



**Committee name:** Planning applications

**Committee date:** 14/12/2023

**Report title:** Application no 23/00843/F – Site Adjacent to 99-105 Netherwood Green

**Report from:** Head of planning and regulatory services

**OPEN PUBLIC ITEM**

**Purpose:**

To determine:

**Application no:** 23/00843/F

**Site Address:** Site Adjacent to 133 Netherwood Green

**Decision due by:** 07/09/2023

**Proposal:** Proposed development of garage site into 4 No. self-contained modular flats with associated landscaping.

**Key considerations:**

- Principle of development
- Design
- Amenity
- Transport
- Flood risk
- Trees
- Landscaping and biodiversity
- Contamination

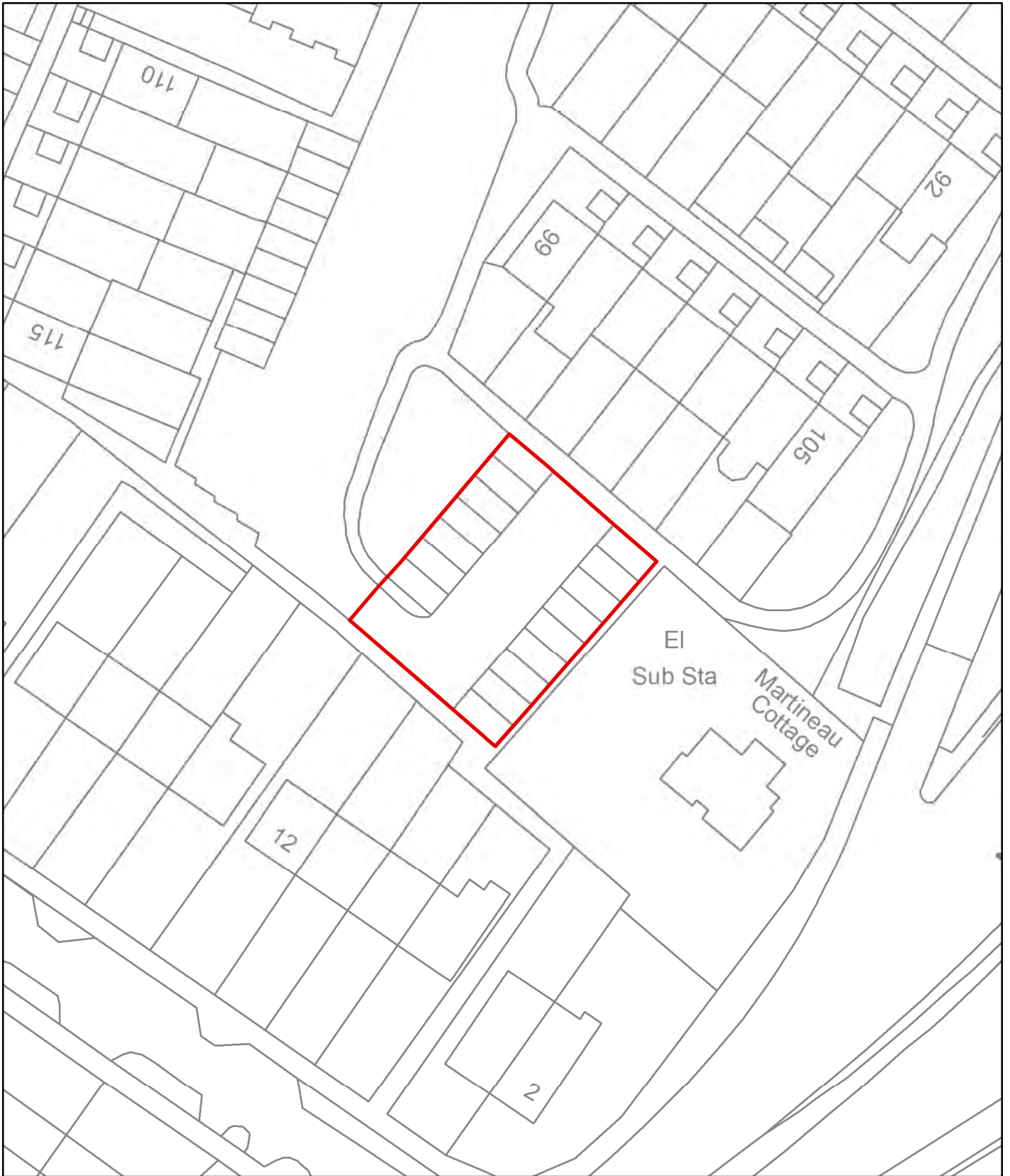
**Ward:** Lakenham

**Case Officer:** Robert Webb – [robertwebb@norwich.gov.uk](mailto:robertwebb@norwich.gov.uk)

**Applicant:** Dr. Jan Sheldon, St. Martin's Housing Trust

**Reason at Committee:** Objections

**Recommendation:** It is recommended to approve the application for the reasons given in the report and subject to the planning conditions set out in paragraph 88 of this report and grant planning permission.

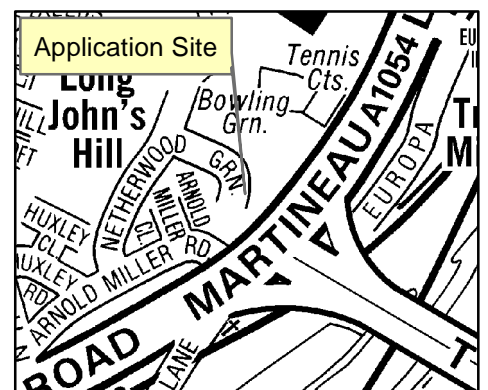


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Planning Application No 23/00790/F  
Site Address Garage site adjacent to  
99-105 Netherwood Green  
Scale 1:500



**NORWICH**  
City Council  
PLANNING SERVICES



## **Introduction**

1. The application was previously reported to Planning Applications Committee on 9 November 2023 and it was resolved that the application should be deferred to consider measures to improve the provision of natural light to the first floor flat adjacent to the trees through the addition of sun tunnels and/or windows and to consider the relocation of the bin store. The applicant has subsequently made amendments seeking to address these matters which are described and assessed in more detail in the relevant sections below.

## **The site and surroundings**

### **Location and Context**

2. The site is occupied by two blocks of garages and areas of hardstanding within the Netherwood Green estate, to the south of the city centre. Immediately to the north east is a small green with two mature trees. Further to the north-west and to the north-east, there are rows of two storey houses which are part of Netherwood Green. To the south-west, there are properties within Arnold Miller Road which back on to the site. To the south-east, is a detached dwelling (Martineau Cottage) which sits within a relatively large plot. The site slopes gently from the north-west to the south-east.

