

# APPLICATION REFERENCE: PF/22/1784

## North Walsham

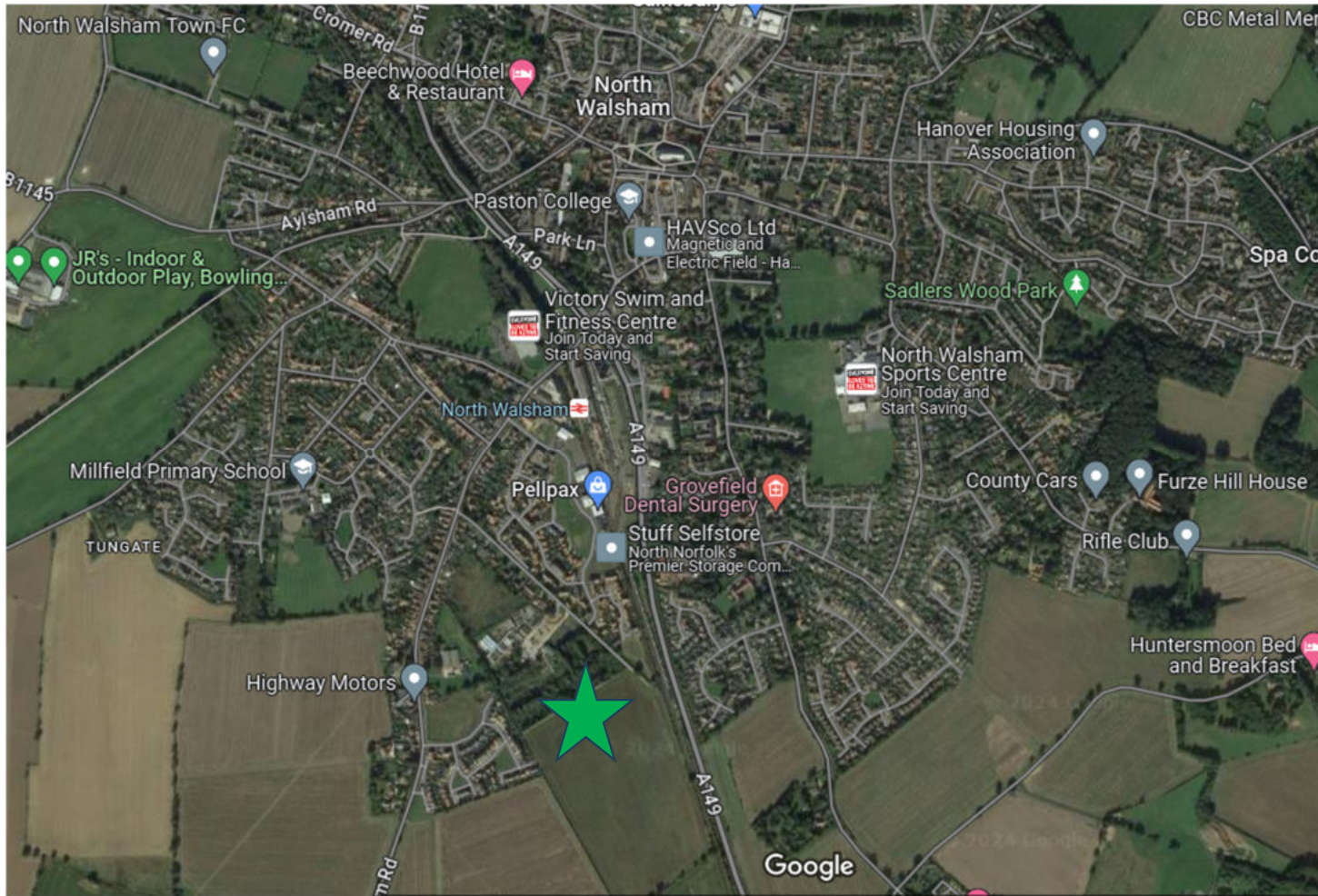
1. Full Planning Application for the construction of 343 dwellings (including affordable homes), garages, parking, vehicular access onto Ewing Road and Hornbeam Road, public open spaces, play areas, landscaping, drainage and other associated infrastructure;
2. Outline Planning Application with all matters reserved for a phased development comprising 7 serviced self-build plots and associated infrastructure; and
3. Outline Planning Application with all matters reserved for the construction of an elderly care facility and associated infrastructure, landscaping and open space

on Land South Of Norwich Road, North Walsham for Hopkins Homes Limited.

