officer:

Agree with the recommendation in the submitted report and that a condition is required for this site.

4.18 Section 106 Monitoring Officer:

The suggested amount of formal recreational open space is more than we would normally get given for the size of the development. However if you add up the amount of space required for all the elements of formal rec (MUGA, NEAP, LEAPS etc) it would not add up to 2.496 ha, so there is approximately 1.5 ha they expect us to accept as formal recreational open space. I believe it would be useful to know more about what type / size of MUGA and the associated play facilities we are talking about before coming to a view if this is acceptable.

Looking at the allotment position in Sprowston I believe there is only one site. Presently there is a deficit of allotment provision against policy targets even without the recent increases in house numbers. Before agreeing to an off site contribution for allotments further discussions should be had with Sprowston Town Council. If the Town Council want more allotments I would suggest that potentially some of the on-site recreational space could be turned over to allotments if there were a demand. The amount of on-site Green Infrastructure suggested is in accordance with policy.

4.19 Sprowston Town Council:

Object on the following grounds:

- (1) Amenity spaces are disjointed and too small to promote activities such as informal ball games.
- (2) Play areas are not central or overlooked by housing for the safety of children. One location borders a main road.
- (3) The definition of public open space is not met. Footpaths and verges should not count towards public open space.
- (4) The area allocated for the local centre is too small for all its possible uses and should be located in a more central, convenient position near White House Farm.
- (5) There is no provision for community buildings with adequate parking.
- (6) Development is not well planned and spread out.
- (7) Inconvenient and dangerous for pedestrians: Sections of Salhouse Road footway are not paved. This means pedestrians wishing to access the development from that direction would be required to walk on unmade muddy footways or on the road itself. Unless the inadequate footway on Salhouse Road is addressed, the likely increase in pedestrian numbers

on Salhouse Road caused by this development would be unsafe.

### 4.20 Other representations:

Comments received from 8 residents raising the following issues:

- Parking and speeding on Atlantic Avenue results in safety issues which will be exacerbated by proposed development.
- Impact on wildlife across the site.
- Concerns about capacity of existing health facilities.
- Development would be out of character with Norfolk Homes style of housing at Manor Reach.
- Homes close to Sprowston Manor will be affected by noise.
- Increase in traffic pollution.
- Impact of golf balls on safety of future residents.
- Site should not be given development until Phase 1 is complete.
- Atlantic Avenue/Salhouse Road junction will need to be upgraded to a roundabout.
- Multi use games area will create noise issue for existing residents.
- Construction traffic will cause noise and disturbance.
- Would like to expand existing business at White House Farm into the local centre.
- Local centre should be more central nearer to White House Farm and provide a medical and community centre.
- A layout similar to phase one will cause issues in terms of parking.
- Application lacks detail in respect of the need to offset carbon emissions and further detail on tree planting should be provided.

## 5 Assessment

- 5.1 The application is made in outline with all matters reserved except access so accordingly details of the appearance, scale, layout and landscaping of the site are reserved for later consideration. However, the applicant has provided a series of parameter plans and a masterplan to identify how a development of the scale proposed could be delivered on the site.
- 5.2 These parameter plans establish the developable area of the site can be broken down into 5 residential parcels totalling 11.93 ha each served by access from Atlantic Avenue, a 0.25 ha Local Centre for A1-A5 and D1 uses also served by Atlantic Avenue, 7.37 ha of open space and 1.44 ha of structural landscaping and SuDs features. The maximum building height across the residential parcels is 3 storeys.
- 5.3 The key considerations in the determination of this application are:
- The principle of development
  - The provision of affordable housing

- Access and highway safety
- Amenity
- Landscape
- Open space and ecology
- Other issues

