

## Report for Resolution

**Report to** Planning Applications Committee  
**Date** 17 May 2012  
**Report of** Head of Planning Services  
**Subject** 11/02116/F Dairy Crest Limited Holmes Close Norwich  
NR7 9XW

**Item**  
**5(6)**

### SUMMARY

<b>Description:</b>	Demolition of existing buildings and redevelopment of site to provide 100% affordable housing comprising 9 No. two bed flats, 9 No. one bed flats, 1 No. five bed house, 3 No. three bed houses and 2 No two bed houses, with associated landscaping and car parking.
<b>Reason for consideration at Committee:</b>	Objection
<b>Recommendation:</b>	Approve subject to conditions
<b>Ward:</b>	Crome
<b>Contact Officer:</b>	Mr Lee Cook Senior Planner 01603 212536
<b>Valid Date:</b>	3rd February 2012
<b>Applicant:</b>	Orbit Housing Group
<b>Agent:</b>	Ingleton Wood

### INTRODUCTION

#### The Site

##### Location and Context

1. The access to Holmes Close is located approximately 100 metres north of Plumstead Road East along Witard Road. The site is located on the south side of Holmes Close in Heartsease. The site is occupied by former dairy buildings and yard on the east side of the site and garages on the west side of the site. The rear/eastern half of the site comprises an area of hard surfacing.
2. To the north of the site are residential properties fronting Thornfield Way and Paine Road beyond. Other blocks of flats are located to the south east of the site. The eastern boundary of the site faces onto green space along Witard Road which contains a number of mature trees creating an attractive frontage space. Witard Road Baptist Church lies to the south of the former Dairy Crest site. Further garages and a retail centre which includes a surgery, shops and a local store are located north of Holmes Close near the road junction. To the east of Witard Road are nursery/training/educational buildings.

## Constraints and Topography

3. There is potential for the site to be contaminated. The site is likely to hold some archaeological remains. Several trees are close to or overhang parts of the site. The site itself is relatively flat but does change in level between green and hard surface spaces.

## Planning History

**10/01561/F** - Redevelopment of site to provide 100% affordable housing (social rented) comprising 7 No. two bed houses; 7 No. three bed houses; 1 No. four bed house with associated open space, landscaping and parking. Withdrawn 15/12/2010.

4. Pre-application discussion has taken place about the redevelopment and disposal of the site.

## Equality and Diversity Issues

There are no significant equality or diversity issues.

## The Proposal

5. Application for the demolition of existing buildings and redevelopment of site to provide 9 No. two bed flats, 9 No. one bed flats, 1 No. five bed house, 3 No. three bed houses and 2 No two bed houses, with associated landscaping and car parking. The development proposes 24 units in total.
6. The proposals add a new residential frontage along Holmes Close and turning the corner to continue down Witard Road. The scheme includes a central access and parking court which is fronted by further residential properties. The scheme is described as providing 100% affordable housing let at affordable rent values.

## Representations Received

7. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 3 letters of representation have been received citing the issues as summarised in the table below.

Issues Raised	Response
Parking in the area is very restricted and is also used by shoppers, visitors to the Woodside Centre and to the church which causes parking and visibility problems at the junction.	Paras 15, 22, 44 and 45
A speed table at the access point should be provided to slow traffic and footpaths provided for pedestrian safety.	Paras 22 and 45
No space is provided for children to play within the site and could lead to children playing in the street or garage court to the detriment of their safety. Children playing could cause nuisance to local residents	Paras 37 and 60

Would wish to ensure that noise impacts likely to arise from use of the church are taken into consideration	Paras 25, 35 and 36
The replacement tree species shown are not appropriate to the size of the area and will cause amenity impacts	Paras 18, 56 and 58
Would like to know where lights will be positioned to ensure that there is not excessive light pollution in the area and the area remains safe	Paras 25 and 54
The scheme is likely to cause disruption during construction to local residents	An informative is suggested in relation to considerate construction

8. **Norwich Society:** This was a very good planning statement, and we are very much in favour of 100% affordable housing, which appears not to compromise on quality. A good variety of housing of reasonable design.

## Consultation Responses

9. **Historic Environment Service:** The proposed development lies immediately North West of the J H Shakespeare Memorial Baptist Church. Investigations in the grounds of the church uncovered a number of charcoal rich pits, which may be related to Roman funerary rites (due to their possible association with Roman pottery found on site). The pits were spread across the site, but three were located in the North West corner, raising the possibility that the spread of pits may continue into the proposed development area. If planning permission is granted, we recommend it be subject to a condition no development shall take place until the implementation of a programme of archaeological work in accordance with a written scheme of investigation has been agreed. The works in this instance will comprise monitoring of works under archaeological supervision and control. The Historic Environment Service will provide a brief for this work on request.
10. **Norfolk Constabulary:** Recommend that the development incorporates principles of “Secured by Design” and suggest detailing to ensure: insertion of windows to aid overlooking of car park area to prevent nuisance; provision of security to car ports spaces; external lighting; careful selection of low level plant species; protection/glazing specification to the windows adjacent to the car park area; secure gates to bin stores and communal spaces; and secure access to the flats.
11. **Design Comments:** Having had extensive pre-application discussions regarding this site I am now content with most aspects of the proposal. The layout is much improved and makes much more efficient use of the site, as well as effectively addressing both Holmes Close and the green space on Witard Road. The contemporary design of the buildings makes reference to other buildings in the vicinity and is appropriate in this area, where there is a mix of housing of various dates, style and heights. However there are a couple of areas where I feel that amendments and / or clarification are needed. If these points can be addressed this proposal will certainly improve the appearance of this area and the way in which it functions. (Further response and details have been received from the applicant and agent).
12. **Policy:** No policy objection to the proposed development in principle.

