

Report to Planning Applications Committee

Item

10 August 2023

Report of Head of Planning and Regulatory Services

Subject Application no 22/00273/F – Land off Argyle Street,
Norwich NR1 2DA

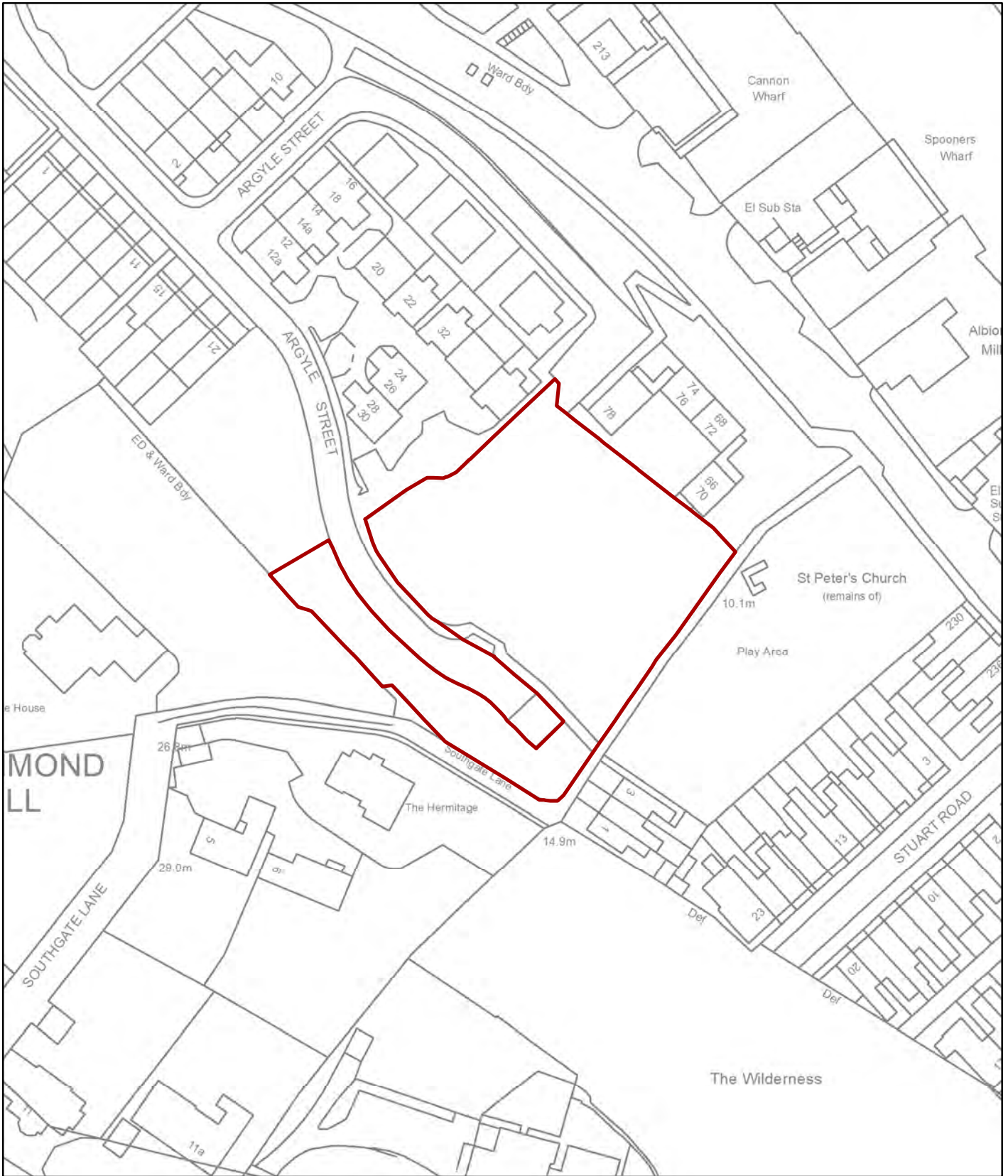
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**Reason
for referral** Objection

Ward	Mancroft
Case officer	Robert Webb robertwebb@norwich.gov.uk
Applicant	Norwich City Council

Development proposal		
Construction of 14 No. dwellings and associated works with partial demolition and alteration of wall adjoining Southgate Lane.		
Representations		
Object	Comment	Support
9	0	0

Main issues	Key considerations
1	Principle of development
2	Design
3	Heritage
4	Amenity
5	Transport
6	Energy and water efficiency
7	Flood risk
8	Trees
9	Landscaping
10	Biodiversity
11	Contamination and land stability
12	Affordable housing
Expiry date	30 May 2022
Recommendation	Approval



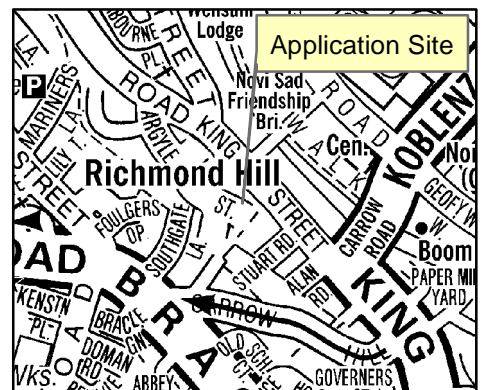
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Planning Application No 22/00273/F
 Site Address Land off Argyle Street

Scale 1:1,000



NORWICH
 City Council
 PLANNING SERVICES



The site and surroundings

1. The site is an area of vacant land primarily laid to lawn at the end of Argyle Street, off King Street. It was formerly occupied by sheltered housing which was built in the 1980s. The properties were demolished in 2015 due to subsidence issues. There are residential properties adjacent to the north-west and north-east. To the south-east is a small park and the ruins of St. Peter Southgate church. To the south-west is an area of green space and trees, with residential properties on higher ground within Southgate Lane.

Constraints

2. City Centre Conservation Area
Site allocation CC11
Regeneration area
Area of main archaeological interest

Relevant planning history

3. The records held by the city council show the following planning history for the site.

Ref	Proposal	Decision	Date
14/01574/NF3	Demolition of 19 No. dwellings (38 to 64A inclusive, evens) Argyle Street.	Approved	04/11/2015

The proposal

4. Planning permission is sought for the construction of 14 new residential dwellings together with the partial demolition and alteration of a wall between the site and Southgate Lane. The proposal is that the development would be for 100% affordable housing, all of which would be on a social – rent tenure. The new housing would comprise 6 no. 1 bed flats, 3 no 2 bed houses, 2 no 3 bed houses and 3 no. 4 bed houses. The building style is of traditional pitched roof red brick buildings with elements of render and timber boarding. The layout would comprise 2 rows of two and three storey buildings, with private gardens and a communal garden between the two rows.
5. Vehicle access would be from Argyle Street, with parking provided for 9 cars including a disabled space. Also proposed is the lowering of an existing boundary wall between the site and the adjoining footpath, Southgate Lane. This would be capped with blue engineering bricks and black hoop top metal railings.