### **Constraints**

3. The site is within 100m of a designated 'gateway' to the city (the approach of the Trowse by-pass).

### **Relevant planning history**

4. There is no planning history for this site.

### **Equalities and diversity issues**

5. There are no equality or diversity issues.

## **The proposal**

6. Permission is sought for the demolition of the existing garages and the erection of 4 no. one bedroom flats, taking the form of a single two storey block. The intention is that the flats would be occupied by local people in vulnerable situations, with the development being run by St. Martins Housing Trust, an organisation who work to prevent homelessness and to support independent living. It is anticipated that each unit would typically be occupied by 6-12 months therefore the use class is C3 residential dwellings.
7. The buildings would be of modular construction with flat roofs, chalk colour render and silver/grey composite cladding on the walls. External staircases would provide access to the flats on upper storeys. There would be separate bin and bike stores, and parking for one car. The remainder of the site would consist of pedestrian pathways and soft landscaping including lawn and planting.
8. The application was reported to planning committee on 9 November. The committee resolved to defer the application due to concerns regarding the level of

natural light for proposed occupiers and also due to concerns regarding access to the refuse store. To address these issues the applicant has added sun-tubes to the first floor flat which is closest to the mature trees. In addition, the layout has been changed to ensure unobstructed access to the refuse store.

## Representations

9. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 29 letters of objection 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.
10. No additional representations were received in response to the amended plans post the November committee meeting.