### Principle

- 5.4 The site is located outside of settlement limits as defined in the development plan. Policy GC2 of the Development Management DPD (DM DPD) states that outside of settlement limits development which does not result in any significant adverse impact will be permitted where it accords with a specific allocation and/or policy of the development plan. Policy 3 of the Neighbourhood Plan states that housing development will be acceptable, in principle, on allocated sites subject to meeting normal development criteria.
- 5.5 The site is located within the Growth Triangle, defined under policy 9 of the Joint Core Strategy (JCS) as a location to accommodate 7000 dwellings by 2026 and rising to 10,000 new homes thereafter. The Growth Triangle Area Action Plan (GT AAP) 2016 has been produced to enable and co-ordinate this strategic scale development. This site is allocated under policy GT20 of the GT AAP for mixed use development and the principle of development is therefore acceptable.
- 5.6 Policy GT1 of the GT AAP states that where a site is allocated for mixed use development there should be in the region of 1m<sup>2</sup> of employment, retail or community floorspace for each 30m<sup>2</sup> of residential development – a ratio of 1:30. The supporting text identifies that this ratio is a guideline but it is crucial that any mixed use development incorporates a range of uses, the scale of which is likely to vary based upon local considerations and is not dictated by the policy.
- 5.7 In response to this policy requirement the application, as amended, proposes 456 dwellings and the provision of 0.25ha of land adjacent to the Salhouse Road/Atlantic Avenue junction for a range of A1-A5 or D1 uses. This reflects Policy GT20, which states that local services and facilities provided as part of the development should be focussed adjacent to Salhouse Road, but doesn't dictate what these local services or facilities should be. The inclusion of A1-A5 uses would enable local employment opportunities and provide local services for residents within walking distance from the residential development. The inclusion of D1 uses could enable opportunity for uses such as health centres, day nurseries and community halls to be delivered in this location.
- 5.8 This being an outline application, it is not possible to quantify the amount of floorspace which will be delivered to assess the application against the requirements of Policy GT1. However, if considered in site area terms then the total residential developable area proposed (based on the parameter plans) is 11.84 hectares and the proposed local centre is an area of 0.25 ha.

Whilst this results in a ratio below 1:30, this ratio is a guideline and will vary based on local considerations. Importantly, the local centre is proposed for a range of uses which would provide opportunity for the provision of services to support the growing population in the area on top of the range of existing services which are available in the locality. These include the diverse range of uses at White House Farm, the employment / business opportunities and pub/restaurant to the south of Salhouse Road and the Tesco superstore on Blue Boar Lane, in addition to the broader range of services which are available in the Parish of Sprowston.

- 5.9 Whilst the Town Council and residents have suggested that the local centre should be more central to the application site, this would conflict with policy GT20 which seeks the delivery of the local centre in the location proposed. Consequently, on balance, I am satisfied that the scale, location and range of uses proposed for the local centre is acceptable in terms of Policy GT1 and GT20 of the GT AAP.
- 5.10 Policy GT20 does not dictate the number of houses which are permitted to be delivered on this site. As amended the application proposes up to 465 dwellings and an indicative masterplan has been provided to show how this number of units could be delivered whilst responding to the site constraints. Based on the developable area of 11.84 ha, a development of 465 dwellings represents a density of approximately 38.5 dwellings per hectare. Such densities are comparable with White House Farm Phase 1 and is considered to represent efficient use of land whilst having regard to the general character of the area and its designation as a location for significant growth. Consequently, I am satisfied that the proposed number of dwellings is acceptable in principle.
- 5.11 On the basis that the site is allocated for mixed use development and with regard to the range, location and scale of development proposed it is considered that the principle of the proposal is in accordance with Policy GT20 of the GT AAP.

### **Affordable Housing**

- 5.12 Policy 4 of the JCS states:
- “A proportion of affordable housing, including an appropriate tenure mix, will be sought on all developments of 5 or more dwellings. The proportion of affordable housing, and mix of tenure sought will be based on the most up to date needs assessment for the plan area”.
- 5.13 At the adoption of the JCS the affordable housing requirement was 33% for sites of the scale proposed. Since the JCS was adopted, the Central Norfolk Strategic Housing Market Assessment (SHMA) June 2017 has provided more recent evidence of need for affordable housing. The affordable housing requirement for Greater Norwich, as assessed by the SHMA, is 28%.

- 5.14 The application therefore proposes 28% affordable houses to reflect the identified needs in the SHMA. This would represent a maximum of 130 affordable dwellings based on a total development of 465 dwellings.
- 5.15 On the basis that Policy 4 of the JCS requires affordable housing to be provided in accordance with the most up to date needs assessment for the area it is considered that the delivery of 28% affordable housing complies with this policy. However, Policy GT20 states that the development will deliver 33% affordable housing and does not include the same wording as Policy 4 of the JCS regarding the most up to date needs assessment. As a consequence, officers consider that the proposed 28% affordable housing, whilst complying with Policy 4 of the JCS, conflicts with Policy GT20 of the GT AAP.
- 5.16 However, whilst the SHMA is untested, it is significant new evidence which officers consider should be given weight in the planning balance. Officers are satisfied that the most up to date needs identified in the SHMA is a material consideration that diminishes the weight to be given to the conflict with GT20 and that the delivery of 28% affordable housing, which would comply with Policy 4 of the JCS, is acceptable.
- 5.17 Based on the delivery of 28% affordable housing, the Housing Enabler would require a tenure split of 64:36 (rent to intermediate) which would result in a maximum of 83 rental units and 47 intermediate units. Given the quantity of smaller house and flat types delivered on Phase 1 of White House Farm the affordable housing mix would need to reflect this. The affordable housing is to be secured in a section 106 agreement.