Representations

6. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Letters of representation from 9 objectors have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Comments on original submitted scheme:

Issues raised	Response
Increased parking pressure in Argyle Street	The proposal meets local plan parking standards, and any other parking pressure would be controlled by local waiting restrictions.
Concerns that internal layouts are substandard	The internal layouts are acceptable in planning terms.
Larger private gardens could be achieved using the public space to the south	The proposed layout is acceptable.
The wall between the site and Southgate Lane could be removed to open up the children's play area to improve observation and make it feel safer	This point has been taken on board and the existing wall will be lowered.
The scheme only provides homes for one tenure. This does not achieve a diverse community. A mix of tenures should be provided.	The proposal would fulfil a need for affordable housing.
No provision for wheelchair or limited mobility users.	There is a ground floor flat which would be accessible for wheelchair users and has a disabled parking space in close proximity.
A higher density scheme could be achieved on the site.	This is possible, but the proposal would meet an identified need and is acceptable in planning terms.
The layout does not connect well to its surroundings and is a gated community	The proposal is not a gated community and would connect well to its surroundings.
The parking to the edge of Argyle Street creates a dead area which will not provide passive surveillance.	It is considered that the proposal would create sufficient overlooking and active frontages.
The tree planting will isolate the public land and create more opportunity for anti-social behaviour.	The lowering of the boundary wall and creation of dwellings which will overlook the path will be an improvement to the current situation.
The design does not respect the character of the area.	See main issues 2 and 3.
Two of the bedrooms are below minimum space standards and the second floor bedrooms in the 4 bed houses suffer from restricted headroom.	See main issue 4.
No improvements to the park are proposed.	The increased surveillance of the park will be an improvement.
The energy report is very vague and the Council's policy is out of date. The scheme should be judged by the standards of the Passivhaus Trust.	This has been addressed through the submission of an updated Energy statement.
Airsorce heat pump locations are not shown on the drawings.	This will be controlled by condition.

Issues raised	Response
One accessible parking space for 14 dwellings is below policy standard, there should be two.	The proposal meets the requirements of the Norwich Local Plan.
The cycle parking enclosures for larger houses are below standard for 4 bike storage units.	This has been addressed through submission of revised plans.
Concerns about increased crime and drug use.	The proposal would increase natural surveillance within Argyle Street and the adjacent park.
No solar panels indicated.	This has been addressed through revised plans.
Concern on behalf of Bracondale Residents Association regarding poor quality and mundane design.	See main issue 2 and 3.

Comments on revised plans November 2022:

Issues raised	Response
The proposal is far too dense and will cause overlooking to properties on Argyle Street.	The proposal is of an acceptable density and would not cause an unacceptable level of overlooking.
The access in and out of the site is inadequate due to traffic congestion on King Street.	The additional traffic generated by the proposed development would be relatively low and there is no objection from the Highway Officer.
Concerns about impacts from construction works.	This will be dealt with through a construction management plan to ensure impacts are acceptable.
The scheme is not designed to Passivhaus standard.	There is no policy requirement for Passivhaus.
The central shared area is a dead end and as a result will foster anti-social behaviour.	The shared communal space is relatively small and would be overlooked by the proposed dwellings and will be gated for the use of the residents of the development. It is not anticipated to be a problem for anti-social behaviour.
Long drag-distances for bins.	It is acknowledged that this is a slight negative of the scheme but overall this is outweighed by the positive aspects.
Poor design detailing which is not characteristic of Victorian style.	There is no requirement for the development to mimic a Victorian style, which is not characteristic of the immediate area.
The dwellings have not been designed for people with limited mobility or wheelchair users.	There is level access to all houses and ground floor flats. Due to the change in levels there are some steps within rear gardens.
Design is more fitting for suburbia and is uninspiring.	See main issue 2 and 3.

Comments on further revised proposals March 2023:

Issues raised	Response
Continue to object and wish to see the site left as a haven for wildlife.	The site is allocated for residential development within the Local Plan. Enhancements to increase biodiversity will be sought by condition.
Concern about land stability and insufficient information to demonstrate the site is suitable to build on.	The application is accompanied by reports which address this point.
Appears to be no more access to Argyle Street from Southgate Lane which is essential for the residents of Bracondale, King Street and Southgate Lane itself.	The development will still allow access from Southgate Lane.
Concerns about blocking of winter and spring sunshine by the proposed buildings to adjacent dwellings	The proposal would not lead to an unacceptable loss of sunlight.

Consultation responses

7. Consultation responses are summarised below the full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Anglian Water

8. Advice provided regarding Anglian water assets, foul drainage (there is available capacity at Whitlingham Trowse Water Recycling Centre for flows from the development), used water network, and surface water disposal. Anglian Water has reviewed the submitted Flood risk assessment and can confirm that this is acceptable.

Design and conservation

9. No objection to the principle of development or overall design and layout. Some concerns raised about the heritage impact of lowering the wall and the design of some of the dormer windows.

Ecology

10. No objection subject to the following conditions:

- Small mammal access
- External Lighting
- Bird Nesting Season
- In accordance with report (section 7) (8 bird and 4 bat boxes)

Environmental protection

11. Following a review of the information provided it is apparent that some levels of contamination are present, and the that the structure of the soil is generally unsuitable for use in gardens. The report recommends source removal and a cover system, with upgraded potable water pipes and a gas membrane. This is considered acceptable and as such I recommend the following conditions:
 - Contamination report

- Unexpected contamination
- Imported topsoil

Environment Agency

12. We have reviewed the application and are now satisfied to be able to remove our holding objection and recommend a condition to deal with unexpected contamination.

County Highways

13. This proposal seeks the redevelopment of a former residential site with suitable means of access to Argyle Street, and for this reason the LHA has no objection in principle.

14. Pre-application discussions have been held and advice to improve provision of a turning head at the cul de sac end of Argyle Street has been followed. This will entail a s278 Small Highway Works Agreement to be entered into to provide for the new turning head, and associated footways through a process of dedication and reinstatement of double yellow lines. The LHA understands that an amended Traffic Regulation Order for the on-street parking scheme is not required. However, the applicant is advised to consider how the on-site parking spaces will be managed, probably through amendment of the extant off-street parking scheme.

15. Please note that there are two parking permit schemes in operation in this location: on-street and off-street.

On-street parking:

16. According to local policy new residential development may not have entitled to on-street permit parking scheme, this will affect residents and their visitors who may not park within the on-street permit bay on Argyle Street. My understanding is that this Traffic Regulation Order does not require amendment as the 'no waiting' restriction is the default in the city centre, but that the double yellow lines will need physical reinstatement around the new turning head.

Off-street parking:

17. The city council as district council has the gift to amend the off-street parking permit scheme to include the newly provided parking spaces, this is not something that the highway authority can advise on. Suitable signage will be required for those bays to make the TRO enforceable.

Layout:

18. I am content that the proposed layout is suitable in highway terms with regard to parking layout, refuse collection and pedestrian access. Some of the furthest points of the site seems to be more than 45m from the highway and for that reason Building Control may wish to advise on fire service access.

Construction:

19. During construction there should be parking provision for contractors within the site or in suitable car parks nearby. During construction a pedestrian diversion may be required for the footpath, please speak to our network management team to discuss.

20. Should your Authority be minded to approve the application I would be grateful for the inclusion of the following conditions and informative notes on any consent notice issued;-

Prior to the first occupation/use of the development hereby permitted the proposed turning head, footways, reinstatement no waiting at any time restriction markings, on-site car and cycle parking shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.

Development shall not commence until a scheme detailing provision for parking for construction workers and pedestrian diversion for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

Reason: To ensure adequate off-street parking during construction in the interests of highway safety. This needs to be a pre-commencement condition as it deals with the construction period of the development.

Prior to the commencement of any works a Construction Traffic Management Plan which shall incorporate adequate provision for addressing any abnormal wear and tear to the highway together with wheel cleaning facilities shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of maintaining highway efficiency and safety. This needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.

Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise agreed in writing until detailed drawings for the off-site highway improvement works and associated highway dedication as indicated on Drawing No.LP21 011/01 has been submitted to and approved in writing by the Local Planning Authority as part of a s278 Small Highway Works Agreement.

Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

Prior to the first occupation/use of the development hereby permitted the off-site highway improvement works (including Public Rights of Way works) referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority.

Reason: To ensure that the highway network is adequate to cater for the development proposed.