13. **Strategic Housing:** The Housing Development team fully support the application for 24 new affordable housing dwellings at Holmes Close. This site is owned by Norwich City Council and was identified by Orbit Housing Association and the Housing Development Team as an excellent site for the development of affordable housing, due to the vacant former Dairy Crest site and the poor condition and under occupation of the garages on site. The current application has been put together in partnership with the Housing Development Team and in consultation with the planning department.
14. There is a great need for new affordable housing in Norwich with the Housing Needs and Stock Condition survey identifying a need for 677 new affordable homes to be developed in Norwich each year. This development will go some way to help meet this need. The mix of property types has been agreed with the housing development team and is in line with the most up to date housing needs research.
15. There are 24 garages on the site of which only 4 are tenanted. There are sufficient garages available within a couple of minutes walk of the site to be able to relocate all of the tenants. A full public consultation was held with garage tenants, local residents and ward councillors prior to the original planning application.
16. The Government through the Homes and Communities Agency has stated that public funding will only be granted for dwellings let at affordable rents or low cost home ownership unless in exceptional circumstances. In order for this site to attract the HCA grant required to make it viable for affordable housing the cabinet therefore approved the use of affordable rents. The affordable rents for this site are broadly in the region of what Orbit would charge for social rents in this area.
17. Orbit Housing Association have committed to the whole site being affordable housing in perpetuity and this will be secured through a covenant in the contract for the sale of the land. Obviously with the whole site being for affordable housing this will help to meet the identified housing need within Norwich.
18. **Arboricultural Officer:** The loss of the poplar tree T30 has been agreed and a medium sized replacement should be planted in its vicinity. Of the six replacement trees mentioned I should like to see the tree in unit 6 moved to the landscaped area within the parking court. There is a discrepancy between the AIA and Plan No 30783/101 Site as Existing. It should be clarified that the AIA takes precedence. At the detailed stage I should like to approve the proposals for the design of the planting pits between the parking bays on the Holmes Close frontage.
19. Section 4 - Tree Protection Plan & Method Statement of the AIA and Plan 30783/102 show the CEZ adequately provided for T1 and T4. Requested additional information as to where the perimeter fence of the development site will run to ensure that the other trees on this frontage are protected. Apart from the above proviso's the AIA is acceptable and the planning permission should be conditioned that the works should be in full accordance with it. (A revised AIA and tree plan have been submitted to address these points).
20. **Landscape:** A method statement detailing how the existing planting along the eastern boundary with the church will be protected should be submitted and put in place before any demolition works commence. To ensure that the green space on the Witard Road frontage does not become criss-crossed with desire lines I should

like to see an additional path running from unit 21. I should also like to see a more informal style of surfacing here of a no dig construction. It would also be preferable for the paths to meet and the area where the asphalt path joins broadened out so as not to leave the small area of grass which is likely to be difficult to maintain.

21. The design of the grassed area at the rear of units 7 to 15 should be re-visited. An element of landscape screening between the grassed area and the parking court would enhance the area. The surfacing of the five parking spaces behind the bike store should match that of the parking court so as to distinguish them visually from the pedestrian areas. Likewise a different colour and/or laying pattern for the parking spaces within the parking court would help visually break up this area. A full landscaping scheme should be a condition of the detailed application. (Revised details have been submitted to address points raised)
22. **Transportation:** This scheme has been subject to much discussion, and I am mostly happy with it. I am still a little concerned about the bin store to the rear of the site, which really isn't that accessible for collection, but I understand that there will be management of the site to deal with this issue. The street trees in the middle of the parking lay-by really aren't alright as they stand. I'd rather the lay-by was unobstructed, but if there are to be street trees, then I would prefer to see them in the wider pavement areas at each end of the lay-by, with a single tree, in a properly created paved area (with the angled bay ends) in the middle of the lay-by. This will maximise that benefit of the lay-by for parking, and give the trees better protection from moving vehicles. Otherwise, this is fine. (Following discussion the tree planting detail has been changed).
23. **Environmental Protection:** Due to its previous use as military land, part of the site has been designated as containing potentially contaminative uses, the site appears on our prioritisation list of sites for further investigation therefore. Despite this, there is no specific information that indicates contamination of the site other than that contained in the submitted report. I have viewed the phase one report by Scott Wilson (Ref D127912) for this site, and agree with the results and recommendations.
24. The development is a sensitive one, and although there is only evidence of low levels of contamination, we will require further investigation to confirm the suitability of the site for use as domestic dwellings with gardens. This is recommended in the report. The investigation may need to be carried out after demolition and clearance of the current structures, which is acceptable. Therefore if consent is given to the proposal I would recommend conditions relating to treatment of contamination, imported topsoil and subsoil
25. The Adrian James Acoustics report is acceptable. Additional treatment of the flats closest to the church hall is recommended in terms of window opening and construction, and this should be implemented as advised. The type and positioning of external lighting should be provided such as not to cause nuisance.

