

APPLICATION REFERENCE:

PO/20/1251

LOCATION: Former Sports Ground, Station Road, North Walsham

PROPOSAL: Erection of up to 54 dwellings as Affordable homes, 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
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

SITE LOCATION PLAN



ILLUSTRATIVE LAYOUT



Northern views



Western views



Southern views



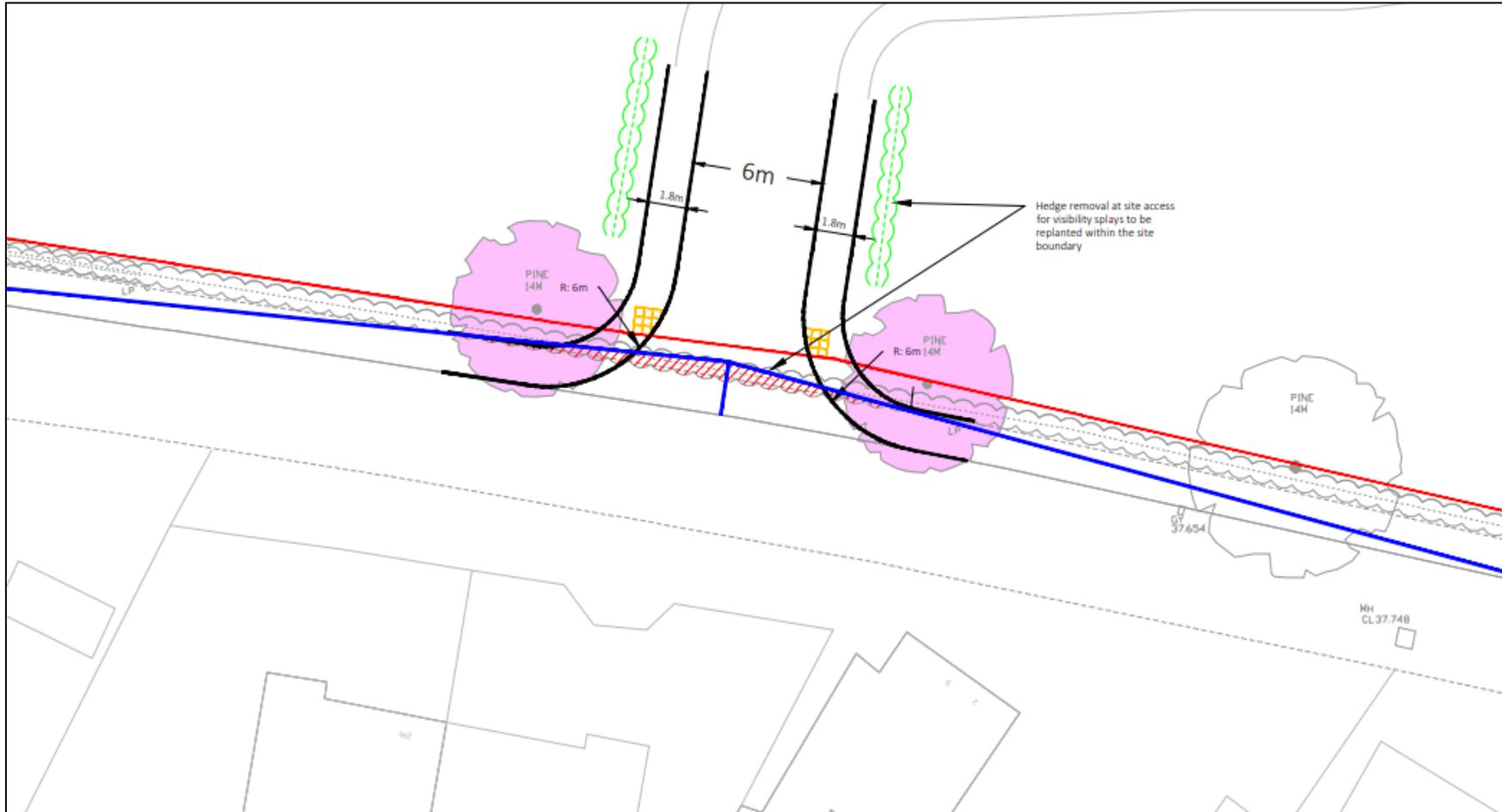
Eastern views



Site access



Proposed access



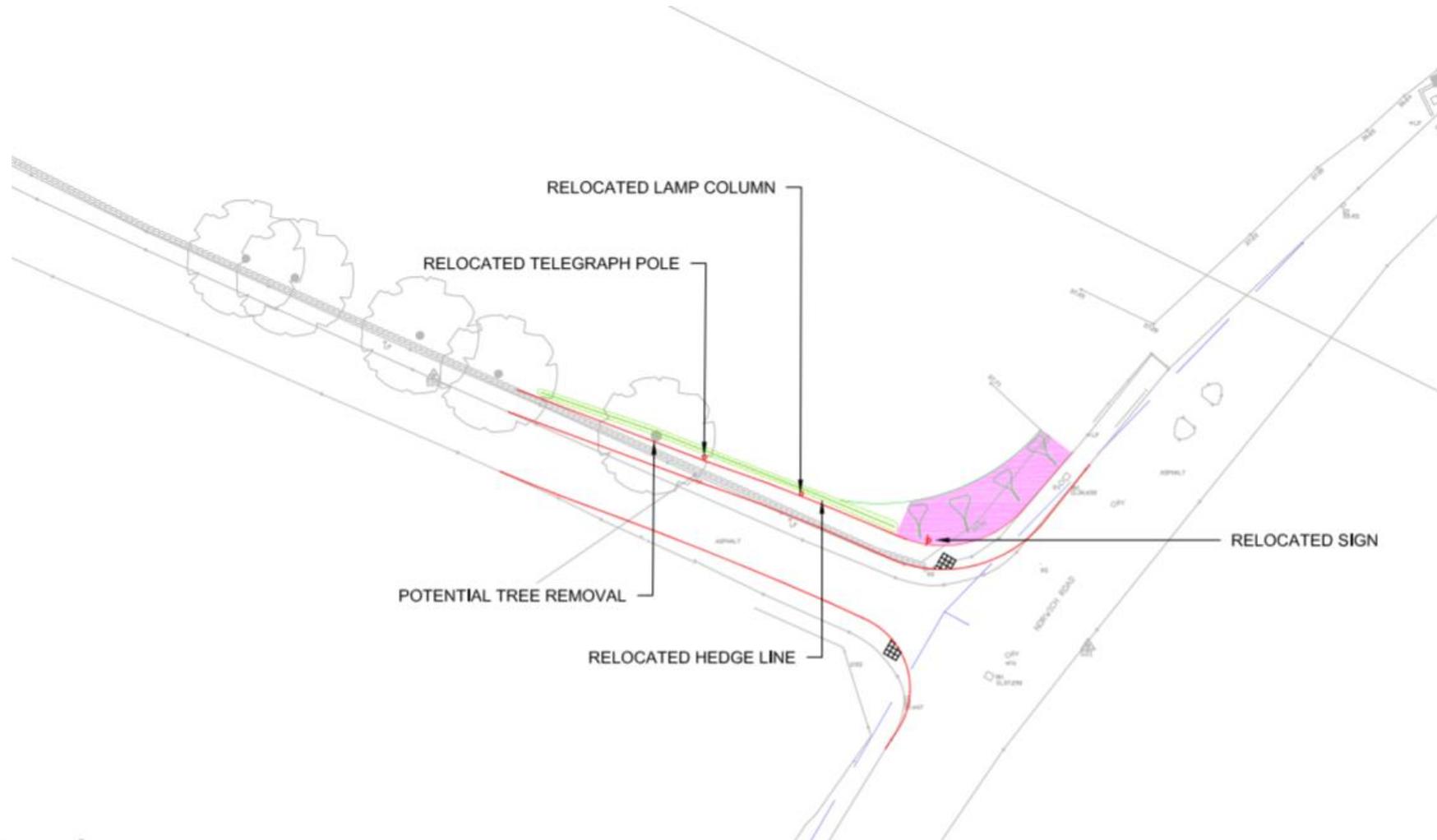
STATION ROAD WIDTHS



Junction Station Road & Norwich Road



STATION RD/NORWICH RD



Pedestrian Linkage



Station Road / Millfield Road