### **Access and highway safety**

- 5.18 Policy TS3 of the DMD DPD states that development will not be permitted where it would result in any significant adverse impact upon the satisfactory functioning or safety of the highway network. In support of the application, and in accordance with TS2 of the DM DPD is a Transport Assessment and Addendum to provide an understanding of the highway consequences of the development and to identify any mitigation measures which may be necessary. Also relevant to this application is GT3 of the GT AAP which seeks to deliver improvements to support bus rapid transit along Salhouse Road and permeable and legible developments which support walking and cycling and encourage low traffic speeds.
- 5.19 The application is accompanied by a detailed Transport Assessment, Addendum and preliminary access drawings, amended to reflect discussions with the highway authority. Access to the development parcels – shown on the parameter plans and preliminary access drawings - is proposed to be via Atlantic Avenue, which provides onward connection to the arterial roads of Wroxham Road to the north and Salhouse Road to the south. Atlantic Avenue is part of the Orbital Link Road which Policy GT3 of the GT AAP seeks to deliver.

- 5.20 Each phase would be served by at least one point of access onto Atlantic Avenue. A shared use 3m wide path is proposed to the north/east side of Atlantic Avenue and a series of pedestrian refuge islands with crossing points will be created on Atlantic Avenue to aid crossing of this road onto existing shared use paths. The layout of specific phases is to be considered at reserved matters.
- 5.21 In addition, an area of land adjacent to Salhouse Road is shown to be safeguarded from development to enable the delivery of road widening to support the delivery of the Salhouse Road Bus Rapid Transit Corridor as required by Policies GT3 and GT20 of the GT AAP. The Highway Authority requests that this is dedicated to the County Council at no cost and secured via a Section 106 Agreement.
- 5.22 Off site, it had originally been proposed to implement a right turn prohibition from Church Lane onto Wroxham Road but this has subsequently been withdrawn at the request of the Highway Authority. Furthermore, proposed alterations to the Woodside Road/Blue Boar Lane/Salhouse Road junction have now been amended to deliver traffic capacity improvements through the implementation of MOVA control and kerbside and on-crossing pedestrian detection. MOVA is a traffic control strategy that is specifically designed to maximise the operational efficiency of a junction/crossing which continually adjusts the green time required for each approach by assessing the number of vehicles approaching the signals, whilst at the same time determining the impact that queuing vehicles would have on the overall operation of the junction. It is also required to provide a toucan crossing on the eastern arm of the signalised junction serving Salhouse Road and Atlantic Avenue, a junction to be provided by developers to the south of Salhouse Road. In the event that the signalised junction is not delivered by others, a toucan crossing will still be required. Both scenarios can be controlled by condition.
- 5.23 Concern has been raised by the Town Council regarding accessibility to the site for pedestrians using Salhouse Road, however a new shared use path is being delivered to the north of Salhouse Road as part of the requirements for White House Farm Phase 1. Concern has also been expressed by residents about the impact of residents from Phase 1 who park on Atlantic Avenue and that the additional traffic generated by the proposed development would exacerbate this issue however the Highway Authority have raised no objection to this and the provision of sufficient on-site parking to serve the development will be considered at reserved matters stage to minimise the prospect of further parking on Atlantic Avenue. Should parking restrictions need to be imposed in the future this could be subject to a Traffic Regulation Order independent of the application proposals.
- 5.24 The application has been subject to detailed consideration by the Highway Authority. Following the submission of amended plans and the addendum to the Transport Assessment they now raise no objection subject to conditions and a Section 106 Agreement. On this basis I consider that the application



complies with Policy TS3 of the DM DPD and Policy GT3 of the GT AAP. The Highway Authority has requested a condition to require Atlantic Avenue to be adopted prior to the occupation of any dwelling. However, such a request is not considered necessary in planning policy terms, provided the road is maintained to an acceptable standard which can be controlled through condition. In accordance with Policy TS2 of the DM DPD a Travel Plan will be required for the residential development to reduce reliance on the car and promote the use of more sustainable transport options including the bus, cycling and walking and it is proposed for this to be secured in the Section 106 Agreement.

### Amenity

- 5.25 Policy GC4 of the DM DPD requires development to meet the reasonable amenity needs of all potential future occupiers and consider the impact on the amenity of existing residents. Policy EN4 requires regard be given to the potential for pollution, including that of noise and land.
- 5.26 In support of the application is a noise impact assessment which considers the potential impact of locating housing adjacent to Atlantic Avenue and noise associated with construction. This concludes that standard double glazed windows would achieve the required noise level reduction for properties facing Atlantic Avenue and subject to the amount of frontage development on Atlantic Avenue the remainder of the site would be suitable from a noise perspective. Mitigation in the form of hoarding may be required during construction to safeguard users of the Sprowston Manor Country Club. This can be secured in a construction management plan through condition. The Environmental Health Officer agrees with the conclusions of this assessment.
- 5.27 However, the submitted information did not assess the potential impact on future residents of the development from noise associated with Sprowston Manor Country Club who have an existing marquee in which they hold functions and play amplified live and recorded music. This venue operates under a temporary permission ([20181956](#)) which restricts noise levels to the nearest residential receptor with condition 4 stating:

*“Music noise shall not exceed a 50 Decibels in the 63Hz octave frequency band when measured over a 5 minute period 1 metre from the façade of the nearest residential dwelling at any time”.*

Furthermore, condition 5 of this permission limits amplified live and recorded music between the hours of 10:00 and 23:30, except for December 31<sup>st</sup> when music shall cease by 01:00 (to take account of New Year’s Eve).

- 5.28 The proposed development would bring the nearest residential receptor to within approximately 155m of the marquee (subject to layout at reserved matters) and consequently has a potential impact on the operation of the marquee and the volume at which music can be played. In response the applicant has modelled the noise impact and included modelling in the form of

a 2m high acoustic barrier on the site boundary with Sprowston Manor County Club. The result is that some first floor windows may receive noise levels which could result in complaints.

- 5.29 However, the marquee permission expires on 21 March 2022 and the applicants have advised that they do not envisage construction commencing on this phase of development until 2022/23 at the earliest (with other phases not affected by the marquee commencing sooner). It is therefore probable that there will be no conflict and any future proposals at Sprowston Manor for a continuation of use of the marquee will need to have regard to the proximity of housing on this allocated site. To ensure that there is no issue if housing does come forward sooner on this parcel, I recommend a condition is imposed for a noise assessment to be submitted concurrently with any reserved matters application for this phase to ensure compliance with GC4 and EN4 in respect of amenity and noise pollution.
- 5.30 Furthermore, to ensure that adequate regard is had to the potential for land contamination, the Pollution Control Officer recommends a condition is imposed to require further ground investigation and where necessary remediation to ensure that the soils are not contaminated and suitable for the uses proposed. Whilst the site will increase the use of cars in the locality, which could result in an increase in pollution, the site is not within or close to an air quality management area. Furthermore, the site is considered to be highly sustainable and well linked to existing services and facilities by non-car modes such as walking, cycling and the bus which will reduce car dependence.
- 5.31 Residents have also raised concern about the proximity of the development to the golf course and the potential for golf balls to impact on the safety of future residents. There is an existing tree belt on the boundary with the golf course but it is evident that some golf balls do breach this and land on the site. To ensure the safety of future residents this is an issue which would need to be given detailed consideration at reserved matters in respect of layout and landscaping.

### **Landscape**

- 5.32 Policy GC4 of the DM DPD requires development to pay adequate regard to the environment, character and appearance of an area; Policy EN2 requires development proposals to have regard to the Landscape Character Assessment SPD and consider any impact; Policy 1 of the JCS seeks to, inter alia, protect the landscape setting of settlements including the urban / rural transition and the treatment of gateways. The site is classified as being within Character Area E: Wooded Estatelands (sub category E3: Spixworth Wooded Estatelands) in the adopted Landscape Character Assessment SPD (2013) and is not subject to any statutory landscape designations. Policy 2 of the Neighbourhood Plan requires consideration of the landscape setting and character amongst other matters.

- 5.33 The site is located in an area of transition between the built-up area of Sprowston to the west and rural landscape to the east. Locally, the character is subject to significant change with consented residential led development to the south of Salhouse Road due to commence in the near future and the completion of White House Farm Phase 1 to the west imminent. In support of the application is a Landscape Visual Impact Assessment (LVIA).
- 5.34 Whilst the proposed development would fundamentally impact on the existing character and appearance of the site, the site is allocated in the local plan for mixed use development and therefore such changes will have been accepted through the plan making process. The site's eastern boundary is clearly defined to the agricultural and golfing uses beyond and the existing woodlands provides a structure which will assist in containing the visual impact of development. Long distance views of the site are limited with the most significant changes occurring from Atlantic Avenue and Salhouse Road and will be notable therefore for existing residents and road users.
- 5.35 The proposed parameter plans seek to protect existing woodlands and tree belts and propose the majority of open space along the eastern, more rural edge of the site assisting in creating an urban-rural transition. Consequently, the parameter plans are considered acceptable in landscape terms and a condition is proposed to require reserved matters to reflect these. Further consideration will be given to landscape impact at reserved matters and discharge of condition stage. Conditions are recommended to secure precise details of hard and soft landscaping and details of tree protection.
- 5.36 I therefore consider that the application is acceptable in landscape terms and in accordance with GC4 and EN2 of the DM DPD, Policies 1 and 2 of the JCS and Policy 2 of the Neighbourhood Plan but detailed consideration will need to be given to landscape at reserved matters stage to ensure existing landscape features of value are protected and adequate mitigation and enhancements are incorporated.