Issues raised	Response
Concerns about increased crime, fear of crime and anti-social behaviour associated with the proposed type of development	See main issue 3.
High concentration of similar facilities within NR1 postcode area and associated impacts	See main issue 3.
Concerns about increased noise nuisance	See main issue 3.
Loss of parking spaces and increased parking pressure	See main issue 4.
Overlooking of Martineau Cottage leading to loss of privacy to house and garden	See main issue 3.
Excessive height and unsympathetic design	See main issue 2.
Proposed site was not identified in the Norwich site allocations plan and therefore contravenes agreed development sites.	See main issue 1.
Loss of value to existing houses	See main issue 3.
Impacts from demolition and construction	See main issue 3.

## Consultation responses

11. 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.

### Norwich City Council - Environmental protection

12. Conditions relating to land contamination site investigation, unexpected contamination and importation of soil required. Informatives for removal of asbestos and construction working hours recommended.

### Norfolk County Council - Highways

13. The provision of additional housing of 4 flats represents a decrease in the number of potential vehicle trips to the site compared to a garage block of 17 vehicles, and that the new apartments would not be eligible for parking permits for the CPZ; for these reasons there is lesser highway impact and there is not an objection to the principle of residential use of the site.

14. The extant vehicle access and pedestrian routes to the site enable adequate means of access and the provision of an emergency vehicle route should enable adequate emergency access. The car parking provision is lower than Norfolk County Council parking guidelines, but not unacceptable.
15. The consequence of the development would be the loss of 16 garage spaces. There is a likely risk of loss of local parking amenity and nuisance parking on grassed areas. It is important for our assessment to note that the extant cul de sac road is not adopted and is in effect a privately owned road. For this reason the assessment of loss of vehicular access for extant dwellings is for the local planning authority to weigh up, and not for highway authority.
16. The highway assessment of local parking access concerns whether there is alternative parking provision available nearby, the parking survey has confirmed there is adequate capacity for additional parking on-street. Highway safety risks are mitigated as there are double yellow lines and all local junctions.
17. The overall highway view is that in principle there is no objection to proposed residential use of the site, yet that there are negative impacts on parking amenity for extant residents of dwellings near to the site. Yet there is unlikely to be highway safety impacts arising.
18. Flyparking on the grassed areas may manifest as a consequence but can be mitigated with use of bollards that can be purchased and installed by the city council housing department at their discretion.
19. For this reason, it is not considered that a recommendation of refusal can be justified on highway grounds. However, it will be necessary for conditions to be imposed to mitigate risks identified. I am able to comment that in relation to highways issues only, that Norfolk County Council does not wish to restrict the grant of consent.
20. Conditions recommended relating to off-site highway improvements, provision of bollards and cycle parking.

#### **Norwich City Council - Tree protection officer**

21. The proposal is in close proximity to existing trees. Some crown reduction will be required, but this is acceptable. There will be a need for ongoing monitoring and pruning of the trees because they have the potential to affect future occupiers. No objection subject to a condition ensuring suitable tree protection during development.

#### **Natural England**

22. No objection, subject to appropriate mitigation being secured.

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

- European sites designated within the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS) report.

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

- the purchase of credits through the Norwich City Council Water Usage Retrofitting Mitigation Scheme (NCC WURMS) 9.04 x £761.83 for nitrates; and 0.33 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).

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

## **Assessment of Planning Considerations**

### **Relevant planning policies**

23. **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
  - JCS12 The remainder of the Norwich urban area including the fringe parishes
24. **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
  - DM11 Protecting against environmental hazards
  - DM12 Ensuring well-planned housing development
  - DM13 Communal development and multiple occupation
  - DM30 Access and highway safety
  - DM31 Car parking and servicing
  - DM32 Encouraging car free and low car housing

### **Other material considerations**

25. **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
- 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

## **Case Assessment**

26. 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 Councils 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**

27. Key policies and NPPF paragraphs – JCS4, DM12, NPPF sections 2 and 5.
28. The site is within the urban area of Norwich within which new housing development is acceptable in principle in accordance with policy JCS4 and JCS12. The proposal represents the redevelopment of 'brownfield' land which is supported by the National Planning Policy Framework. Whilst the site is not an allocated site (as noted by an objector), there is a presumption in favour of development of previously developed land within settlements unless there is a specific policy preventing development.