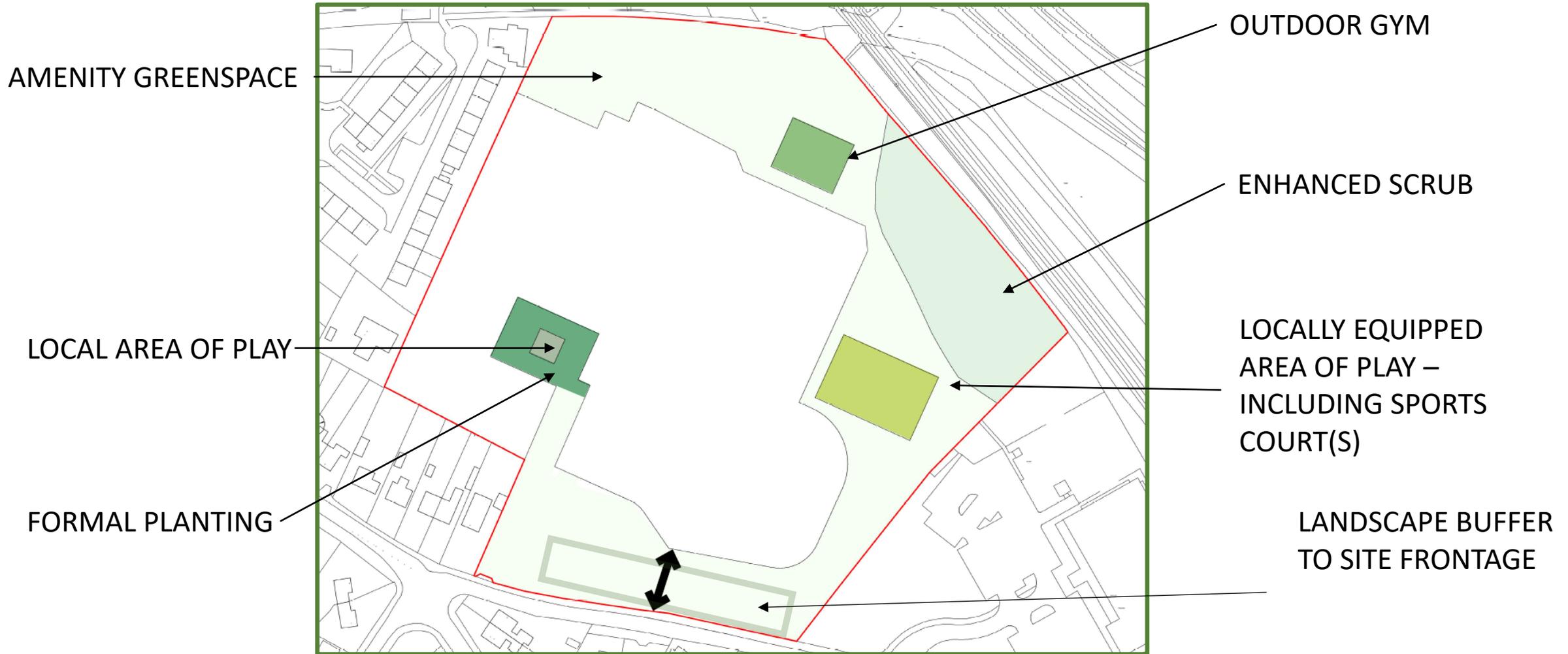
MAIN ISSUES

1. Principle of Development
 - a) Housing land supply
 - b) Local Plan Allocation ED1
 - c) Loss of Green space
2. Housing Mix & Affordable Homes
3. Highways & Connectivity
4. Landscape & Ecology
5. Drainage
6. Climate change
7. Planning Balance