### **Open Space and Ecology**

- 5.37 Policies EN1, EN3 and RL1 of the DM DPD require the provision of green infrastructure and formal recreational space (children's play, sports facilities and allotments) based upon the occupancy rates of development. Also relevant is the Recreational Provision in Residential Development SPD which provides guidance on how these policies are to be applied. Policy GT 20 identifies that formal recreation in the form of sports pitches and children's play space should be provided in accordance with the Council's adopted policies. Furthermore, GT2 of the GT AAP identifies that there is one primary and one secondary green infrastructure corridor which traverse the site. These are corridors designed to protect and deliver biodiversity and habitat connectivity and the policy states that the masterplanning of schemes should consider how to best locate and orientate parks, sports pitches, landscaping, SuDs, street trees and green roofs to support the delivery of green corridors. Policy 10 of the Neighbourhood Plan seeks to promote healthier lifestyles by

maximising walking and cycling and providing opportunities for social interaction and greater access to green space and the countryside.

On the basis that the application is in outline the precise quantum of open space required by EN1, EN3 and RL1 cannot be specified. However, based on an assumed housing mix, the development is likely to generate the following overall open space requirements:

Green Infrastructure: 4.4 ha

Children's play: 0.37 ha

Formal recreation: 1.85 ha

Allotments: 0.17 ha

- 5.38 In response to these requirements the application has provided a Land Use parameter plan which identifies that the site could deliver a total of 7.37 ha of open space. Previously plans showed structural landscaping and footpaths as contributing towards open space provision. However, these have been amended to be excluded from the open space calculation at the request of officers and in accordance with the comments of Sprowston Town Council. Furthermore, the plans have been amended to reflect comments made by the Green Infrastructure and Woodland Officer to enhance the amount of, and connectivity between, informal green space across the site. These amendments include the proposed provision of a pedestrian bridge across an existing drainage feature to provide connectivity and enable circular walks to be undertaken. I consider that the areas proposed for informal recreation, subject to detailed design, would provide a high quality and attractive environment for people to undertake informal exercise and would enable a walk of potentially 2-3 km. The space would utilise existing natural features such as woodlands, include informal paths and would be supplemented by additional landscaping. The Town Council has raised objections that the open spaces are disjointed and too small and that the play areas are not central, not overlooked by housing and one is located next to Atlantic Avenue. Amendments to the application have increased the size of some of the open spaces and enhanced the connectivity and I consider that the spaces are well distributed and detailed design can ensure that the spaces are functional, safe and attractive environments. I am therefore satisfied that the proposed green infrastructure strategy, subject to detailed design and secured through conditions and the S106 would comply with EN1 and EN3 of the DM DPD and Policy 10 of the Neighbourhood Plan.
- 5.39 In terms of formal recreation, the plans propose the creation of a NEAP and MUGA near to White House Farm. I consider this to be a reasonably central location to serve the proposed development and would also be accessible by existing residents on White House Farm Phase 1. Furthermore, the location compliments existing uses at White House Farm such as the farm café and children's day nursery and the designation of the adjacent woodlands as Public Open Space under GT2 of the GT AAP. This location is adjacent to an existing SuDs drainage feature. An additional plan has been provided to demonstrate how this area could be designed to avoid conflict with the SuDs,

including the incorporation of fencing and landscaping. Further consideration would need to be given to this relationship at detailed design stage. Concern has been expressed by a resident about the impact that this would have on the amenity of existing residents but given the degree of separation and with Atlantic Avenue intervening I do not consider that the impact will be significantly harmful to residential amenity.