## **ASSESSMENT OF PLANNING CONSIDERATIONS**

### **Relevant Planning Policies**

#### **National Planning Policy Framework**

Promoting sustainable transport

Delivering a wide choice of high quality homes  
Requiring good design  
Protecting green belt land  
Meeting the challenge of climate change, flooding and coastal change  
Conserving and enhancing the natural environment  
Conserving and enhancing the historic environment

### **Relevant policies of the adopted East of England Plan Regional Spatial Strategy 2008**

ENV7      Quality in the built environment  
ENG1      Carbon Dioxide Emissions and Energy Performance  
H2         Affordable Housing  
T14        Parking  
WM6       Waste Management in Development

### **Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011**

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 9    Strategy for growth in the Norwich Policy Area  
Policy 12   Urban renewal  
Policy 20   Provision and support of infrastructure, services and facilities

### **Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004**

EP1:        Contaminated Land  
EP18:      High standard of energy efficiency for new development  
EP20:      Sustainable use of materials  
EP22:      High standard of amenity for residential occupiers  
EMP3:      Protection of small business units and land reserved for their  
development  
HBE3:      Archaeology  
HBE12:     Design  
HOU6:      Contributions to community needs  
HOU13:     Proposals for new housing development on other sites  
HOU18:     Construction of houses in multiple occupation  
NE4:        Street tree contributions  
NE9:        Comprehensive landscaping scheme and tree planting  
SR7:        Contributions towards child play space  
TRA5:      Approach to design for vehicle movement and special needs  
TRA6:      Parking standards – maxima  
TRA7:      Cycle parking standards  
TRA8:      servicing standards  
TRA10:     Contribution by developers for off-site works to access the site  
TRA11:     Contributions for transport improvements in the wider area

### **Supplementary Planning Documents and Guidance**

Trees and Development SPD – September 2007  
Transport Contributions – Draft January 2006

Open space and play provision – Adopted June 2006  
Accessible and Special Needs Housing SPD – June 2006  
Affordable Housing – Briefing Note December 2011  
Development of houses in multiple occupation – June 2006

### **Other material considerations**

Written Ministerial Statement, March 2011: Planning for Growth - Support of enterprise and sustainable development.

The Localism Act 2011 – s143 Local Finance Considerations

## **Principle of Development**

### **Policy Considerations**

26. The scheme provides 24 affordable flats and houses on a redundant depot and under used garage site and increases the number of units and density of development compared with the previous proposal (71 dwellings per hectare compared with 45) but arranges the accommodation in such a way as to provide an attractive and well designed scheme which respects its context and provides adequate standards of amenity and outlook for residents. The proposed development responds to the concerns of officers in respect of the previously withdrawn scheme submitted in 2010. The proposal is appropriate for its location close to a local centre and with a regular bus route into the city centre.
27. The principle of the proposed development therefore meets the requirements of National and Local Policy. The scheme promotes residential development on previously developed land in an accessible location and addresses many key requirements of the Joint Core Strategy in relation to design (Policy 2), renewable energy (Policy 3) and housing delivery (Policy 4).
28. The intended provision of all 24 units of this housing scheme at 100% affordable rent rather than the policy requirement of providing 33% of the housing units at 85% social/15% intermediate tenure mix adequately addresses policy and housing needs in the area. This point is discussed further below.
29. The proposal will also meet Joint Core Strategy policy 12's requirements to promote neighbourhood based renewal, regenerate tired suburbs and increase densities particularly around district centres and on public transport routes.

### **Other Material Considerations**

30. Both Joint Core Strategy policy 5 and saved policy EMP3 of the City of Norwich Replacement Local Plan require consideration to be given to safeguarding a supply of sites and premises for small business needs. I am satisfied that the loss of these former commercial premises can be accepted in this instance due to their poor physical condition and state of repair. The clear regeneration benefits of the scheme and its contribution to meeting housing needs in a predominantly residential area outweigh the loss of the commercial floorspace.

## **Housing Proposals**

### **Affordable Housing**

31. The Norwich area has an identified need for new affordable housing with 677 affordable homes needing to be developed in Norwich each year. As mentioned above public funding arrangements have changed and will only be granted for dwellings let at affordable rents or low cost home ownership unless in exceptional circumstances.
32. The promotion of this site has been discussed with Orbit Housing Association who have committed to the whole site being affordable housing in perpetuity secured through a covenant in the contract for the sale. They have indicated however that to attract the HCA grant required to make the scheme eligible and viable for

development that they would require the use of affordable rents. Orbit have additionally indicated that the rent difference between social and affordable rents for the flats will be negligible once service charges are taken into account and the houses will average about 75% of the lower 30<sup>th</sup> percentile of market rent once service charges have been taken into account.

33. Planning policy dictates that on sites developed for over 16 units the tenure split for affordable housing should be predominantly social rent; however, where it is shown to not be economically viable the tenure balance can be amended. On this site without the HCA grant being available it is not viable for development. We have agreed that it would be appropriate to secure all of the dwellings as 100% affordable rent in perpetuity through the land contract to negate the need for a s106 on this site and ensure a much higher than normal affordable housing provision from this proposed redevelopment.
34. On balance given that the affordable rents for this site are considered to be broadly in the region of what Orbit would charge for social rents in this area and that the site will provide a 100% provision for affordable housing (rather than 33%) in the circumstances use of affordable rent rather than social rent would be considered to be acceptable.