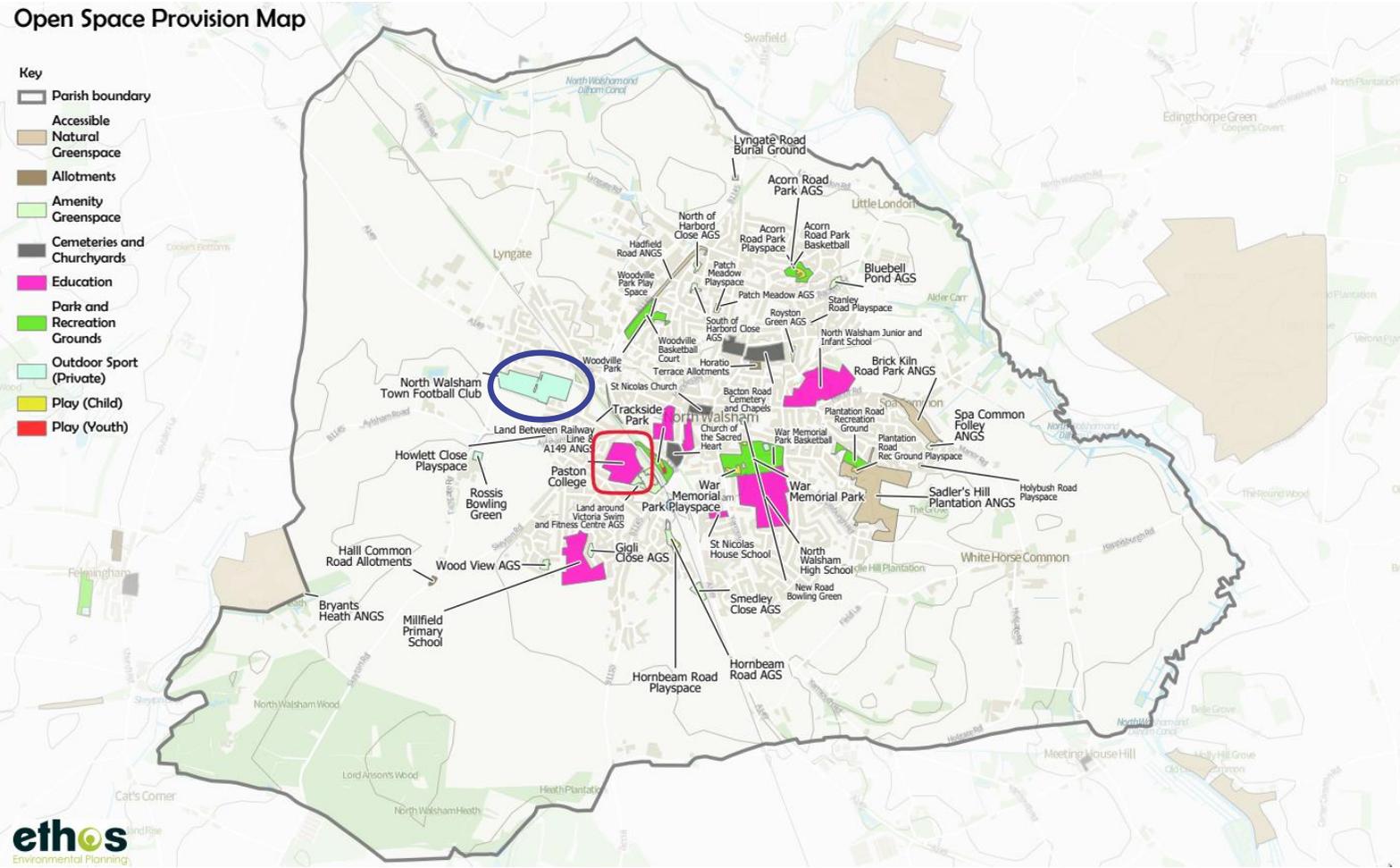
1. PRINCIPLE OF DEVELOPMENT

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

PARAMETERS PLAN – OPEN SPACE



OPEN SPACE - NORTH WALSHAM



2. AFFORDABLE HOUSING

- 100% Affordable Housing – 54 New homes
- 1,261 Applicants on Housing Waiting List identify North Walsham
- Identified RSL – with funding and early-stage development ear marked in portfolio .

5. LANDSCAPE & TREES

- Confirmed improved hedgerow planting to replace loss at access.
- Retained scrubland.
- Trees report showing retention and measures to ensure losses are limited with replanting where needed.

8. CLIMATE CHANGE

- EV charging points.
- Air Source heat pumps
- No gas boilers
- “Modern Methods of Construction”
- Site management company for open spaces, hedgerows and trees.

Planning Balance

Negative

Loss of Green space
Local open space deficit
Sport England objection

Positive

Boost housing supply
Affordable homes meet identified local need
Enable public accessibility to underutilised land
Greater connectivity to footpaths network

Mitigation

Open space improvement
Commuted sum Football Club
Highways improvements
Library services contribution
Greater connectivity to footpaths network
Landscape management

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:

- 100% affordable housing on site
- A minimum of 16,346sqmsqm. of Open Space on site
- SPA/SAC visitor pressure monitoring and mitigation: £221.17 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.