

APPLICATION REFERENCE:

PO/20/1251

LOCATION: Former Sports Ground, Station Road, North Walsham

PROPOSAL: Erection of up to 54 dwellings with public open space, new vehicular access, landscaping and associated infrastructure (Outline application with full details of the proposed means of access only. Details of layout, scale, appearance and landscaping are reserved for future determination)



NORTH
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SITE LOCATION PLAN



ILLUSTRATIVE LAYOUT



PARAMETERS PLAN – OPEN SPACE



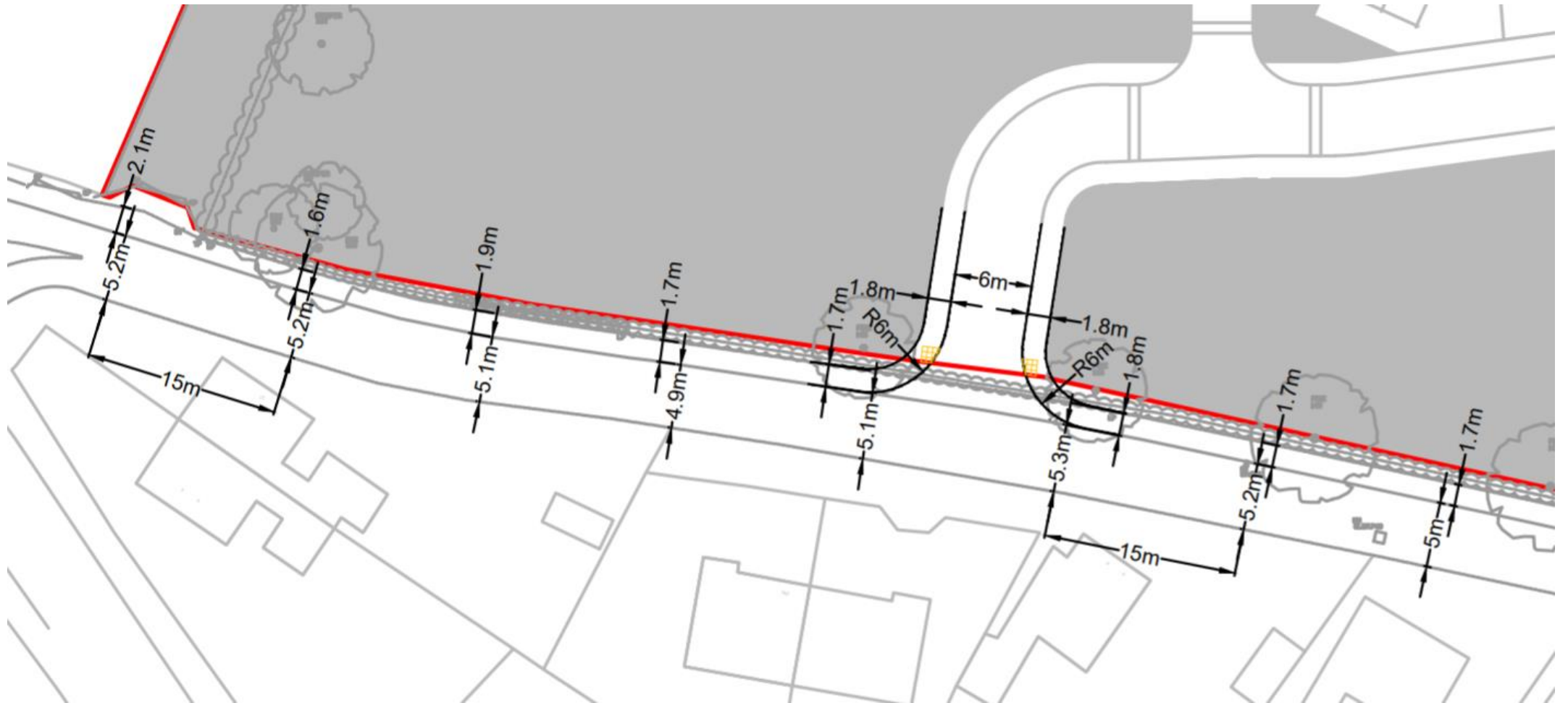
MAIN ISSUES

1. Principle of Development
2. Local Highway Network
3. Hedgerow loss / Biodiversity

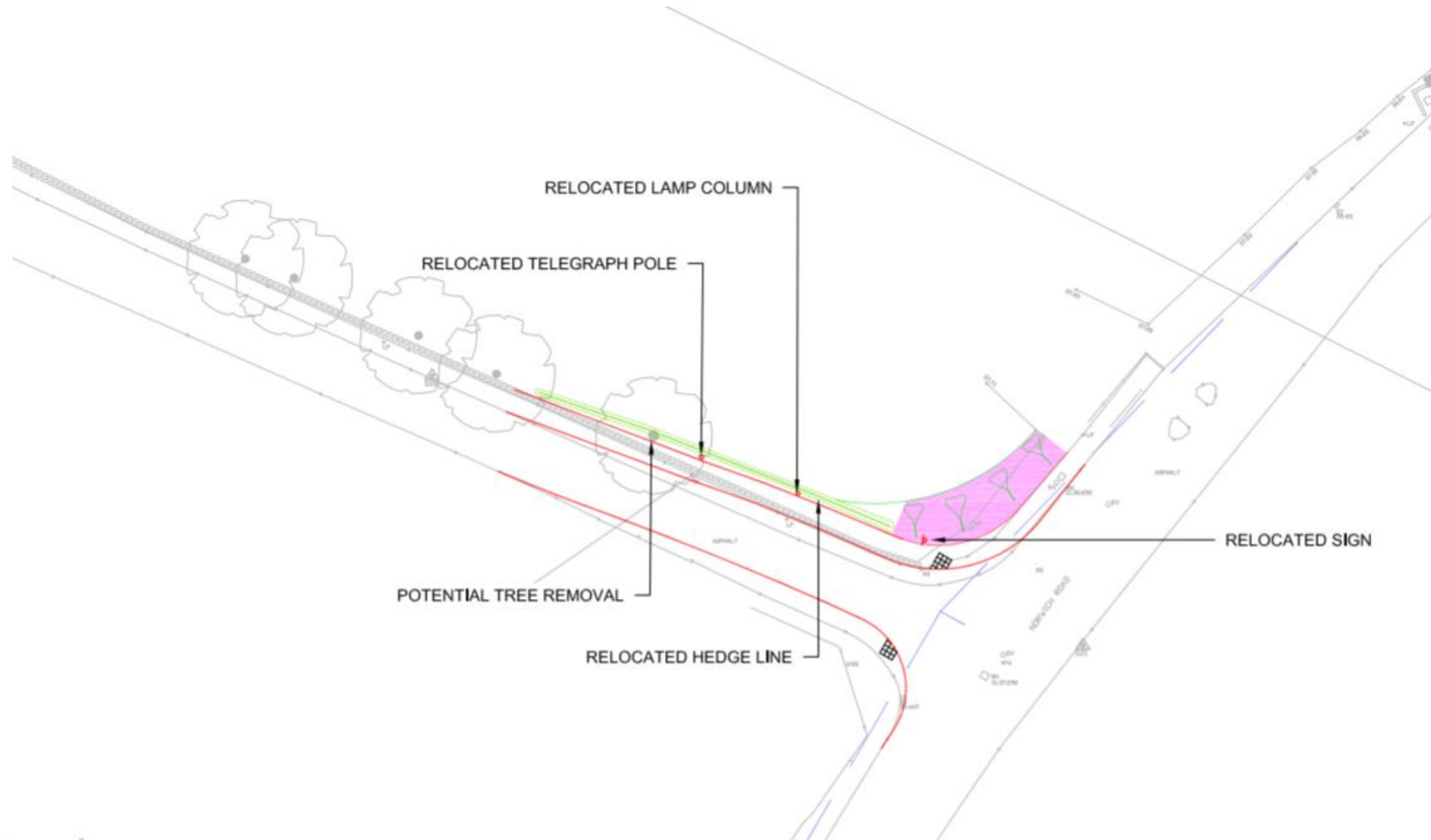
1. PRINCIPLE OF DEVELOPMENT

- Education Allocation Policy ED1
- Open Land Allocation Policy CT 1
- Sport England Objection
- Norfolk FA comments

2. STATION ROAD WIDTHS



2. STATION RD/NORWICH RD



3. HEDGEROW, TREES & BIODIVERSITY

- No trees to be lost
- 37.6m hedge to be replaced with same length or greater
- Scrubland habitat retained

RECOMMENDATION

Part 1: Delegate authority to the Assistant Director of Planning to APPROVE subject to:

1. Referral of the application to the Secretary of State – Sport England objection

2. Satisfactory completion of a S.106 Planning Obligation to cover the following:

- 45% affordable housing on site
- A minimum of 18,840sqm. of Open Space on site
- SPA/SAC visitor pressure monitoring and mitigation: £185.93 per dwelling
- Norfolk County Council Library provision: £4,050 (£75 per dwelling)
- £14,378 (£266.20 per dwelling towards the Weavers Way Trail, North Walsham Circular Walks and Weavers Way County Wildlife Site.
- £16,380 off-site open space contributions towards allotments
- £45,483 off-site open space contributions towards the provision of a new 3G football pitch at North Walsham Football Club

3. Appropriate Planning Conditions (As set out in the report) and any other conditions considered necessary by the Assistant Director of Planning.