### **Main issue 2: Design**

29. Key policies and NPPF paragraphs – JCS2, DM3, NPPF section 12.
30. Netherwood Green is characterised by two storey houses featuring hanging tiles on the frontages and shallow pitched roofs formed of sheet cladding. The new flats proposed would diverge from this character, taking the form of two storey flat roof buildings with light render and cladding materials. They would therefore have a different appearance; however the scale would be similar to existing buildings.
31. The building would read as a later addition to the estate being of a modern design but would integrate reasonably well with the existing built form, in terms of its scale and bulk. The materials, whilst different, would also be complimentary and not appear incongruous. The existing substation would be enclosed with a new brick building and there is space for new planting and landscaping. Overall, the design is considered acceptable within this suburban locality. A condition requiring agreement to materials is recommended.
32. The site falls within 100m of a 'gateway' to the city, this being the Trowse by-pass from the A47. Only distant glimpsed views of the proposed development would be

possible from this approach, and due to its relatively small scale there would be a negligible impact on the gateway.

### **Main issue 3: Amenity**

33. Key policies and NPPF paragraphs – DM2, DM11, NPPF sections 2, 5 and 12.

#### **Impact on surrounding occupiers**

34. Concerns have been raised by an objector about the loss of privacy to the house and garden at Martineau Cottage. The distance between directly facing windows would be approximately 21m. Such a distance has long been held to be an acceptable distance between residential properties therefore it is not considered material harm would occur. The distance from the proposed building to the boundary of the garden to Martineau Cottage would be approximately 8m. This would have an increased impact compared to the current situation, but the impact is partly mitigated by vegetation in the garden and the size of the garden itself, which is substantial. The new building would be orientated so as to ensure no directly facing windows and consequent loss of privacy to existing properties on Netherwood Green or Arnold Miller Road. Overall, the impact on neighbouring properties is considered acceptable in this suburban location.
35. Concerns have been raised by an objector about increased noise nuisance, but the nature of the additional noise would be the comings and goings of the residents of the new properties within an existing residential area so there are no grounds to refuse the proposal for this reason.
36. Concerns have been raised by a number of objectors about the potential for an increase in crime, anti-social behaviour, fear of crime and safeguarding due to the fact the development is proposed to be occupied by people who may have experienced homelessness and/or are classified as vulnerable people. The design of the development provides an open layout around the building which ensures active surveillance of the surrounding area and good visibility in and around the new building. The layout and design therefore promote safety and security. The planning system is concerned with the use of land and buildings and not the identity of potential occupiers. The proposal is for C3 housing and must be treated the same as any other such application.
37. Notwithstanding this, the applicant has stated that the development will be managed by St. Martins Housing Trust who are experienced at working with vulnerable people.
38. Another issue raised is impacts on property value. This is not a planning matter and therefore cannot be taken into consideration when assessing the application. Concerns by some objectors have been raised about construction impacts on neighbours. Some impacts during the construction process are inevitable but would also not be a reason to refuse planning permission. Details of the boundary treatment with Martineau Cottage would be sought by condition.

#### **Impact on proposed occupiers**

39. In terms of amenity for proposed occupiers, at approximately 38 square metres each flat would meet the national minimum space standards for internal space, which for a 1-bedroom flat is 37 square metres. Each flat would have a satisfactory



level of outlook and privacy, and there is communal green space around the blocks which allows for some outdoor space.

40. At the previous planning applications committee concerns which were raised by members regarding inadequate natural light to the first floor dwelling closest to the trees. To address this the applicant has added two sun-tubes to the roof to provide additional light to the living room. Combined with the large window this will ensure that sufficient natural light is available for the occupier of this dwelling within the living room which is the main habitable room.
41. The possibility of adding a sun tunnel to the bedroom was considered, but it was felt this might lead to unwanted light during the early hours of the morning during summer months. Natural light is not so important in a bedroom as it is in a living room so this is considered acceptable. The applicant has chosen not to add any further windows on the end elevations due to the relationship of the new building with the existing houses.
42. It is considered that the proposal would provide a sufficient level of occupier amenity including natural light.