Historic England

21. On the basis of this information, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

Housing strategy

22. Along with amendments to the access, it is noted that the pair of 2-bedroom semi-detached houses in the original application have been replaced with two 3-bedroom houses which form a terrace with the proposed 4-bedroom houses.

23. As previously stated in comments on 24th March 2022, there is an identified housing need in Norwich for 1-bedroom flats, 2-bedroom houses and larger family homes. It has been confirmed that there are a significant number of households currently awaiting housing in this area through the council's housing register and so the proposal to build these 3-bedroom properties in Argyle Street is welcome.

Landscape

24. I have reviewed the revised design and layout which replaces the pair of semi-detached houses facing Southgate Lane with a row of terraced dwellings and removed the access to the ginnel from Southgate Lane.

25. Previous comments requested some clarifications. Confirmation of width and level pedestrian access onto Southgate Lane, and details of gates have been provided and are acceptable. Although a Landscape management plan does not seem to have been submitted, this can be covered by a Condition.

26. The revised Ecological Report refers to sensitive lighting design in accordance with Bat Conservation Guidelines (2018) which is supported. Although an external lighting scheme does not seem to have been submitted, this can be covered by a Condition.

27. The recommendations of the Ecology report (9) are supported, in particular for submission of a Construction Environment Management Plan (CEMP) and Biodiversity Enhancement Plan. These should be conditioned.

28. Overall, the revisions to design and layout would not have any significant impact on the landscape scheme, which remains acceptable.

Lead Local Flood Authority

29. No objection subject to conditions requiring further ground testing and compliance with the proposed scheme of surface water drainage.

Natural England

30. No objection. We consider that without appropriate mitigation the application would have an adverse effect on the integrity of:

- The Broads Special Area of Conservation (SAC)
- Broadland Ramsar

31. In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

- the purchase of credits through the Norwich City Council Water Usage Retrofitting Mitigation Scheme (NCC WURMS) 20.25 x £761.83 for nitrates; and 0.66 x £21,161.84 for phosphates

- a contribution of £210.84 per dwelling (index-linked) towards the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS).

32. We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

Norfolk County fire service

33. Information provided on fire safety requirements.

Norfolk Historic Environment Service

34. It is very clear that the site located on top of backfilled open chalk workings of uncertain date. The upper parts of the chalk working fill has been reworked in the 1860s by the construction of the original Argyle Street, then again in the 1986 when the street was realigned and 19th century terraced housing demolished and replaced. A final episode of reworking took place in 2015 when the 1986 housing was demolished.

35. I can confirm that no archaeological work will be required on the site. We will not be recommending conditions for archaeological work are placed on future planning applications.

Norfolk police (architectural liaison)

36. Changes to these plans have been noted. The only additional comment to those previously submitted (Mar 2022) I wish to make, is to request confirmation of 1.8m fencing for the side garden perimeter adjacent the Southgate Lane and amenity space to give correction protection - indicated below. Also, please consider further landscaping (e.g. low level scrubs) of the space adjacent, as this creates a small recess opposite amenity space which I would not like to be misused (ASB).

Norwich Society

37. We are pleased to see NCC building new affordable homes here after the historic squatting problems of the late 70s. However, we feel the designs are rather bland and unimaginative. The private gardens are rather small and won't have a good sense of enclosure, and there seems to be nowhere to park bikes.

Tree protection officer

38. The removal of two Category B trees is regrettable, however, the skyline/streetscape and surrounding land is heavily populated by prominent trees, therefore the loss of T1 and T2 will have a negligible effect on the amenity of the area. The proposed replacement planting will also mitigate this loss. Applying condition TR12 – mitigatory replacement tree planting, will help to ensure that replacement trees establish successfully. Applying condition TR7 – works on site in accordance with AIA/AMS/TPP, will ensure retained trees are adequately protected during construction. No objections from an arboricultural perspective.

Assessment of planning considerations

Relevant development plan policies

39. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS3 Energy and water

- JCS4 Housing delivery
- JCS6 Access and transportation
- JCS9 Strategy for growth in the Norwich policy area
- JCS11 Norwich city centre
- JCS20 Implementation

40. Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)

- DM1 Achieving and delivering sustainable development
- DM2 Ensuring satisfactory living and working conditions
- DM3 Delivering high quality design
- DM4 Providing for renewable and low carbon energy
- DM5 Planning effectively for flood resilience
- DM6 Protecting and enhancing the natural environment
- DM7 Trees and development
- DM9 Safeguarding Norwich's heritage
- DM11 Protecting against environmental hazards
- DM12 Ensuring well-planned housing development
- DM13 Communal development and multiple occupation
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety
- DM31 Car parking and servicing
- DM32 Encouraging car free and low car housing
- DM33 Planning obligations and development viability

41. Norwich Site Allocations Plan and Site Specific Policies Local Plan adopted December 2014 (SA Plan)

- CC11 – Land at Argyle Street

Other material considerations

42. Relevant sections of the National Planning Policy Framework July 2021 (NPPF):

- NPPF2 Achieving sustainable development
- NPPF4 Decision-making
- NPPF5 Delivering a sufficient supply of homes
- NPPF8 Promoting healthy and safe communities
- NPPF9 Promoting sustainable transport
- NPPF11 Making effective use of land
- NPPF12 Achieving well-designed places
- NPPF14 Meeting the challenge of climate change, flooding and coastal change
- NPPF15 Conserving and enhancing the natural environment
- NPPF16 Conserving and enhancing the historic environment

43. Supplementary Planning Documents (SPD)

- Affordable housing SPD adopted March 2019
- Landscape and trees SPD adopted June 2016

44. Emerging Greater Norwich Local Plan

- Policy CC11 – Land at Argyle Street

Case Assessment

45. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Council's standing duties, other policy documents and guidance detailed above, and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Principle of development

46. Key policies and NPPF paragraphs – JCS1, JCS4, DM1, DM12, DM13, CC11, NPPF2, NPPF5
47. The site is allocated for residential development under policy CC11 of the Norwich Site Allocation Plan, for a minimum of 12 homes. This allocation has been carried forward within the emerging Greater Norwich Local Plan, which identifies the site accommodating approximately 15 homes. The proposal complies with these policies and therefore the principle of development is acceptable.

Main issue 2: Design

48. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 124-132.
49. The buildings would be of traditional appearance with pitched roofs, brick and render and tiled roofs. They would contain some detailing around doors and windows which picks up on characteristics found elsewhere within the locality. There is a variety of building types in the surrounding area, including late 20th century two storey dwellings to the north-west and north-east of the site, and Normandie Tower which is very prominent within the street scene. Some Victorian dwellings are located at the far end of Argyle Street. There are also some older detached dwellings to the south-west, but these sit higher on the ridge and are quite well screened by woodland from the development site. The immediate context is therefore one of more modern design. In terms of appearance and visual impact, it is considered that the proposal would integrate successfully into this part of Argyle Street.
50. The layout which features two rows of dwellings with a central communal garden would provide the opportunity for the new residents to socialise together which would assist in promoting community cohesion. There would be active frontages facing towards all publicly accessible areas around the site. There would be improved surveillance over Southgate Lane and towards the nearby park due to the lowered brick wall.

Main issue 3: Heritage

51. Key policies and NPPF paragraphs – JCS2, DM9, NPPF paragraphs 184-202.
52. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 place a statutory duty on the local authority to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Case law (specifically *Barnwell Manor Wind Energy Ltd v East Northamptonshire DC* [2014]) has held that this means that considerable

importance and weight must be given to the desirability of preserving the setting of listed buildings and conservation areas when carrying out the balancing exercise.