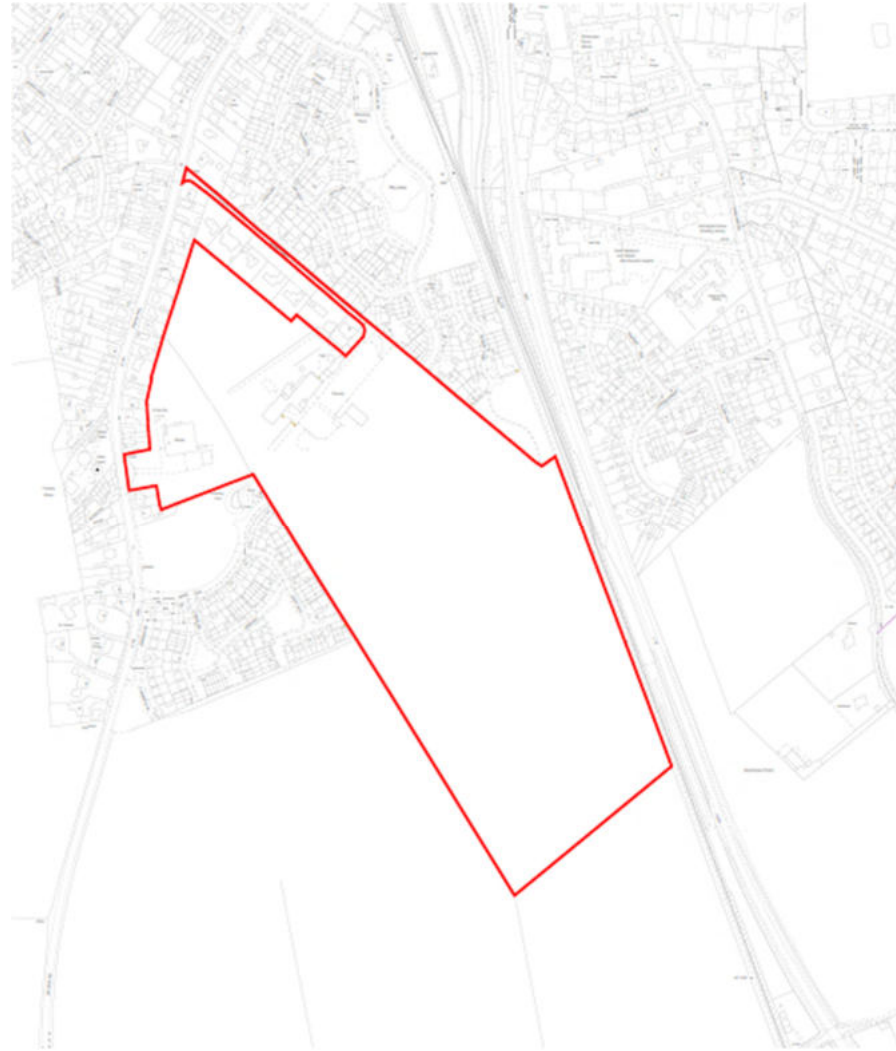


NORTH  
NORFOLK  
DISTRICT  
COUNCIL

[north-norfolk.gov.uk](http://north-norfolk.gov.uk)