#### **Main issue 4: Transport**

43. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF section 9.
44. The application proposes the demolition of the existing garages which provides parking for 16 cars. This has resulted in concerns being raised by local residents that it will lead to increased parking pressure.
45. There would be no parking spaces provided for the new development, however the site is within a controlled parking zone within the outer ring road where car free housing is acceptable in principle. Residents of the new dwellings would not be eligible for parking permits.
46. The Highway Authority has noted what it terms the loss of parking amenity for existing residents but has not raised an objection on the grounds that the garage site is not public highway and is land owned by the City Council. The applicant has submitted parking surveys of Netherwood Green and Arnold Miller Road. The surveys were carried out on three separate occasions during March and April 2023, including during the day-time and at night-time. The surveys show that at least 31 spaces were available at the time of the surveys. When the surveys were carried out there were between 7 and 9 cars parked on the two garage sites which are the subject of planning applications. This would indicate that there is sufficient capacity to absorb the parking pressure caused by the redevelopment of the site.
47. Notwithstanding this, it is acknowledged that some harm would occur to the amenity of residents by the loss of convenient garage parking close to some of the houses. This must be weighed against the benefit of providing new housing. In this instance it is considered that the benefit of providing new housing outweighs the limited harm to parking amenity.
48. The proposal would provide sufficient and secure bike storage and a bin store which can be serviced by bin lorries. Following concerns raised at the last planning committee, the layout has been changed to ensure the refuse store would be

adjacent the roadway, with access to the store protected by bollards which would prevent parked cars causing an obstruction. This is a satisfactory layout.

### **Main issue 5: Flood risk**

- 49. Key policies and NPPF paragraphs – JCS1, DM5, NPPF section 14.
- 50. The site is within flood zone 1 which is the lowest risk of flooding from rivers. It is currently very impermeable being surfaced with hardstanding and buildings. The application would improve the situation by significantly increasing the permeable surfacing, through increased areas of the site which are laid to lawn. The proposal would therefore improve the existing surface water flood risk situation. A condition is recommended to secure precise details of surface water drainage.

### **Main issue 6: Trees**

- 51. Key policies and NPPF paragraphs – JCS1, DM7, NPPF section 15.
- 52. There are no trees on the development site itself, however there are two mature Sycamore trees on the green space next to the site, which partly overhang the development area. Some pruning would be required to allow for development, the details of which have been approved by the Council’s Tree Protection Officer. Tree protection measures have also been agreed and this should be conditioned.

### **Main issue 7: Landscaping and biodiversity**

- 53. Key policies and NPPF paragraphs – JCS1, JCS2, DM3, DM6, DM8, NPPF section 15.
- 54. The existing biodiversity of the site is very low. The proposal provides opportunities for new planting to improve the appearance of the site and to provide biodiversity enhancement, the details of which will be sought by condition.

### **Main issue 8: Contamination**

- 55. Key policies and NPPF paragraphs – DM11, NPPF section 15.
- 56. A phase 1 contamination assessment was submitted with the application which identifies a number of potential sources of pollution, including from asbestos on the existing garages. A phase 2 site investigation is therefore required to better understand the risks and to ensure appropriate remediation can take place. This will be controlled by condition.

### **Compliance with other relevant development plan policies**

- 57. 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.

<b>Requirement</b>	<b>Relevant policy</b>	<b>Compliance</b>
Cycle storage	DM31	Yes subject to condition
Refuse storage/servicing	DM31	Yes subject to condition

Energy efficiency	JCS1, JCS3 & DM3	Not applicable
Water efficiency	JCS1 & JCS3	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**

58. 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.
59. 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.
60. 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)**

61. 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.
62. 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

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

### **Appropriate Assessment**

64. 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**

65. 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.

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

- 18.09 x £761.83 for nitrates; and
- 0.65 x £21,161.84 for phosphates.