- 5.40 In addition to the MUGA and NEAP, the plans also propose the delivery of two smaller play areas elsewhere on the site which would be highly accessible for future residents. The plans identify that further formal recreation would be provided elsewhere on site and the design and access statement suggests they could be used for a trail of exercise equipment or the provision of space for outdoor games and running. Whilst the use of these areas would be subject to detailed design I consider that the Section 106 Agreement should include scope to require an off-site financial contribution in the event that the areas proposed cannot reasonably be used for uses which would meet the definition of formal recreation in the Recreational Provision in Residential Development SPD. I am therefore satisfied that subject to the Section 106 Agreement and conditions, the application would comply with Policy RL1 of the DM DPD, Policy 10 of the Neighbourhood Plan and Policy GT20 of the GT AAP.,
- 5.41 The approach to the delivery of open space on this site is also compliant with Policy GT2 of the GT AAP and the identified primary and secondary GI corridors which extend across the site. These corridors have been designed to deliver ecological connectivity at the landscape level and in particular for commuting bats. The submitted ecological assessment submitted with the application has identified a small assemblage of bats on site including barbastelles.
- 5.42 Following objections from the Natural Environment Team the plans have been amended and the number of dwellings reduced to ensure that the Primary Corridor from Harrison's Wood is maintained through Round Hill Plantation. Furthermore, an additional band of structural planting is proposed adjacent to the golf course to reinforce the secondary corridor through Arrup's belt. Detailed design of this public open space will enable recreational and ecological enhancements and also secure the long term maintenance of it in perpetuity. Overall, I am satisfied that the proposal, subject to conditions and Section 106 to secure the delivery of the open space and long term management, would comply with Policy GT2.
- 5.43 On ecology more generally, beyond the need to protect and enhance important bat commuting corridors, other species of conservation concern are recorded or are likely to be present in relatively low numbers as components for larger populations and a number of habits are also identified as being of value as habitats of principle importance. The Natural Environment Team raise no objection on ecological grounds but require an ecological management plan to include mitigation for hedgehogs, pollinators, bat corridors, the protection and enhancement of hedgerows and woodland and

the establishment of bird and bat boxes amongst other measures. This can be secured by condition. Natural England made no comments on the application. Overall, subject to conditions and securing the delivery and management of informal open space I am satisfied that the application would comply with EN1 of the DM DPD and Policy 1 of the JCS in respect of ecology.

- 5.44 Residential development in the Growth Triangle has the potential to impact upon the integrity of international designated sites (N2K sites). The Conservation of Habitats and Species Regulation 2017 requires local planning authorities to have sufficient confidence that a project will not impact the integrity of European sites. If a project is likely to have a significant effect on a European site (either alone or in combination with other plans or projects) a local planning authority must make an Appropriate Assessment of the implication of that project for that site in view of that site's conservation objectives. The applicant has submitted a 'shadow' Habitats Regulation Assessment with their application to provide the local planning authority with the information to determine whether an Appropriate Assessment of impacts is required. This identifies that the most likely pathways are that the proposals may lead to increased recreational pressure on the protected sites, or that they may lead to changes in water quality in watercourses hydrologically linked to the protected sites. The 'shadow' HRA screens out surface water flows and recreational pressure on the River Wensum SAC but cannot discount recreational disturbance on other European sites and therefore requires Appropriate Assessment which it goes on to undertake.
- 5.45 The Appropriate Assessment concludes that the quantum of open space, which is in accordance with local plan policy, will provide a sufficient quantum of alternative recreation areas for residents to not need to travel to international / European sites for recreation. The site is not sufficiently close to designated sites to justify a higher quantum of greenspace or alternative mitigation measures. In isolation impacts are therefore assessed as negligible and will not impact site integrity. In combination impacts are also considered negligible and will not impact site integrity. The Natural Environment Team advise that the 'shadow' HRA can be adopted by Broadland as its own assessment. In light of this advice I agree with the shadow HRA and its conclusions and have adopted this as the competent authority. Subject therefore to the delivery of the open space in accordance with local plan policies in a Section 106 Agreement and conditions, I consider that there will be no adverse impact on European Sites.

**Other issues – archaeology and heritage; infrastructure capacity; aviation safety; drainage; minerals; economy**

- 5.46 Archaeology and Heritage:

Paragraph 189 of the NPPF requires that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

- 5.47 Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 5.48 The submitted information demonstrates that that further archaeological fieldwork will be required at the proposed development site – both additional trenching (in areas not covered by the previous trial trenching) and targeted archaeological mitigation work. The Historic Environment Service require a condition to be imposed to secure this.
- 5.49 Furthermore, the Historic Environment Officer has advised that there are a number of designated and locally designated heritage assets in the vicinity of the site. Those of most relevance to this application are the listed structures at Rackheath Hall, the Historic Parkland at Rackheath Hall and Sprowston Manor and the farm buildings and farmhouse at White House Farm. Due to the local topography and pre-existing tree belts, there are likely to be few impacts on the wider setting of Rackheath Hall or its landscaped setting which is located to the north of the site. There will be some impact on the setting of Sprowston Manor and its parkland, but this has to some extent already been compromised by its use as a golf course and the earlier stages of housing development along its southern boundary.
- 5.50 White House Farm has been identified as a locally listed heritage asset. It forms a relatively complete set of 18th / 19th century farm buildings with its 18th century farmhouse. However, the farm clearly has a more immediate setting of its own, formed by a change in topography and the tree belt around its western and south-western side. These trees belts are due to be retained as part of the development and as such this will ensure that the immediate and most important aspect of the farm's setting is retained and the tree belts should continue to contribute to the immediate setting of the farmstead. Consequently, it is not considered that the proposed development will alter the public appreciation of the White House Farm buildings. It is considered by the Historic Environment Officer that the development will therefore represent a low level of harm to the setting of both White House Farm and the designated heritage assets in the area. I consider that the public benefits of developing an allocated site which will contribute to local housing supply, local services and provide jobs through the construction and operation phase will outweigh this low level of harm in accordance with paragraph 196 of the NPPF.