Site Location





## Summary

- Submitted in 2022
- Full Application: 343 dwellings
- Outline: Up to up to 66 units of specialist elderly care accommodation
- Outline: 7 self-build units
- East / west link road created (Hornbeam Road to Ewing Road)
- Relocation of garden centre access
- Partially in 'adopted' Plan (within bigger allocation – rest already built out)
- Partially in 'draft' Plan
- Duplicate application(s)
- Section 106:
  - i. Affordable housing (15%)
  - ii. GIRAMS contribution
  - iii. Health contribution
  - iv. Library contribution
  - v. Police contribution
  - vi. Highways contribution
  - vii. Education (in part)
  - viii. Off-site bird mitigation
  - ix. Monitoring
- Three rounds of consultation
- Updates will be provided
- Caveated recommendation for approval



West – Ewing Road



Centre – Nursery Drive







East – Hornbeam Road

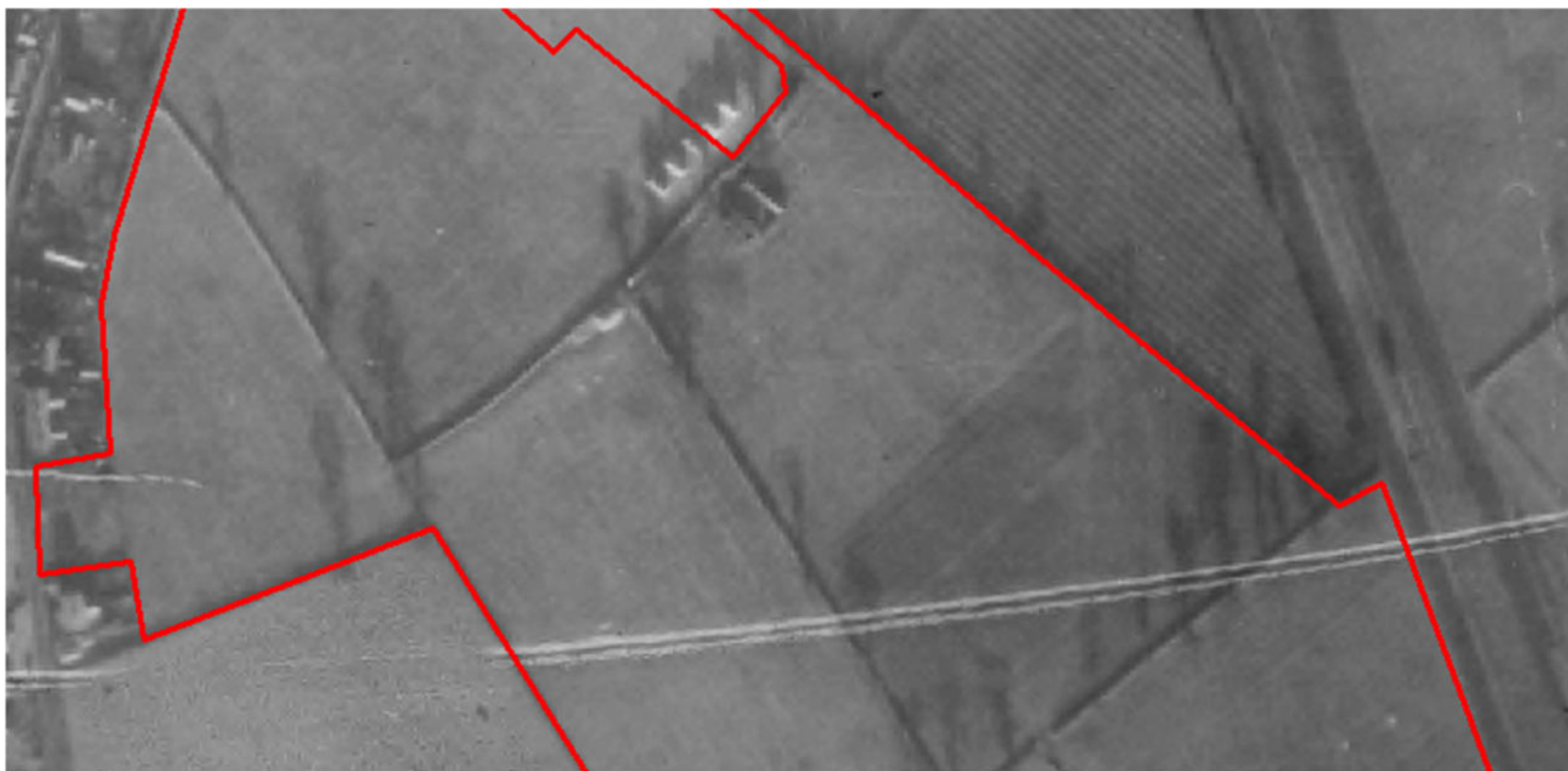


South – Field(s)