67. 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**

68. 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.
69. 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.
70. 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**

71. 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.
72. 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.
73. In this case, the need is met by the on-site provision of communal open space which is appropriate for the scale of development proposed.

## **Conclusion**

74. 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.
75. 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.

76. 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.

77. 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**

78. There are no equality or diversity issues.

### **S106 Obligations**

79. A Section 106 agreement is required to secure nutrient neutrality credits and the GIRAMS contribution.

### **Equalities and diversity issues**

80. There are no equality or diversity issues.

### **Local finance considerations**

81. 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.

### **Human Rights Act 1998**

82. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to approve this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

### **Section 17 of the Crime and Disorder Act 1998.**

83. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community.

### **Conclusion**

84. The principle of development, design, layout and impact on neighbours is acceptable in planning terms. Whilst objections have been raised regarding the

potential for an increase in crime and anti-social behaviour, the planning system is concerned with the use of land and buildings and not the identity of the occupiers. The application must therefore be treated in the same way as any other application for C3 residential dwellings.

85. The proposal would result in the loss of garages which results in the loss of some parking amenity for the existing residents. However, there is considered to be sufficient capacity within the wider estate to absorb overflow parking. On balance the benefits of the proposal in terms of delivering new housing are considered to outweigh the loss of parking. Steps have been taken by the applicant to address the matters raised by Members at the last planning committee meeting. It is now considered that the all units would receive sufficient natural light and the refuse collection arrangements are satisfactory.
86. The proposal would ensure suitable mitigation to ensure the development would be nutrient neutral.
87. 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**

88. To approve application 23/00843/F and grant planning permission subject to the completion of a Section 106 legal agreement to secure nutrient neutrality mitigation and GIRAMS contributions and the following conditions and informatives:
  1. Standard time limit;
  2. In accordance with plans;
  3. Materials details
  4. Landscaping details including bollards
  5. Surface water drainage
  6. Ecology measures
  7. Cycle storage details
  8. Off-site highway works details
  9. Contamination – site investigation and remediation
  10. Unexpected contamination
  11. Imported soil
  12. Water efficiency
  13. Tree protection

#### **Informatives:**

1. Construction working advice
2. Asbestos removal
3. No car parking permits

**Appendices:** None

**Contact officer:** Senior Planner

**Name:** Robert Webb

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SCALE 1: 200



REVISION LOG

REV.	DATE	DESCRIPTION
P1	13/02/23	First issue
P2	12/07/23	Cycle store added.
P3	04/10/23	Car parking space omitted and bin store amended.
P4	17/11/23	Bollards added, bin and cycle store position amendments.

DRAWING USE  
FEASIBILITY

PROJECT  
St Martins Housing Trust  
ADDRESS  
Netherwood Green, Norwich

STATUS  
S2-FOR INFORMATION

DRAWING TITLE  
Site Plan - Site 2

SIZE  
A3

DRAWING NO.  
0252

REVISION  
P4

CREATED BY  
AVC

CHECKED BY  
JAA

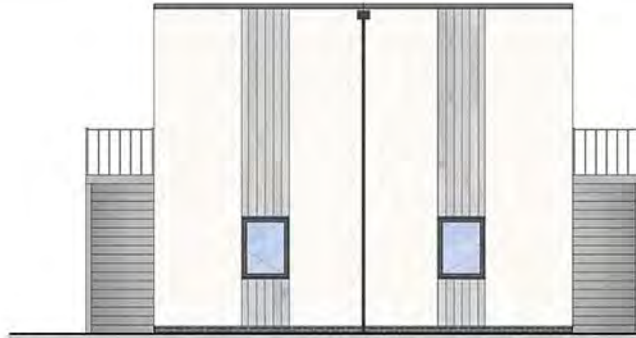
APPROVED BY  
JAA

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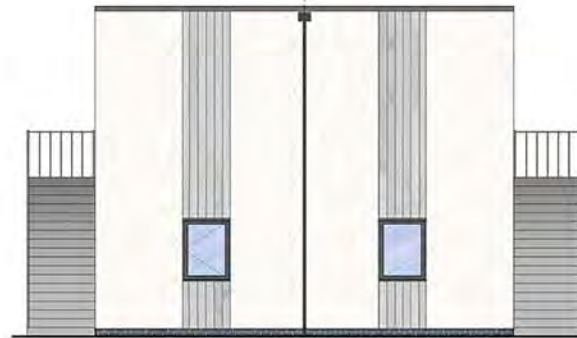
Front Elevation