53. The site is within the City Centre Conservation Area, and part of the King Street Character Area of the Conservation Area. Regard has been had to the King Street Character Area Appraisal. Whilst this is mainly focussed on King Street, the proposal would comply with an objective to tighten up the urban grain of the area. As set out above, Argyle Street is characterised by more modern design of flats and houses from the mid/late 20th century. The remains of St. Peter Southgate Church, which is Grade II listed and lies to the east within the adjacent park. The proposed development would respect the setting of this asset by virtue of its relatively modest scale, orientation and the presence of existing trees.
54. There is a detached dwelling, no. 4 Southgate Lane which is near the site and locally listed. The proposed development would be on lower ground than the locally listed building, and the separation created by the road and mature trees on the wooded ridge means the relationship would be acceptable. mature trees in between the sites.
55. Although the lowering of the boundary wall will lead to the loss of some sense of enclosure which is characteristic of the area, it is noted that the wall is not historic and the benefits in terms of increased surveillance, safety and security outweigh any harm caused.
56. Overall, the proposed scheme would preserve the character of this part of the conservation area and non-designated heritage assets and complies with local planning policy in relation to heritage.

Main issue 4: Amenity

57. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 8 and 127.
58. The nearest residential properties are no. 36 Argyle Street, which would be approximately 5m from the nearest new building, no. 78 Argyle Street which is approximately 7m away and nos. 66 and 70 Argyle Street which are approximately 5.5m away. Each of these dwellings have blank gable walls which would face the new development site, which ensures that the relationship would be acceptable. The proposed buildings would be of an acceptable scale and siting and sufficient distance from other neighbouring properties to ensure no material harm is caused by way of overlooking, overshadowing or through an overbearing form of development.
59. The 2 bed houses have a second bedroom which is slightly below the recommended size for a double room (they are approximately 10.5m² when the standard calls for 11.5m²). However, it is noted that each of these bedrooms would have access to a 2m² dressing room which when added to the floorspace for the main room means it would meet the standard. The other dwellings would meet the requirements of the national minimum space standards for internal floorspace.
60. All of the properties would have access to private outdoor space, either through a garden or balcony/terrace, and all properties would be able to make use of the shared communal garden area.

Main issue 5: Transport

61. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 8, 102-111.

62. The site is located within the city centre and as such is within walking distance of various shops, services and workplaces. Each property would have access to either secure cycle storage which is either provided within the curtilage of each dwelling or within a communal store for the flats.

63. A total of 9 parking spaces are provided which is acceptable under Local Plan parking standards. In accordance with Council policy for new dwellings within controlled parking zones the occupiers would not be eligible for parking permits.

Main issue 6: Energy and water efficiency

64. Key policies and NPPF paragraphs –DM1, JCS3, NPPF paragraphs 8, 148, 151-154.

65. The application states that water efficiency measures would be incorporated in all of the dwellings, and rainwater butts would be installed in all of the houses. In terms of energy efficiency, a “fabric first” approach would be taken which focusses on the performance of the materials from which the building is constructed from to ensure energy consumption is minimised through maximising air tightness, high levels of insulation and optimising natural ventilation and solar gain.

66. It is further proposed to exceed the 10% renewable/low carbon energy target by installing air source heat pumps and photovoltaic panels to the development. The aim is to source building materials locally where possible, aim to use recycled materials, and source timber from sustainable providers.

67. The proposal complies with local plan requirements in relation to energy and water efficiency.

Main issue 7: Flood risk

68. Key policies and NPPF paragraphs – JCS1, DM5, NPPF paragraphs 155-165.

69. The site is within a flood zone 1 which means there is a low risk from river flooding. A surface water drainage strategy has been prepared which details how the surface water would be managed effectively. No objection is raised by Anglian Water or the Lead Local Flood Authority in relation to surface water drainage.

Main issue 8: Trees

70. Key policies and NPPF paragraphs – JCS1, DM7, NPPF paragraphs 170 and 175.

71. Two category B trees (an Ash and Silver Birch) would be removed to make way for the development. In their place it is proposed to plant 12 new trees of 7 different species including Amelanchier, Hornbeam (both 14-16cm in diameter) and Hawthorne (12-14cm in diameter) which are native to the UK. No objection is raised by the Arboricultural officer.

Main issue 9: Landscaping

72. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 8, 91, 96-101, 127.

73. A suitable landscaping scheme for the external parts of the development has been prepared as part of the application process and this has been approved by the Landscape officer.

Main issue 10: Biodiversity

74. Key policies and NPPF paragraphs – JCS1, DM6, NPPF paragraph 8, 170, 175-177.

75. The site comprises mostly species poor improved grassland, some early mature to semi-mature scattered trees, tall vegetation, bramble stands and some self-set shrubs. The ecological value of the site interior is assessed by the applicant's ecologist as being of local value (low) only, the south-west boundary adjoins a block of broadleaved deciduous woodland which is a UK Priority Habitat.
76. Based on the habitat types present and species records, it is considered that the site has potential to support the following protected species or groups of species: invertebrates (common and widespread species), breeding/nesting birds, small terrestrial mammals including hedgehog and foraging/commuting bats.
77. Mitigation would comprise landscape planting to include native fruit and berry bearing trees, hedging, shrubs and plants which provide a nectar source to improve foraging resources for a range of invertebrate and bird species. Enhancement recommendations include the erection of bird and bat boxes and installation of insect hotels. It is further recommended to plant species rich amenity grassland within the areas of green open space.
78. A condition is recommended to secure the precise details of the enhancements and subject to this the impacts on biodiversity are considered acceptable.

Main issue 11: Contamination and land stability

79. Key policies and NPPF paragraphs – DM11, NPPF paragraphs 178-179.
80. The site has a history of subsidence, and the previous buildings were demolished. To inform the redevelopment of the site, extensive ground investigations and condition surveys have been undertaken to inform the construction techniques for the buildings and support the planning application. The ground condition investigation report found potential hazards on the site associated with former chalk mining, existing retaining structures, very weak chalk bedrock and deep made ground.
81. To address the ground condition issues it is proposed to use deep piled foundations for the building walls and floors taken into the chalk bedrock and extended beneath all possible previous excavations, tunnels and other unstable materials. In addition to the piled foundations, external land on the application site will be assessed for further engineering treatment. This will comprise provision of robust and resilient measures to either prevent land instability occurring, or to moderate and mitigate anticipated settlements through use of reinforcement of the ground containing infrastructure such as drainage, utilities, and pavements.
82. The ground investigation reports also undertook contamination testing and found soil contaminants were limited and would not prevent residential development. Ground water risk was also low and ground gas was below the relevant thresholds. A remediation strategy has been prepared to address contamination issues. This will require 'made' ground removal, provision of clean cover soils, plus gas membranes and freshwater pipe barrier systems. This will ensure there is an acceptable risk to future occupiers from contamination.

Main issue 12: Affordable housing

83. Key policies and NPPF paragraphs – JCS4, DM33, NPPF paragraphs 57, 63 and 64.
84. For a development of 14 dwellings, the policy requirement would be that 30% of them are provided as affordable housing. However, in this instance, it is proposed that 100% of the units would be affordable, all of which would be occupied on a

social-rent basis. This would help towards meeting an identified need within the Greater Norwich Local Housing Needs Assessment (July 2021) and comply with the requirements of JCS policy 4. A section 106 agreement has been drawn up to ensure provision of at least 30% affordable units in perpetuity if the land is sold in the future.

Compliance with other relevant development plan policies

85. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The table below indicates the outcome of the officer assessment in relation to these matters.