Central:  
*Area of Interest*



1946





1988





2007





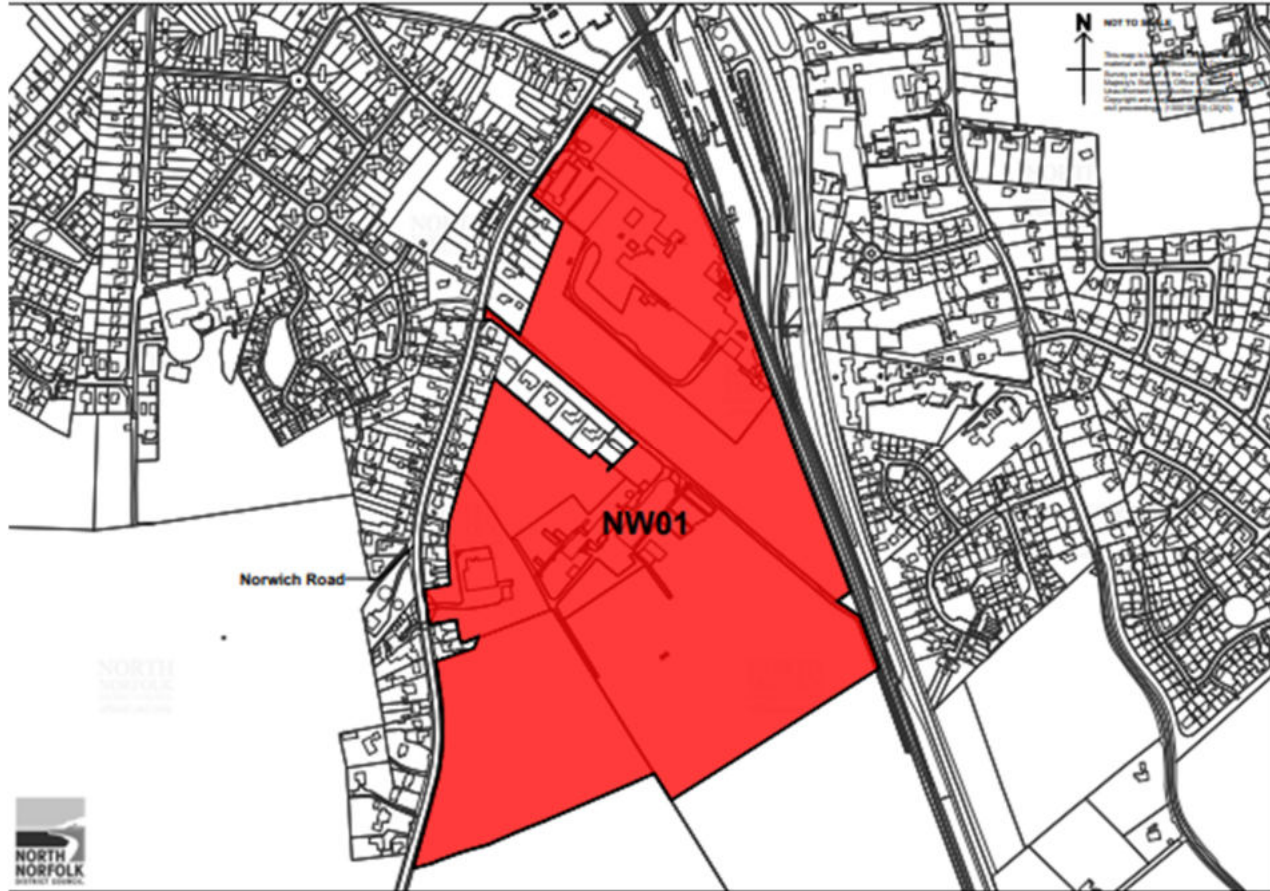