## **Impact on Living Conditions**

### **Noise and Disturbance**

35. In terms of potential noise impacts from activities at the adjoining church, these have been assessed as part of the application and a report provided showing noise survey information and necessary works required to reduce impacts on future tenants. The NPPF has revoked the former PPG24 policy document but within its text continues to seek to protect amenity standards (NPPF para 17) and to avoid and ameliorate against adverse noise impacts (NPPF para 123 and Noise Policy Statement). The submitted report has assessed the site against World Health Organisation guideline values for daytime and evening noise exposure and considers it advisable to consider ingress of noise in the design of the flats. Advice from pollution control officers in this instance continues to be that noise should be taken into account and, where it is considered that permission should be given, conditions imposed to ensure an adequate level of protection against noise.
36. In this case the properties affected would be the habitable rooms of those flats next to the boundary with the church. However; it is considered that noise impacts can be mitigated by construction methods, double glazing systems (possibly to a higher standard than normal) and acoustic ventilators. In this respect to maintain an appropriate level of amenity the Pollution Control Officer has requested a condition for insulation in accordance with a scheme to be approved by the Council to provide protection from noise impacts from the adjoining church.

### **Overlooking and Overshadowing**

37. All of the houses have private external garden amenity areas. The flats themselves share communal external spaces within the development. The scheme will also retain and enhance the green space along the Witard Road frontage. As affordable units the properties have been designed to meet HCA space standards.
38. The proposals work well with reference to their relationship with adjacent properties and it is not considered that the proposals would result in any unacceptable impact to adjacent properties in terms of overlooking or overshadowing.



## **Design**

### **Layout, Form and Scale**

39. The site layout consists of dwellings fronting onto Holmes Close and Witard Road with gardens to the rear. A central access area and courtyard has been provided which provides for a courtyard space with additional residential units within the site. This central route provides access to parking for the properties as well as rear gardens and is fronted by a number of the proposed units located to the rear/east of the site. Dwellings along this central route overlook the central access and the position of dwellings helps to improve the internal street scene and overlooking of the proposed car parking and bike and bin stores. The current proposals are now considered to provide a good balance between site density and an appropriate layout.
40. The overall design of the development will create a pleasant unified scheme. The design consists of a series of fairly simple terraces. The landscaping to the public green and site frontages, large gables to the front of the 3 storey blocks and contemporary design and detailing should also positively address the street scene to Holmes Close and Witard Road. The horizontal appearance to the end elevation of the main corner block is a positive design aspect which draws your eye across to the terrace of houses on Holmes Close, linking the two main elements of the development together. The space between the buildings and the pavement on Holmes Close allows for landscaping to create a buffer between the highway and private dwellings.
41. All domestic and communal area windows will be grey upvc. The doors on the rear elevation to the communal halls are glazed as with the doors to the front elevation of these hallways. These provide views through the depth of the building and indicate that these are doors to a communal area, as well as providing more natural light into the spaces and movement through the site. The curtain wall to the communal stair of units 7-15 will be a steel frame with fixed grey upvc window to match the rest of the scheme. It will be necessary to ensure that the window profiles are kept to a minimum, to ensure the feature appears as lightweight as possible in order to resemble a curtain wall. Conditions are suggested requiring submission of details of facing materials and the glazed curtain wall including colour of the frame.
42. The buildings take a fairly traditional form but contemporary detailing has been used and it is proposed to use materials that generally relate well to their setting. The scale of the buildings is also appropriate in its context. It is considered that this approach is appropriate for the area, however achieving a good design will come down to good detailing and it is therefore recommended that any consent be subject to conditions requiring details of fascias, verges, windows, doors, bricks, tiles and cladding finish.

### **Building for Life**

43. JCS policy 2 requires assessment of new development against building for life criteria and achievement of at least silver standard (14 points) to ensure that new development makes a positive contribution to providing better places for people. An assessment has been carried out based on the information submitted and a score of 17½ achieved which is a very good standard for development design. Although the scheme requires some more detail on landscaping and other design details this is covered by suggested conditions to ensure that suitable design standards are met. This potentially could further increase the above score.

## **Transport and Access**

### **Vehicular Access, Servicing and Parking**

44. The new access from Holmes Close is roughly in the location of an existing access point at the site and leads to internal parking areas as well as providing access to rear gardens and refuse stores. 21 car parking spaces are provided within the internal courtyard and a further 3 parking spaces provided adjacent to unit 1 which provide a space for each unit. Further provision is made within proposed lay-bys along Holmes Close and a garaging/parking area is retained to the south of the site to address other local parking needs. On balance and in comparison to the removal of the previous commercial operation and parking this level of car parking is considered to be acceptable. Cycle parking is available within rear gardens which all have separate rear access and from a communal bike store for the flats. The layout proposed for the internal courtyard demonstrates that adequate space for safe walkways and access through the area is also provided.
45. The proposed access point is considered to be in the safest position along Holmes Close at the point where it bends to the south west. Adequate visibility is provided looking left or right and the short stretch of roadway means that vehicles would not be travelling at excessive speeds to warrant further works to calm traffic on the main highway. The proposed lay-by areas have been discussed over a period of time to increase off-site parking within the highway. Their provision is also considered to be appropriate and will allow vehicles to park or pass by in safety. Design detail will be required to ensure that works within the highway, including realigned footpaths and the new access point, are to a suitable standard. Subject to conditions on surfacing and design work the access and parking provisions are considered to be acceptable.
46. A communal bin store is provided centrally within the site and designed as part of the scheme to reduce its visual impact. Further bin storage is provided within the parking courtyard and Orbit has indicated that they would take responsibility for the management of these communal spaces. Conditions are suggested to ensure adequate provision and management of the servicing requirements of the site.