Requirement	Relevant policy	Compliance
Cycle storage	DM31	Yes subject to condition
Car parking provision	DM31	Yes subject to condition
Refuse storage/servicing	DM31	Yes subject to condition

Assessment of Impacts under the Conservation of Habitats & Species Regulations 2017 (as amended)

Nutrient Neutrality – Impact upon water quality – Broads SAC

86. On the 16 March 2022 Natural England issued new guidance to a number of Local Authorities concerning nutrient enrichment and the role local authorities must play in preventing further adverse impacts to protected wetland habitats. The importance of achieving nutrient neutrality stems from evidence that large quantities of nitrogen and phosphorous entering water systems cause excessive growth of algae, a process called ‘eutrophication.’ This reduces the oxygen content of water impacting aquatic species; subsequently removing a food source for protected species.

87. The advice covered two catchments in Norfolk for the River Wensum SAC and the Broads SAC/Broadland Ramsar. The entirety of Norwich City Council’s administrative area is included in the Broads catchment, with a small part in the north-west covered by the Wensum catchment.

88. Based upon the identified catchment(s) that the development proposal falls within, there is potential adverse effect on the integrity of the Broads SAC by virtue of an increase in nitrate and phosphate loading.

Recreation Impact – Various Sites (see below)

89. The Norfolk Green Infrastructure and Recreational impact Avoidance and Mitigation Strategy (GIRAMS) (2021) identifies that the level of growth outlined in the Local Plan is predicted to increase the recreational disturbance and pressure on Habitats Sites, disrupting the relevant protection objectives. The Norfolk GIRAMS establishes ‘Zones of Influence’ (ZOIs) representing the extent of land around Habitats Sites within which residents travel to relevant sites for recreational activities. New development that falls within any of the specified ZOIs is therefore required to mitigate against these identified resultant adverse effects.

90. Sites in Norwich City Council administrative area are within the ZOI(s) of the following Habitat Sites. There is consequently a potential adverse effect on the integrity of the Sites and an appropriate assessment of impacts is therefore necessary.

Wash ZOI

- The Wash SPA
- The Wash and North Norfolk Coast SAC
- The Wash Ramsar

Norfolk Coast ZOI

- North Norfolk Coast SAC
- North Norfolk Coast SPA
- North Norfolk Coast Ramsar

Valley Fens ZOI

- Norfolk Valley Fens SAC

East Coast ZOI

- Winterton – Horsey Dunes SAC
- Great Yarmouth North Denes SPA

Broads ZOI

- Broadland SPA
- Broadland Ramsar
- Breydon Water SPA

91. Due to both nutrient neutrality and recreational impact, an appropriate assessment of impacts is necessary.

Appropriate Assessment

92. The screening has identified that the development proposal is likely to have an adverse effect on the integrity of protected Habitats sites, when considered in combination with other housing and tourist developments. Measures are therefore needed to mitigate these negative recreational impacts.

Nutrient Neutrality

93. The impacts of the proposed development will be mitigated by the purchase of credits through the Norwich City Council Water Usage Retrofitting Mitigation Scheme (NCC WURMS). This scheme has been the subject of its own HRA, which has been reviewed separately by Natural England. Natural England has advised that planning permissions may be issued that rely on the purchase of credits from NCC WURMS.

94. In order to mitigate the impacts of the proposal, credits will need to be purchased as follows:-

- 31.66 x £761.83 for nitrates; and
- 1.14 x £21,161.84 for phosphates.

95. A Section 106 will need to be completed in order to secure the credits as set out in the plan HRA for the NCC WURMS before planning permission is granted.

Recreational Impact

RAMS Tariff

96. The Norfolk GIRAMS identifies a detailed programme of county-wide measures to mitigate against the adverse implications of in-combination recreational impacts on the integrity of the Habitats Sites caused by new residential development and tourist accommodation.

97. The strategy introduces a per-dwelling tariff to ensure development is compliant with the Habitats Regulations; the collected tariff will fund a combination of hard and soft mitigation measures at the designated Habitats Sites to increase their resilience to greater visitor numbers. The tariff is calculated as a proportionate sum of the full costs of the Norfolk-wide RAMS mitigation package as apportioned to the predicted growth outlined in the Local Plan.

98. This cost is identified as £210.84 per dwelling (index-linked), and per bedspace equivalents for tourist accommodation or student accommodation units, secured as a planning obligation.

Green Infrastructure Contribution

99. As the RAMS tariff exists to specifically mitigate the in-combination effects of new development on protected sites, an additional Green Infrastructure contribution is also required under the Norfolk GIRAMS to deliver mitigation at a more local level by securing adequate provision to divert residents from regular visits to Habitats Sites.

107. The Norfolk GIRAMS concludes that Green Infrastructure can be delivered through existing strategic and local measures. The level of Green Infrastructure will be provided in accordance with the Council's existing Development Plan policies and subsequently in accordance with GNLP policy. This will be on-site or, if this is not appropriate, via a bespoke planning obligation commensurate with the scale of the development.

108. In this case, the need is met by the on-site provision of private and communal open space which is appropriate for the scale of development proposed.

109. In conclusion, measures to address the potential adverse effects on integrity of the Broads SAC caused by increased nitrate and phosphate loading and a consequent degradation in water quality have been incorporated into the NCC WURMS through the purchase of credits.

110. Measures to address the potential adverse effects on integrity of protected Habitats Sites caused by increased recreational pressure have been incorporated into the adopted Norfolk GIRAMS. This strategy requires new development to

provide twofold mitigation to be legally compliant with the Habitats Regulations: payment of the RAMS tariff and provision of Green Infrastructure relevant to the scale of the proposal.

111. Subject to these mitigation measures being secured via a planning obligation and conditions, this assessment is able to conclude no adverse effects of the development proposal on the integrity of internationally designated wildlife sites in relation to recreation.
112. The proposed development is of a nature and scale that there are no additional recreation implications beyond those being mitigated by NCC WURMS and Norfolk GIRAMS.

Equalities and diversity issues

113. There are no equality or diversity issues.

S106 Obligations

114. A S106 agreement is required to ensure the purchase of credits through the NCC WURMS programme, to ensure payment under GIRAMS, and to ensure a minimum of 30% affordable housing is provided in perpetuity.

Local finance considerations

115. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority. In this case local finance considerations are not considered to be material to the case.

Conclusion

116. The proposal meets the aims of policy CC11 and other relevant development plan policies by proposing 14 dwellings of an acceptable design and layout which fulfil a need for affordable housing whilst respecting the character of the wooded ridge, neighbouring dwellings, and surrounding heritage assets. It would improve surveillance of the adjacent play area through the creation of new active frontages, aided by the lowering of the existing boundary wall.
117. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

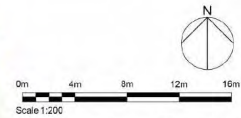
Recommendation

To approve application reference no 22/00273/F and grant planning permission subject to the complete of a S106 legal agreement to secure the provision of policy compliant affordable housing, nutrient neutrality credits and GIRAMS payment and the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Materials
4. Landscaping
5. Ecology measures
6. Small mammal access
7. Parking and turning area
8. Refuse and cycle storage details
9. Construction Management Plan
10. Electric vehicle charging point
11. Agreement of off-site highway improvement works
12. Provision of off-site highway improvement works
13. Infiltration testing/drainage strategy
14. Unexpected contamination
15. Imported material
16. Energy efficiency
17. Water efficiency

All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors. Report any discrepancies to the Contract Administrator at once. This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.
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NOTES:



Scale 1:200

PH6 [04/07/20]	Changes to pathways for plots 11&12	JK	-
PH3 [23/06/20]	Door added to ground floor flat and cycle storage updated	JK	-
PH4 [30/06/20]	Amendments to boundary fence plan	JK	-
PH3 [27/03/20]	Fence moved to match landscaping plan, as requested by client 24/03/2020	GD	-
PH2 [26/01/20]	Removed C1. Stone in favour of new K1 house line adjoining rd	KD	DAG
PH1 [06/02/20]	Amended comment regarding south gate lane wall	JK	DAG
PH9 [20/12/21]	Amended to suit landscaping plan	KD	DAG
PH8 [18/12/21]	Amended to suit landscaping plan	KD	DAG
PH7 [07/12/21]	Amended to suit fence design	DAG	DAG
PH7 [24/11/21]	Amended to suit landscaping design	KD	DAG
PH6 [22/11/21]	Amended parking wall comments	KD	DAG
PH5 [12/11/21]	Amended turning head to suit comments	DAG	DAG
PH4 [08/11/21]	Landscape contractor's design team comments	DAG	DAG
PH3 [10/10/21]	Amended to layout	KD	DAG
PH2 [27/06/21]	Amended to parking	KD	DAG
PH1 [18/10/21]	Final Issue	KD	DAG
Rev:	Date:	Description:	Over:

St Peter's Church
(remains of)

10.1m
Part of boundary wall to be removed to provide pedestrian access to Southgate Lane

Play Area

Existing boundary wall to be lowered, capped with blue engineering brick with black hoop top metal railings - (see dwg no. LP21 011/04)

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Project:
 Argyle Street,
 Norwich,
 Norfolk

Drawing Title:
 Development Plan
 14 Units

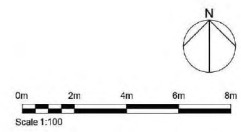
Client:
 Norwich Regeneration Ltd

Scale: 1:200 Date: 08-08-22

Project Number: 240-20	Drawing Number: 0250	Revision: P16
Purpose of Issue: Planning		

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NOTES:



PI	09-02-20	Updated to suit layout	KD	DWG
PI	23-12-21	Updated to suit layout	KD	DWG
PI	23-11-21	First Issue	KD	DWG
Rev.	Date	Description	Chk.	App.

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Project:
**Argyle Street,
 Norwich,
 Norfolk**

Drawing Title:
Street Scenes

Client:
Norwich Regeneration Ltd

Scale (B4):
1:100
 Date:
23/11/21

Project Number: 240-20	Drawing Number: 2200	Revision: P3
Purpose of Issue: Information		

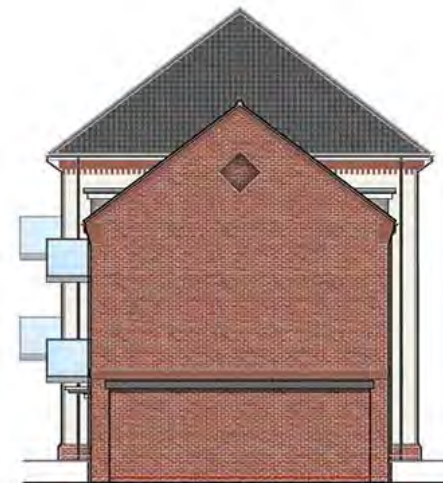
All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors. Report any discrepancies to the Contract Administrator at once. This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.

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NOTES:



Front Elevation



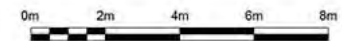
Side Elevation



Rear Elevation



Side Elevation



Scale 1:100

Rev	Date	Description	Cl	Apr
P8	23-06-21	French doors added to ground floor flat		JK
P7	08-08-22	indicative P/V's added to elevations		DAG
P6	17-12-21	Layouts/elevations updated		KD
P5	09-12-21	Layouts updated to suit Part M4		JK
P4	24-11-21	Added bicycle store		KD
P3	29-11-21	Layouts updated to suit Part M4		DAG
P2	14-10-21	Update to ground/second floor flats		KD
P1	08-10-21	First Issue		DAG

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Project:

Argyle Street,
Norwich,
Norfolk

Drawing Title:

GA Elevations
1B2P Flats
51.0m² & 71.0m²

Client:

Norwich City Council

Scale @A2:

1:100

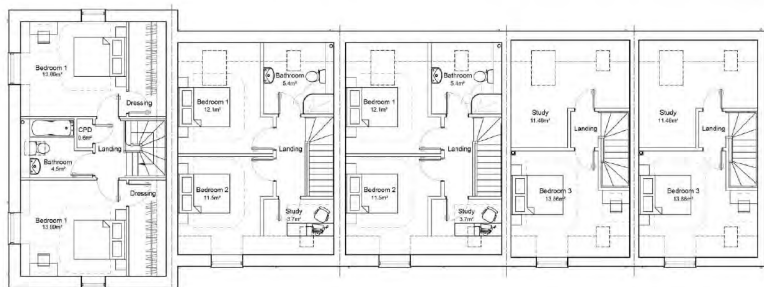
Date:

08-08-22

Project Number:	Drawing Number:	Revision:
240-20	1220	P8

Purpose of Issue:

Planning



Second Floor Plan



First Floor Plan



Ground Floor Plan



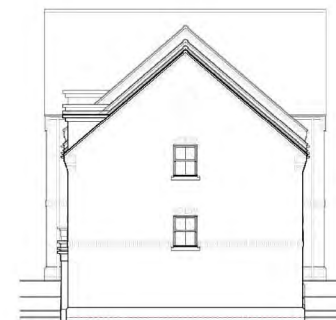
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

Rev.	Date	Description	By	Chk.	App.
P1	18/01/23	Final Issue			

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Project:
Argyle Street,
Norwich,
Norfolk

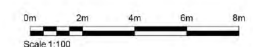
Drawing Title:
GA Plans and Elevations - Terrace
H2 - 4 Bed 8 Person 144m & 164m
K1 - 3 Bed 6 Person 108m

Client:
Norwich City Council

Scale	Date
1:100	01-2023

Project Number	Drawing Number	Revision
240-20	1210	P1

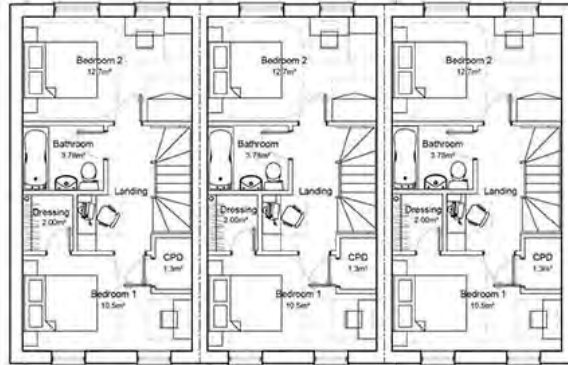
Purpose of Issue:
Planning



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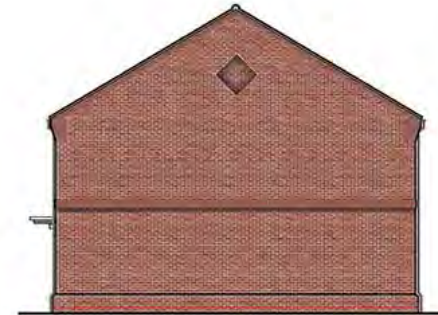
NOTES:



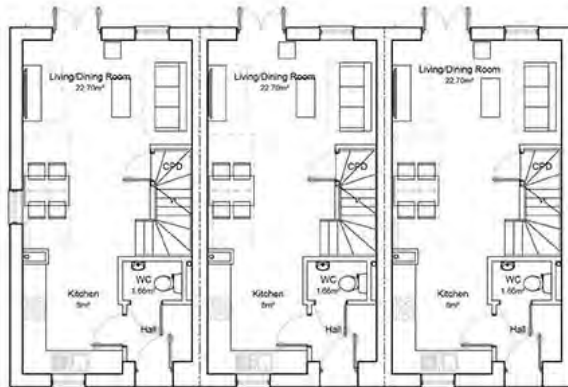
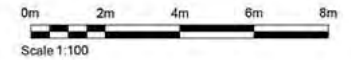
First Floor Plan