2020

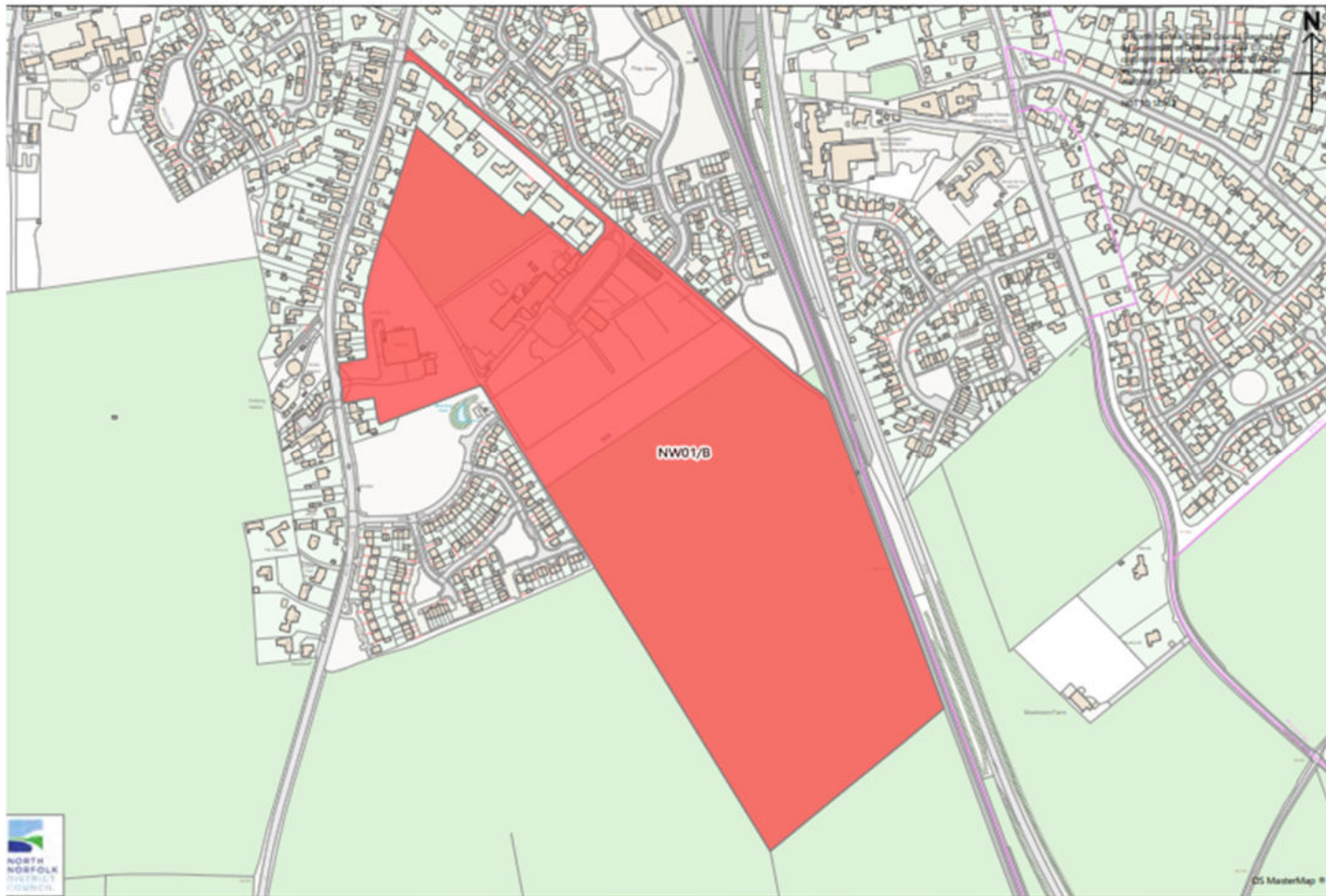
## Site Falls Within:

- Countryside within the 2008 adopted Core Strategy
- Northern part of site allocated for development within the 2011 adopted Site Allocations document
- Adopted Minerals Plan: Safeguarding Area
- Rest of site within the Draft Local Plan: Allocated Site NW01/B
- Two Tree Preservation Orders relate to site

Advertised as a 'Departure to the Development Plan'







### Lead Local Flood Authority (paragraph 333)

- Updated comments received on 18<sup>th</sup> January 2024;
- Some issues resolved but maintains objection(s) in relation to:
  - (i) (Some) plot drainage details still to be shown;
  - (ii) Source Protection Zone 2 issues need to be addressed;
- Outline elements acceptable – subject to conditions being imposed.
- Details to address (i) and (ii) received from Applicant 22<sup>nd</sup> January) and LLFA re-consultation started (23<sup>rd</sup> January)

### Environmental Protection (paragraph 245)

- *Updated comments received on 15<sup>th</sup> January 2024;*
- *Comments reflect contents of paragraph 105 on page 18;*
- *Noise issues still outstanding.*

### Natural England (paragraph 60)

- *Sought details were received from applicant on 17<sup>th</sup> January 2024 – Natural England sent (re)consultation on same day.*
- *Natural England replied on 23<sup>rd</sup> January 2024 – no objections made – i.e. matter resolved*

*Education / Section 106 Package covered later in presentation (paragraph 249)*



# Representations:

Three rounds:

- Summarised at pages 28 to 30 (paragraphs 182 to 183)
- 63 in total

## Additional Comments Received Since Publication

- Resident of Smedley Close (circulated by Democratic Services on 22<sup>nd</sup> January 2024)
- Link to a petition web-site – 38 Degrees – Petition titled: “Save Nursery Drive Woods, North Walsham” – 757 signatories on 23<sup>rd</sup> January 2024
- Applicant (circulated by applicant on 23<sup>rd</sup> January 2024)

## Whether the proposal is acceptable in detail

- **Principle of Development**
  - Dwelling Mix and Type
  - Provision of Affordable Housing
- **Design**
  - Residential Amenity
  - Public Open Space
  - Landscape and Settlement Character
  - Highways
  - Impact on Trees
- **Ecology and Biodiversity**
  - Impact on International Sites
  - Biodiversity Net Gain
  - Foul and Surface Water Drainage
  - Safeguarded Minerals
- **Impact on Infrastructure – Section 106**
  - Other material planning considerations



## Principle of Development (1)

- Section 38(6) of Planning and Compulsory Purchase Act 2004
- Northern 'half' of site in the adopted Development Plan – and largely developed (other than this central section)
- Southern 'half' of site in the draft Development Plan
- Enables required link between Hornbeam and Ewing Roads
- Delivers housing and appropriate infrastructure

## Principle of Development (2)

- The Council doesn't have a 5 Year Housing Land Supply
- Paragraph 11(d) of National Planning Policy Framework (NPPF) is relevant
- This proposal would increase '5 Year' figure and 'protect' our current predicted delivery figures
- Considered to help negate the Policy position relevant to the southern 'half' of the proposal – i.e. of Policy SS 2

# Design





# Design



# Design



# Design

A – housing on Link Road

B -Adjacent Railway line (principally affordable housing)