## **Environmental Issues**

### **Site Contamination and Remediation**

47. A phase one desk top study has been submitted with the application. Due to its previous use as military land the site has been designated as potentially containing contaminative uses. The development is a sensitive one, and although on the basis of the submitted desk top study there is limited evidence of contamination, an intrusive investigation should be required via condition and necessary remediation undertaken.

### **Archaeology**

48. Investigations in the grounds of the church uncovered a number of charcoal rich pits, which may be related to Roman funerary rites. The pits were spread across the site, but three were located in the North West corner, raising the possibility that the spread of pits may continue into the proposed development area. It is also known that the wider area lies adjacent to a number of marks of pit-type features and a parish boundary which runs along the line of a medieval road known as Ramworth Way. As such it is recommended that any consent be subject to a condition that no below ground works shall take place until a programme of archaeological work is agreed and implemented.

### **Energy Efficiency, Sustainable Construction and Renewable Energy**

49. The planning and energy statements submitted with the application details that the

dwellings would be built to at least code for sustainable homes level 3, and lists a number of measures to meet the code's requirements including improved insulation, reduced air leakage and water saving fittings. The aim is also to exceed Building Regulation Part L1a to reduce energy demand. Houses have also been positioned to maximise solar gain and provide south facing garden spaces. A site waste management plan is also proposed to be in operation. The proposed development is located within a sub-urban part of Norwich although with good links to nearby services and public transport links via Plumstead Road East.

50. Discussion has taken place concerning on-site energy provision and following the scheme being reassessed and alternative options considered a revised Energy Efficiency Statement has been submitted reviewing 10% energy demand from decentralised low and zero carbon technologies (LZC). The document promotes flue gas heat recovery (FGHR) and mechanical ventilation heat recovery (MVHR) as well as potential additional energy production from use of photovoltaic panels (PV's).
51. The report indicates that use of heat recovery technologies would reduce energy demand by 11%. Additional use of PV's as shown positioned on the houses and flats would provide a total of 16% from LZC technologies towards energy demand. A significant increase to 10% by just using PV's is unlikely to be achievable due to shading and building orientation to the flats proposed on site.
52. Use of FGHR and MVHR assumes that technology outside of the considerations within fabric efficiency standards can be classed as LZC if these are identified by the Energy Saving Trust or SAP criteria. The use of FGHR and MVHR does not provide on-site energy "production" as such thereby not complying with the wording of the JCS policy 3 on energy but in a way is a mechanical intervention impacting on energy use which runs to the spirit of the policy with its intent which is to minimise energy use. In the circumstances this approach is considered to be acceptable and a condition is suggested requiring submission of details and future maintenance of LZC technologies.

### **Water Conservation**

53. The agent has indicated that the scheme can be designed to meet sustainable homes Code Level 4 with internal water consumption to be limited to 105 litres per person per day by incorporating facilities such as: a) dual flush WC cisterns; b) flow reducing aerating taps; c) flow reducing showers; d) max volume washing machine; e) max volume dishwasher. It would therefore be reasonable to impose a condition requiring the development to meet appropriate levels of water usage as promoted by JCS policy 3.

### **Lighting and CCTV**

54. The application states that PIR lighting will be provided to the dwellings. Although no exact details have been provided, lighting will be positioned to the front and rear entrances of all dwellings together with lighting provided to illuminate the parking court, bin and bike stores. Illumination of the parking courtyard and parking spaces will help to further overcome security issues raised by the Police and are considered to be appropriate features to promote a safe and secure development. Conditions are suggested requiring submission of details of site lighting to ensure that there is no design or adverse amenity impacts.

### **Trees and Landscaping**

#### **Loss of Trees or Impact on Trees**

55. There are a number of important trees immediately adjacent to the site on Witard Road. Of particular importance are 3 mature sycamores within the green space closest to the development site. All of the trees retained within this green space are

category A or B. A clearance zone for tree protection and future growth has been identified for these trees and buildings along Witard Road have been positioned to limit any potential impact on these trees.

56. To enable development some trees have been indicated as requiring removal. The Populus Nigra tree positioned on the south west corner of the site has already been removed by agreement due to the impacts on amenity and adjoining property which were being caused. Where trees are to be removed then replacement tree planting should be sought including trees within the highway, specific replacement for the Poplar and further trees to be agreed within the landscape scheme for the site.
57. A revised arboricultural implications assessment has been submitted with the application and subject to strict compliance with this and submission of further arboricultural method statements it is considered that the development would be achievable without having any likely detrimental impacts on the adjacent trees or planting.