Front Elevation



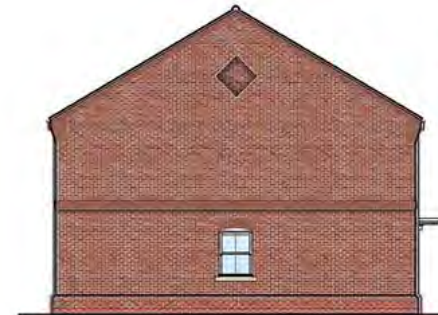
Side Elevation



Ground Floor Plan



Rear Elevation



Side Elevation

Rev	Date	Description	CD	Apr
P5	08-08-22	indicative PVS added to elevations	JK	DAG
P4	11-12-21	Layout elevations updated	KD	DAG
P3	07-12-21	Updated to suit new site plans	JK	DAG
P2	09-11-21	Updated to suit revised layout plan	DAG	DAG
P1	08-10-21	First Issue	KD	DAG

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Project:
**Argyle Street,
Norwich,
Norfolk**

Drawing Title:
**GA Plans and Elevations
C1 Terrace - 2 Bed 4 Person
82.0m²**

Client:
Norwich City Council


Scale @A2: **1:100** Date: **08-08-22**

Project Number:	Drawing Number:	Revision:
240-20	1205	P5

Purpose of Issue:
Planning



Key

-  Level access
-  Stepped access

St Peter's (remains)

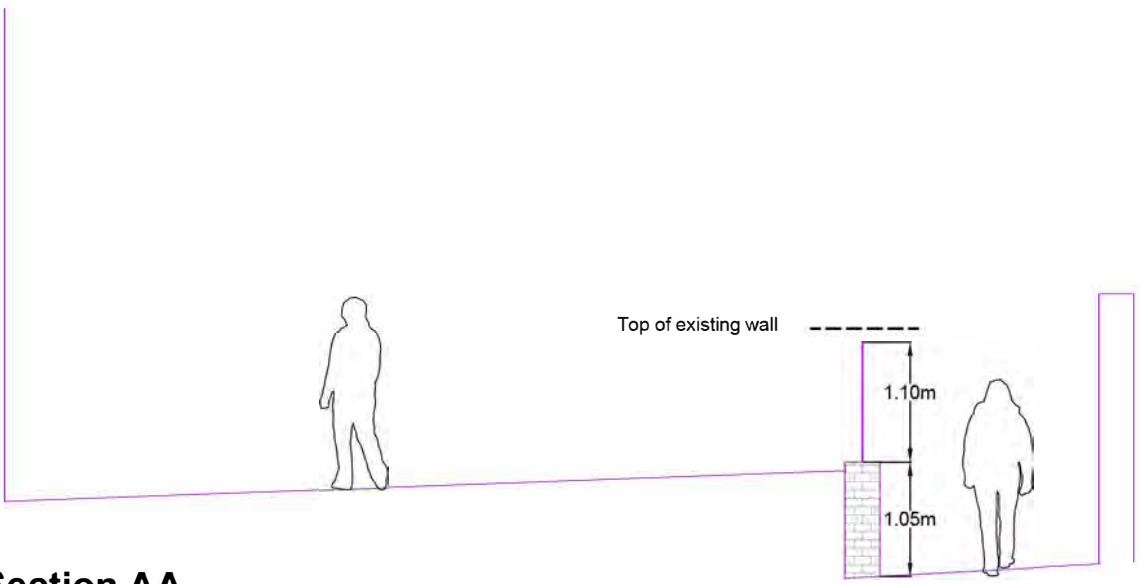
10.1m

Play Area

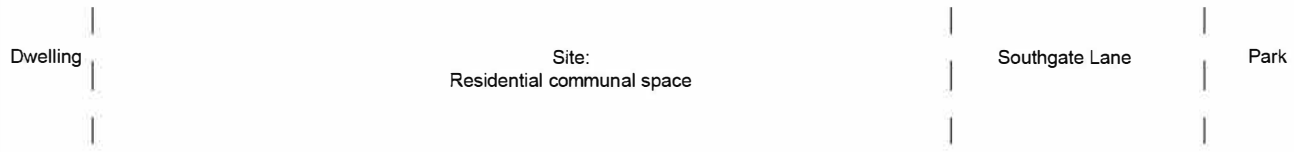
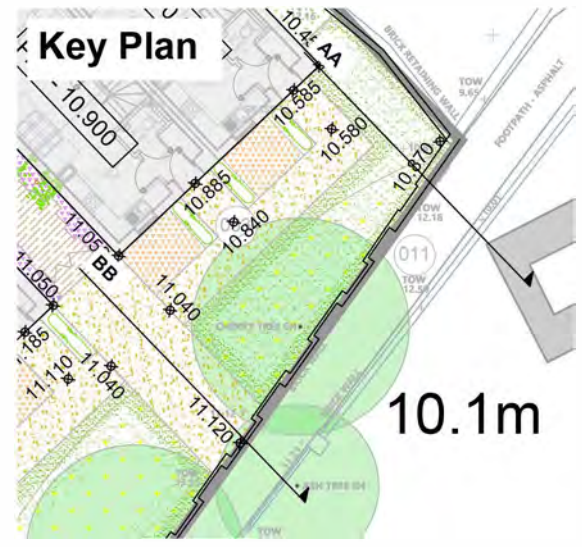
NORWICH
City Council

Conservation, Design and Landscape Team
 Scale: NTS
 Date: March 2023
 Project: LP-21-011 A
 Drawing Title: Accessible pedestrian routes

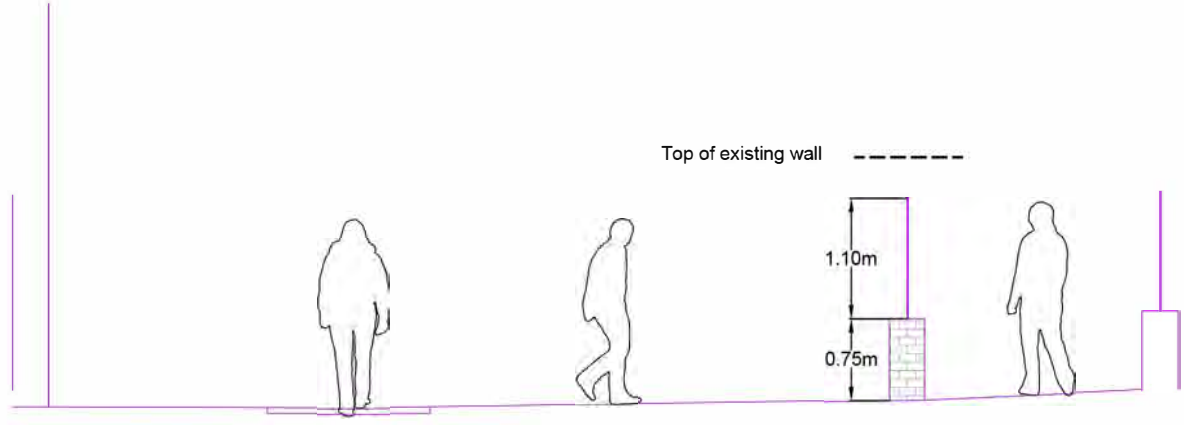
NOTES



Section AA



Section BB



Appearance

To allow views between Southgate Lane and the the site.

Subject to engineer's structural survey, existing retaining wall taken down to between 10 - 14 courses along its length and capped with blue engineering bricks. Proposed 1.1m black hoop top metal railings above wall to match existing park railings fronting Southgate Lane, as shown below. Wall will step down with slope as existing park wall.



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REVISIONS

No.	Date	Notes	Wt.	Ckd.