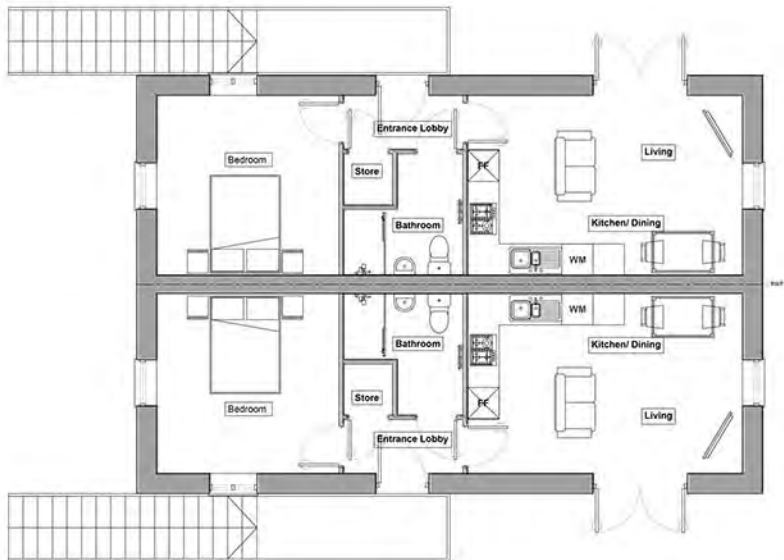
Side Elevation



Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

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SCALE 1:50  
0 0.5 1.0 1.5 2.0 2.5 3.0m

### Block 3

REVISION NO.	REV. DATE	DESCRIPTION
P1	27/07/21	First Issue
P2	24/02/21	Amended to Public Comments

DRAWING USE  
BRIEF

PROJECT  
St Martins Housing Trust  
ADDRESS  
Netherwood Green,  
Norwich

STATUS: (1) 1/2/2021 (2) 2/2/2021  
S2-FOR INFORMATION

DRAWING TITLE	SIZE
BLOCK 3: One Bedroom Flat Floor Plans and Elevations	A1
DRAWING NO.	REVISION
1000	P1

CREATED BY	CHECKED BY	APPROVED BY
AVC	JAA	JAA

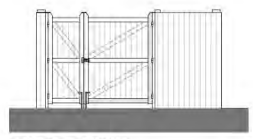
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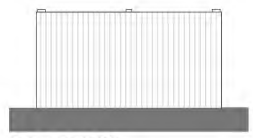
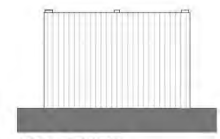
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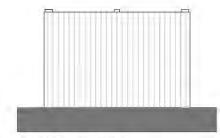
FRONT ELEVATION



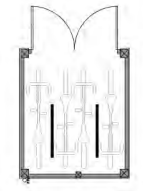
SIDE ELEVATION



REAR ELEVATION



REAR ELEVATION



PLAN



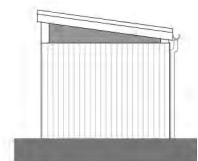
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

REVISION LOG	REV. DATE	DESCRIPTION
F1	12/07/23	First Issue
P2	17/10/23	Amended to Public Comments

DRAWING USE  
 PLANNING

PROJECT  
 St Martins Housing Trust  
 ADDRESS  
 Netherwood Green,  
 Norwich

STATUS  
 A-APPROVED

DRAWING TITLE	SIZE	
Bin & Cycle Store Floor Plan & Elevations	A1	
DRAWING NO.	REVISION	
5000	P2	
CREATED BY	CHECKED BY	APPROVED BY
JMF	JAA	JAA

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