### **Replacement planting and ecology**

58. Limited details have been provided in relation to landscaping; of particular importance will be the detailing of front gardens and how they are defined in relation to the adjacent footpath and for the creation of a pleasant access courtyard space within the development itself. Existing planting along the eastern boundary with the church is to be protected and will help produce a mature landscape scheme at early stage. A method statement detailing how the planting will be protected should be required by condition. Further details will also be required on the surface treatment of the central access and courtyard as well as internal boundary treatments. The indicative layout of these spaces is considered to be acceptable and it is suggested that the specific details be conditioned as part of any consent.
59. An Ecological Survey by Norfolk Wildlife Services (NWS) was undertaken of the site in 2010 and updated in 2011 along with a desktop search of the area for protected species on the site and recommendations were made for possible enhancements for wildlife within landscaping and building design. The Ecology Report undertaken confirms that the site appears to be of low ecological value. However minor evidence of bats was found within the existing building and additional roosting potential was found in the area. Conditions are suggested to ensure biodiversity enhancements are provided as part of the scheme and an informative added in relation to wildlife protection.

## **Planning Obligations**

### **Transport, Play, Trees and Affordable Housing**

60. The S106 requirements for the site have been assessed and in terms of local requirements and necessity for local improvements these would be contributions for transport improvements, child play space and street trees. It is understood that the planning obligations for the site will be set out within the land contract between Orbit and Norwich City Council rather than through the S106 route with the application. The issue of affordable housing provision will also be covered by the land transfer and will not require a separate S106 agreement.

### **Off site works related to the scheme**

61. Road parking and footpath space provision will be undertaken during development to an agreed scheme to the Councils satisfaction whereby Orbit would need to meet the cost and undertake the works. This can be treated as a condition requiring submission of details for these works to ensure satisfactory access crossover, path and parking are provided. The street trees within this space could be provided at the development stage and again this would be subject to a condition on any

permission and works, ground improvements and planting undertaken to the Councils satisfaction. The same issue of works/condition would apply to the proposed pathways across the greenspace which remains in Council ownership.

## **Conclusions**

62. It is considered that the commercial site and garaging is not currently providing an effective use of land and having weighed up the relevant planning policy surrounding the loss of the commercial site and redevelopment for housing, on balance it is considered that the proposals are acceptable in principle. The design layout is considered acceptable with a good relationship between public and private realm. Access, parking and servicing arrangements are also considered to be appropriate as are the amenity standards for existing and proposed dwellings. The development also responds to site constraints in terms of their implications for trees, energy efficiency, contamination and archaeology. Subject to the conditions listed the proposals are considered to be acceptable and will provide for much needed housing development in this part of the City.

## **RECOMMENDATIONS**

To approve Application No 11/02116/F Dairy Crest Limited Holmes Close Norwich NR7 9XW and grant planning permission, subject to the following conditions:-

1. Commencement of development within 3 years from the date of approval;
2. Development to be in accord with drawings and details
3. Details of facing and roofing materials; joinery; boundary treatments, walls and fences; external lighting;
4. Details of car parking, cycle storage, bin stores, access road surface,
5. Details of off site highways works and pedestrian links;
6. Details of landscaping, planting, tree pits; biodiversity enhancements and site treatment works; and landscape maintenance;
7. Details of protection of existing planting;
8. Compliance with AIA, AMS and Tree Protection Scheme implemented prior to commencement;
9. Retention of tree protection;
10. Details of provision and maintenance of LZC technologies and renewable energy sources;
11. Details of water efficiency measures;
12. Details of noise protection measures to be installed;
13. Site contamination investigation and assessment to be carried out and if contamination is found a scheme of remediation and mitigation to be agreed and carried out. Should during development, contamination not previously identified be found development is to cease pending details to deal with contamination;
14. Control on any imported materials; and
15. Archaeology - site monitoring/supervision/recording of information.

Reasons for approval:

The development of the site for residential dwellings would contribute to the overall delivery of housing in Norwich and as considered against the Joint Core Strategy Policy 4, would provide for a 100% provision towards affordable housing which would contribute specifically to the promotion of affordable housing in Norwich. The scheme provides adequate and safe access into the site for future residents. The proposed development, subject to submission of conditions, would be well integrated with the

surrounding development in form and layout and would make good use of this urban site. Individual layout of blocks can be achieved with regard to amenity and safety issues in the area for existing and future residents. The site area allows for sufficient space for protection of existing trees around the site and possibilities for further landscape and biodiversity enhancement to improve the amenity of the area. The scheme also provides for appropriate provision to provide play equipment/space provision; transportation contribution; street tree provision and on-site affordable housing to meet local requirements and to make suitable improvements in the area

The decision has been made with particular regard to the National Planning Policy Framework; policies ENV7, ENG1, H2, T14 and WM6 of the East of England Plan 2008; policies 1, 2, 3, 4, 5, 6, 9, 12 and 20 of the Joint Core Strategy (March 2011); and saved policies EP1, EP18, EP20, EP22, EMP3, HBE3, HBE12, HOU6, HOU13, HOU18, NE4, NE8, NE9, SR7, TRA5, TRA6, TRA7, TRA8, TRA10 and TRA11 of the City of Norwich Local Plan (Adopted Version 2004) and to all material planning considerations.

**Informatives:**

Considerate construction and timing to prevent nuisance;

An asbestos survey should be carried out;

Materials removed from site should be classified and disposed of at suitable licensed facilities;

Site clearance to have due regard to minimising the impact on wildlife.