### Infrastructure capacity:

- 5.51 Norfolk County Council has advised that the delivery of new primary schools in the local area, including that opened at White House Farm in 2019 will provide sufficient primary school capacity for this development. Furthermore, Norfolk County Council is working with the Greater Norwich Growth Board to secure additional high school places and CIL funding will be sought for education for growth in this area.
- 5.52 In respect of healthcare, the Norfolk and Waveney Sustainability and Transformation Partnership on behalf of NHS Norwich CCG, Norfolk & Norwich University Hospital NHS Foundation Trust, Norfolk and Suffolk NHS Foundation Trust and Norfolk Community Health & Care NHS Trust has identified that the proposed development would impact on the NHS funding programme for the delivery of healthcare provision and would expect these impacts to be assessed and mitigated.
- 5.53 Healthcare is not on the Broadland CIL 123 list and contributions from CIL therefore cannot be sought, however officers consider that the responsibility for health provision remains with the health providers, primarily with NHS England who provide funding for doctors based on the population / number of patients in an area. The residents in new developments will contribute to this national funding through taxes in the same way as existing residents. Consequently, in general terms the impact of a new residential development on existing medical facilities is managed by health providers and I do not consider that obligations could reasonably be sought through Section 106.

### Aviation safety:

- 5.54 Norwich International Airport has made representations that the level of information presented in this outline application is insufficient to make a full assessment of the potential impact but have no objections subject to conditions relating to the maximum height of buildings (15m above existing ground levels); lighting, the use of solar photo voltaic panels; landscaping to ensure hazardous species of birds are not attracted to the site; details of SuDs and the use of cranes. Most of these matters are issues of detailed design and will be subject to conditions or are details that can be considered at the reserved matters stage. The Airport have provided wording for conditions on these issues but to ensure precision, avoid duplication and ensure enforceability these conditions will need to be modified or can be incorporated with other conditions. Subject to these matters being addressed by condition and through reserved matters it is considered that the development would not impact on aviation safety.

### Drainage:

- 5.55 Policy CSU5 of the DM DPD requires mitigation measures to deal with surface water arising from development proposals to minimise the risk of flooding without increasing flood risk elsewhere. The application is



accompanied by a Flood Risk Assessment which considers all sources of flood risk to the development site.

- 5.56 The surface water strategy proposed is to utilise permeable paving for private drives and parking areas, which can also allow roof water to filter through to provide the relevant pollution control requirements, but would then use sewers to direct surface water to the relevant infiltration / detention basin depending on the land parcel. For on-site highway areas the surface water run-off will be directed via highway drainage to infiltration / detention basins, with the exception of the primary access road. Where required, the infiltration / detention basins will allow a surface water discharge into the existing drainage ditch on the eastern boundary of the site. Any discharge will be limited to the greenfield runoff rate appropriate to the storm return period. The permeable paving depths and basins required for the site have been designed for events up to the 1.0% annual probability storm event, plus climate change at 40%.
- 5.57 The Lead Local Flood Authority has advised that they have no objection to the proposed drainage strategy but require a condition to be imposed to require a detailed strategy to be submitted to ensure compliance with CSU5.

Minerals:

- 5.58 Norfolk County Council as Minerals and Waste Authority has advised that the site is partially underlain by an identified mineral resource (sand and gravel) which is safeguarded as part of the adopted Norfolk Minerals and Waste Core Strategy, and Core Strategy Policy CS16 'Safeguarding' is applicable. A duty is placed upon Local Planning Authorities to ensure that mineral resources are not needlessly sterilised, as indicated in National Planning Policy Framework (2019) paragraph 204. This will require an assessment of the viability of the resource for extraction and re-use. The Minerals and Waste Authority has confirmed that this is a matter which can be dealt with by condition and have no objection on this basis.

Economy:

- 5.59 Policy 5 of the JCS seeks to develop the local economy in a sustainable way to support jobs and economic growth. The need to support the economy as part of the recovery from the COVID-19 pandemic is also a material consideration. This application will provide employment during the construction phase and employment opportunities once built and operational. This economic benefit complies with Policy 5 of the JCS and weighs in favour of the proposal.