Title
Argyle Street

South-East site boundary treatment

Scale(s) As shown at A3

Date	07 2022	DWG. No.	LP2 011/04
Designed by	L4#EL	Checked by	ZT
Drawn by	ZT	NE.G. No.	
Checked by	L.H		

Graham Nelson
Executive Head of Services
Regeneration & Development
City Hall, Norwich, NR2 1NH
tel 0344 980 3333
planning@norwich.gov.uk

NOTES

Notes detailing project specifications, including:

- 1. All planting to be carried out in accordance with the specification and standards of the relevant tree species.
- 2. All planting to be carried out in accordance with the specification and standards of the relevant tree species.
- 3. All planting to be carried out in accordance with the specification and standards of the relevant tree species.

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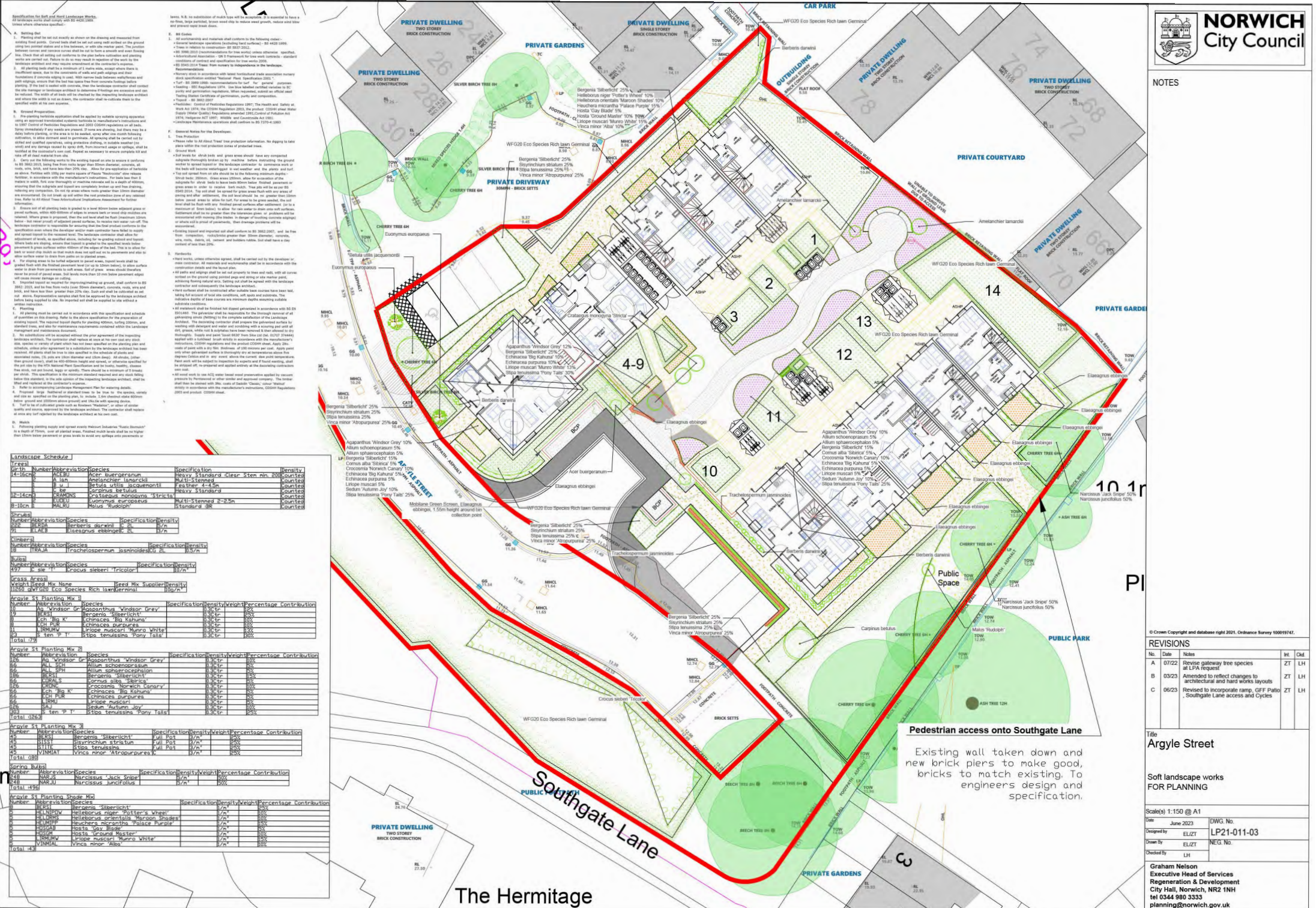
REVISIONS				
No.	Date	Revisions	Int.	Ord.
A	07/22	Revise gateway tree species at LPA request	ZT	LH
B	03/23	Amended to reflect changes to architectural and hard works layouts	ZT	LH
C	06/23	Revised to incorporate ramp, GFF Patio & Soutlgate Lane access and Cycles	ZT	LH

TITLE
Argyle Street

Soft landscape works
FOR PLANNING

Scale(s) 1:150 @ A1
Date: June 2023
Designed by: ELJZT
Drawn by: ELJZT
Checked by: LH

Graham Nelson
Executive Head of Services
Regeneration & Development
City Hall, Norwich, NR2 1NH
tel 0344 980 3333
planning@norwich.gov.uk



- 1. Setting Out**
- 1.1. All planting to be carried out in accordance with the specification and standards of the relevant tree species.
- 2. General Notes**
- 2.1. All planting to be carried out in accordance with the specification and standards of the relevant tree species.
- 3. Materials**
- 3.1. All planting to be carried out in accordance with the specification and standards of the relevant tree species.

Landscaping Schedule

Uprn	Number	Abbreviation	Species	Specification	Density	Weight	Percentage Contribution
10-10cn	1	ALBU	Acer buergerianum	Heavy Standards Clear Stem min 200mm	1/20	1000	100%
10-10cn	2	U	Ulmus glaberrimus	Standard 4-4.5m	1/20	1000	100%
10-10cn	3	MAHUS	Malus domestica	Standard 2-2.5m	1/20	1000	100%
10-10cn	4	MALEU	Malus domestica	Standard 2-2.5m	1/20	1000	100%

Argyle St Planting Mix 1

Number	Abbreviation	Species	Specification	Density	Weight	Percentage Contribution
10	ALBU	Acer buergerianum	Heavy Standards Clear Stem min 200mm	1/20	1000	100%
10	U	Ulmus glaberrimus	Standard 4-4.5m	1/20	1000	100%
10	MAHUS	Malus domestica	Standard 2-2.5m	1/20	1000	100%
10	MALEU	Malus domestica	Standard 2-2.5m	1/20	1000	100%

Argyle St Planting Mix 2

Number	Abbreviation	Species	Specification	Density	Weight	Percentage Contribution
10	ALBU	Acer buergerianum	Heavy Standards Clear Stem min 200mm	1/20	1000	100%
10	U	Ulmus glaberrimus	Standard 4-4.5m	1/20	1000	100%
10	MAHUS	Malus domestica	Standard 2-2.5m	1/20	1000	100%
10	MALEU	Malus domestica	Standard 2-2.5m	1/20	1000	100%

Argyle St Planting Mix 3

Number	Abbreviation	Species	Specification	Density	Weight	Percentage Contribution
10	ALBU	Acer buergerianum	Heavy Standards Clear Stem min 200mm	1/20	1000	100%
10	U	Ulmus glaberrimus	Standard 4-4.5m	1/20	1000	100%
10	MAHUS	Malus domestica	Standard 2-2.5m	1/20	1000	100%
10	MALEU	Malus domestica	Standard 2-2.5m	1/20	1000	100%