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Planning Application No 11/02116/F

Site Address Dairy Crest Limited, Holmes Close

Scale 1:1,000



**NORWICH**  
City Council

PLANNING SERVICES



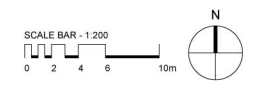


LEGEND: DO NOT SCALE

**SCHEDULE OF ACCOMMODATION**

Plot 1	2b/4p	80 m <sup>2</sup>
Plot 2	2b/4p	80 m <sup>2</sup>
Plot 3	3b/5p	89 m <sup>2</sup>
Plot 4	3b/5p	89 m <sup>2</sup>
Unit 5	3b/5p	89 m <sup>2</sup>
Unit 6	5b/7p	139 m <sup>2</sup>
Units 7 - 10	2b/4p flat	76 m <sup>2</sup>
Unit 11	2b/4p flat	85 m <sup>2</sup>
Units 12 - 13	2b/4p flat	76 m <sup>2</sup>
Unit 14	2b/4p flat	85 m <sup>2</sup>
Units 15	2b/4p flat	76 m <sup>2</sup>
Units 16 - 18	1b/2p	50 m <sup>2</sup>
Unit 19	1b/2p	53 m <sup>2</sup>
Units 20 - 21	1b/2p	50 m <sup>2</sup>
Units 22 - 24	1b/2p	52 m <sup>2</sup>

Site Area - 0.33 Ha  
 71 Dwellings/Ha  
 Parking Spaces - 24



H	27.03.12	Landscaping and parking revised to Planning	JCS
G	25.01.12	Office comments issued for Planning Approval	JCS
I	12.01.12	Finalised External works amended	JCS
F	12.01.12	Planning Application issued to Planning for Comment	JCS
E	25.11.11	Planning Application	JCS AD
D	31.10.11	Planning drawings issued to client for comment	JCS AD
C	18.10.11	Revised to client comments for discussion	JCS AD
B	17.10.11	Issued for Comment	JCS AD
A	20.09.11	Roof plan amended	JCS
-	16.09.11	Issued for costing	JCS AD
Revision:	Date:	Description:	Drawn: CMK

**Ingleton Wood**  
 Vision, form and function

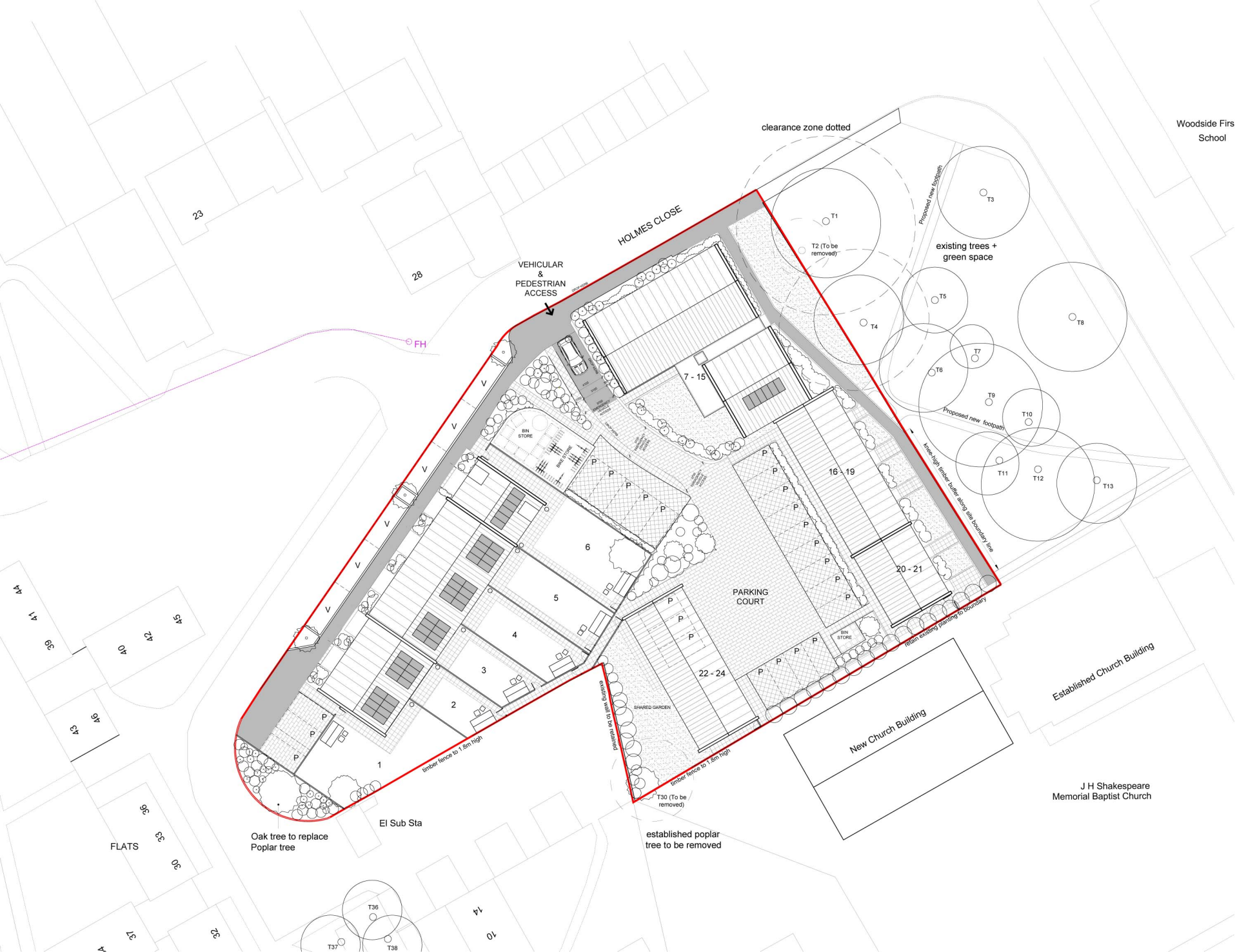
Norwich  
 43 All Saints Green  
 Norwich NR1 3L7  
 T: 01 603 658847  
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 www.ingletonwood.co.uk