### Conclusion

- 5.60 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

- 5.61 The site is allocated in the GT AAP 2016 for mixed use development under policy GT20. The application, as amended, proposes a scheme for 456 dwellings and a 0.25ha site for A1-A5 and D1 uses. It is considered that the principle of development is therefore acceptable.
- 5.62 The proportion of affordable housing (28%) is below that expected by the GT AAP (33%), but the application does comply with the requirements of the JCS policy 4 by being in accordance with the most up to date needs assessment for the area (this being the SHMA 2017). Officers consider that this is a material consideration which justifies a departure from the GT AAP.
- 5.63 Furthermore, for the reasons provided in this report I consider that the proposal complies with other relevant policies of the development plan and would not result in significant adverse impacts which cannot be mitigated either by way of condition or Section 106 Agreement.

Recommendation: Delegate authority to the Director of Place to **APPROVE** subject to conditions and completion of a Section 106 Agreement to secure the following heads of terms:

Conditions:

- (1) Time Limit
- (2) RM condition – layout, scale, appearance and landscaping
- (3) Plans and documents including compliance with parameter plans
- (4) Phasing plan
- (5) Limit to 465 dwellings; A1-A5 or D1 uses in Local centre
- (6) Limit building height to maximum 15m above existing ground level
- (7) Surface water scheme per phase
- (8) Hard and soft landscaping
- (9) Arboricultural Method Statement and Tree Protection Plan per phase
- (10) Ecological management plan per phase
- (11) Archaeology per phase
- (12) Minerals per phase
- (13) Land contamination per phase
- (14) Construction management plan per phase
- (15) Noise assessment per phase
- (16) Fire hydrants per phase
- (17) Energy efficiency measures per phase
- (18) Lighting per phase
- (19) External materials per phase
- (20) Highways conditions SHC23, SHC24A and B, SHC3,

SHC33(1)A and B, SHC33(2) A and B, SHC33(3)A

Heads of Terms:

28% Affordable Housing (64:36 Rent:Intermediate)  
Open Space to comply with EN1, EN3 and RL1 of DM DPD  
Travel Plan  
Dedication of land at Salhouse Road for BRT

**Contact Officer  
and E-mail**

Charles Judson  
[charles.judson@broadland.gov.uk](mailto:charles.judson@broadland.gov.uk)

**Planning Appeals:** 5<sup>th</sup> June 2020 to 1<sup>st</sup> July 2020

**Appeal decisions received:**

Ref	Site	Proposal	Decision maker	Officer recommendation	Appeal decision
20181623	Hill House, Hall Lane, Drayton, NR8 6HH	Demolition of Dwelling and Erection of 56 Bed Nursing Care Home, New Vehicular Access, Associated Landscaping and Erection of New Off-Site Public Footpath	Committee	Full Approval	Dismissed
20190894	Riverdale, 20 Strumpshaw Road, Brundall, NR13 5PA	Erection of 1 No Dwelling (Outline)	Delegated	Outline refusal	Dismissed

**Appeals lodged:**

Ref	Site	Proposal	Decision maker	Officer recommendation
20190827	Land North of Marsh Road, Halvergate	Residential Development of up to 7 No. Dwellings with All Matters Reserved except for Access (Outline)	Delegated	Outline Refusal
20191640	147 Norwich Road, Wroxham, NR12 8RZ	Norway Maple (T1) – Dismantle to ground level	Delegated	Split Decision

## PLANNING COMMITTEE

15 July 2020

### Final Papers

	Page No
<b>Supplementary Schedule</b>	<b>46</b>

Attached is the Supplementary Schedule showing those representations received since the Agenda was published and other relevant information.

#### DEMOCRATIC SERVICES

##### Broadland District Council

Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU

Tel: 01603 430428

Email: [committee.services@broadland.gov.uk](mailto:committee.services@broadland.gov.uk)

## SUPPLEMENTARY SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Plan No	Application No	Location	Update	Page Nos
1	20191370	Land at White House Farm, Salhouse Road, Sprowston	<p>Paragraphs 5.10 and 5.14 and condition 5 refer to <u>465</u> dwellings. This is a typographical error and should instead read <u>456</u> dwellings as per the description of development.</p> <p>Paragraph 4.2 provides the comments from the Arboriculture and Landscape Officer on the scheme as originally submitted and refers to the removal of an area of Round Hill Plantation. The application was amended to address these comments by retaining all of Round Hill Plantation. Following reconsultation no further comments were made by the Arboriculture and Landscape Officer. For the avoidance of doubt, I consider that the amendments satisfactorily address the comments made by the Arboriculture and Landscape Officer on this matter.</p> <p>Acronyms:</p> <p>The following Acronyms have been used in the report. For the avoidance of doubt they have the following meaning:</p> <p>MUGA – Multi-Use Games Area  NEAP – Neighbourhood Equipped Area of Play  GT AAP – Growth Triangle Area Action Plan 2016  DM DPD – Development Management Development Plan Document 2015  SuDS – Sustainable Drainage Systems</p>	11