C- Along Western road facing SUDs/POS



Streetscene A-A



Streetscene B-B

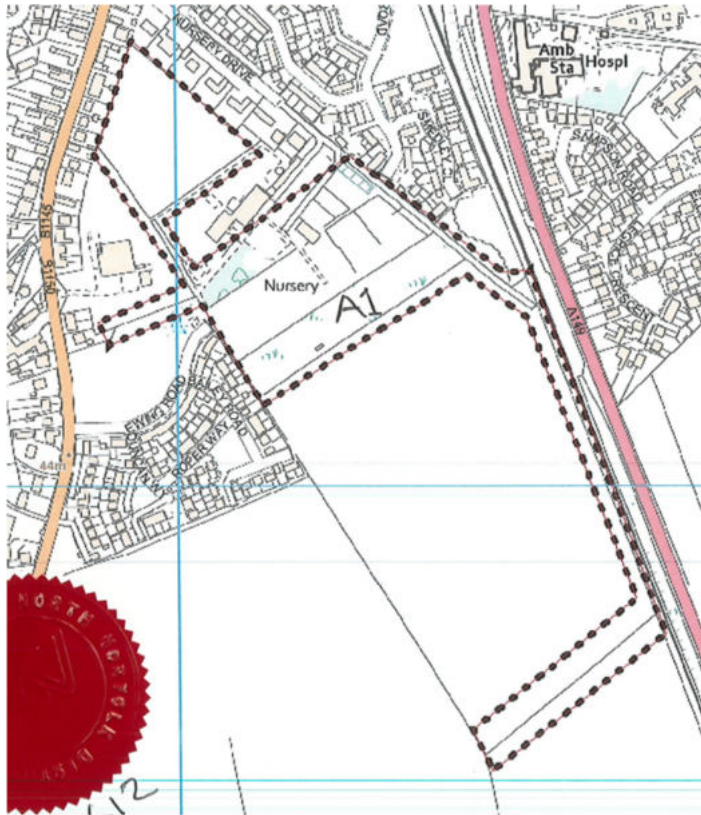


Streetscene C-C





# Ecology and Biodiversity



TPO/21/0985



TPO/16/0927







# Ecology and Biodiversity



## Impact on Infrastructure – Section 106 (1)

Topic	Amount
Highways (Off-site) (para 339)	£123,823
GIRAMS (para 339)	Up to £87,709.44
Police (para 339)	£19,250
Libraries (para 339)	£35,000
Health (para 341)	£353,490
Education (SEND) (para 346)	£250,232.80
Bird Mitigation (Off-site) (para 343)	£30,000 (estimate)
Monitoring Fees (para 364)	£10,000 (estimate)
<b>Total</b>	<b>£909,505.24</b>
Affordable Housing	15% (plus up-lift clause)

## Impact on Infrastructure – Section 106 (1)

- Numbers (£) have changed over the course of the application
- Applicant content to fund all of the ‘asks’ other than the ‘primary education’ component
- Contests the appropriateness of that (belated) ask
- Officers agree with the Applicant’s perspective
  
- If Primary ask were to be funded, then there would consequentially need to be a significant reduction in something else e.g. affordable housing
  
- 15% affordable is less than adopted Policy figure but viability evidence – independently assessed – supports that level as appropriate in these circumstances.



## Conclusions:

- Departure from Development Plan – but partially in it and rest in the Draft Plan
- Positive considerations in support of approval – in addition to draft Plan inclusion – including 5 year land supply issue
- Section 38(6) – Development Plan and Material Considerations
- Caveated recommendation for approval.

# Recommendation (1)

Approval – in the event that the following confirm no objection:

- (i) Lead Local Flood Authority
- (ii) Natural England
- (iii) Environmental Protection (regarding Noise)

Subject to .....

# Recommendation (2)

## Section 106:

- Affordable Housing (15%)
- Health (contribution to the Norfolk and Waveney Integrated Care Board)
- Libraries (contribution to Norfolk County Council)
- Off Site Contributions for Highways (contribution to Norfolk County Council)
- Off Site Contribution re bird mitigation (contribution to North Norfolk District Council) (\*)
- GIRAMS (contribution to North Norfolk District Council)
- Council Police (contribution to Norfolk Constabulary)
- SEND Education contribution (contribution to Norfolk County Council)
- Monitoring Obligations (contributions to Norfolk County Council and North Norfolk District Council)

(\*) or via condition



# Recommendation (3)

Conditions (Listed on pages 59 and 60)

Tree Preservation revoke and make

# Recommendation (Summary)

Caveated Approval based on:

- No objections from listed consultees (2)
- Section 106 Agreement
- Conditions

Plus:

- Revoked and new Tree Preservation Order
- Timescale for approval to be issued
- Final wording etc to be delegated to Director for Planning and Climate Change