Project: Residential Development  
 Holmes Close  
 Norwich

Drawing Title: General Arrangement

Client: Orbit Housing Group

Drawn:	Checked:	Date:	Scale:	Paper Size:
JCG	AD	10.03.11	1:200	A1
Job No.:	Dwg No.:	Stage:	Revision:	
30783	102	PLANNING	H	



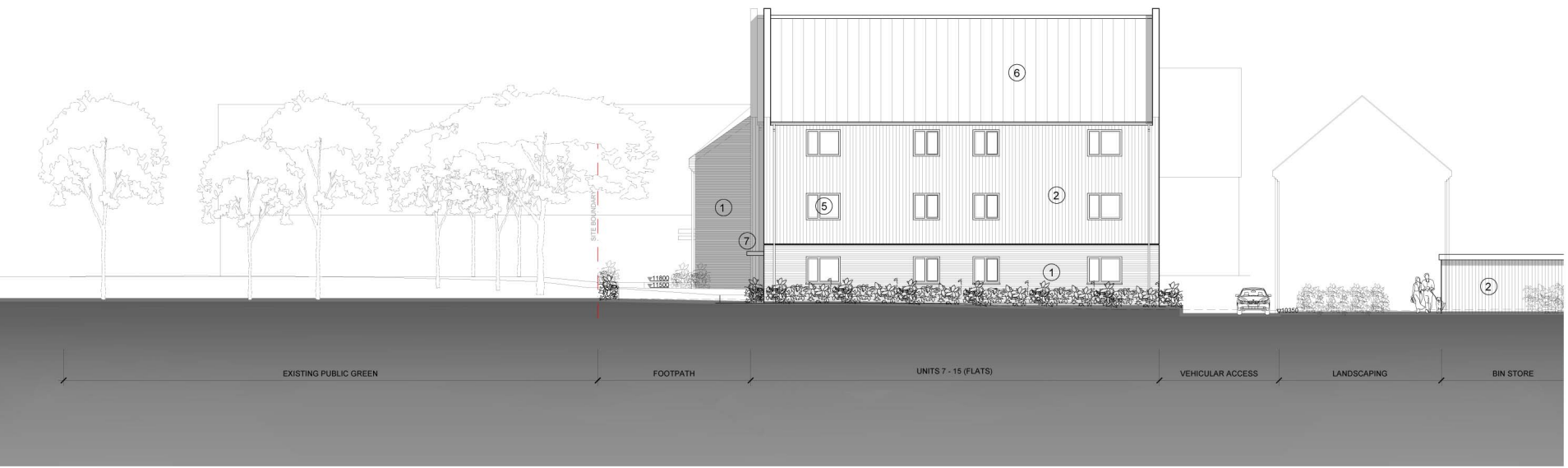


LEGEND: DO NOT SCALE

- ① Buff Brickwork
- ② Thermowood Vertical Timber Cladding
- ③ Photo Voltaics
- ④ Glazed Curtain Wall
- ⑤ Grey Upvc Windows
- ⑥ Grey Concrete Tiles
- ⑦ Grey Flat Roof Canopy
- ⑧ Timber Clad Bin Store
- ⑨ Opaque Ceramic Glass



WITARD ROAD ELEVATION



HOLMES CLOSE ELEVATION

Revision	Date	Description	Drawn	Checked
G	04.04.12	Windows revised	JCG	AD
F	25.01.12	Issued to Planning for Approval	JCG	AD
E	25.11.11	Concrete, steel and window positions amended	JCG	AD
D	31.10.11	Materials verified	JCG	AD
C	20.08.11	Planning drawings issued to client for comment	JCG	AD
B	18.09.11	Materials amended	JCG	AD
A	17.08.11	Revised elevations to suit FF/As as advised by JCG	JCG	AD
-	15.08.11	Roof finishes amended	JCG	AD
-	15.08.11	Issued for costing	JCG	AD

**Ingleton Wood**  
 Vision, form and function

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Project: Residential Development  
 Holmes Close  
 Norwich

Drawing Title: ELEVATIONS  
 PLOTS 7 - 21

Client: Orbit Housing Group

Drawn	Checked	Date	Scale	Paper Size
JCG	AD	10.03.11	1:100	A1
Job No.	Dwg No.	Stage	Revision	
30783	006	PLANNING	G	