

**Report to** Planning applications committee

**Item**

13 April 2017

**Report of** Head of planning services

**Subject** Application no 17/00220/MA - Land at Goldsmith Street Greyhound Opening and Haslips Close, Norwich

4(b)

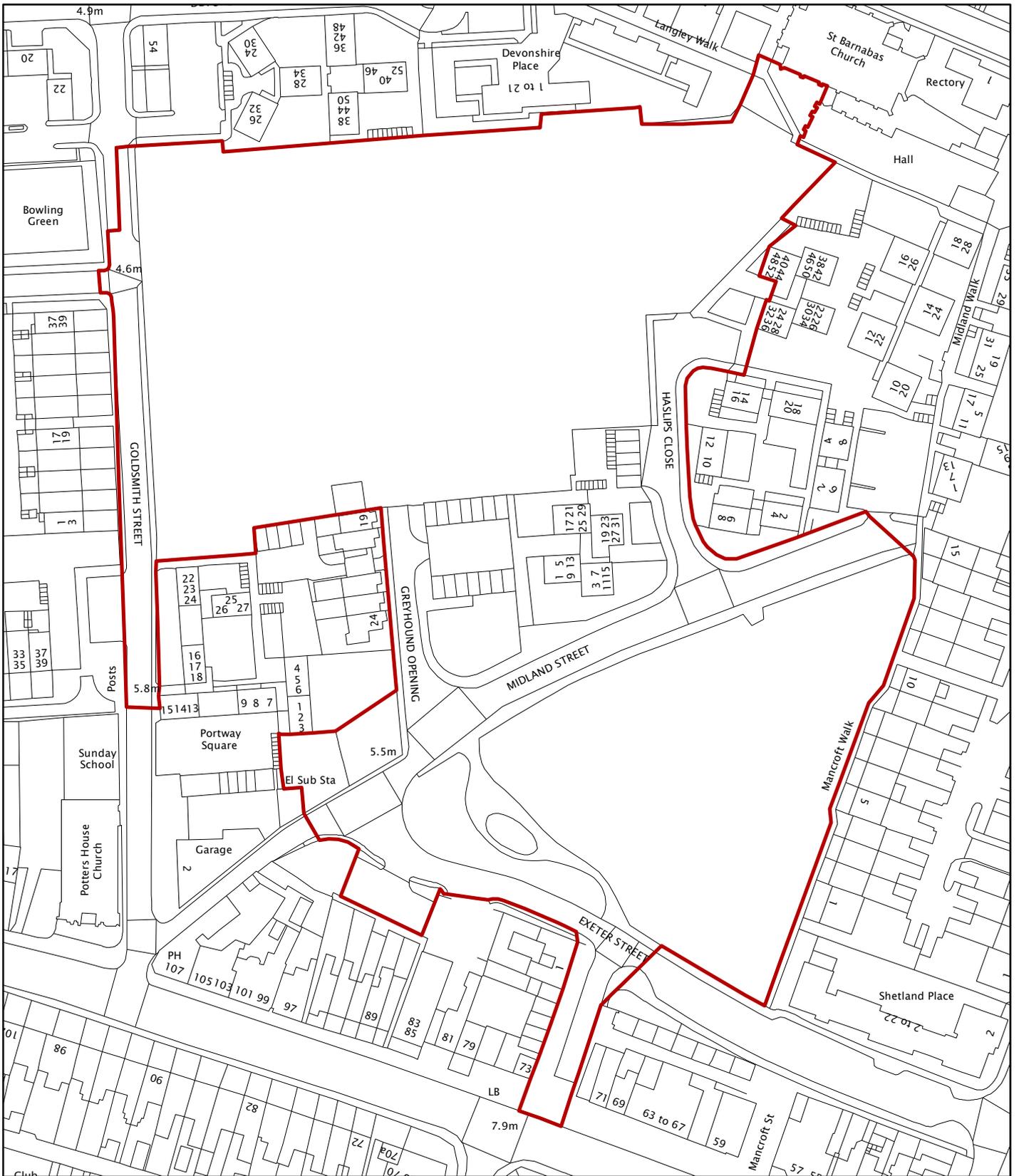
**Reason for referral** Norwich City Council application or site

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<b>Ward:</b>	Mancroft
<b>Case officer</b>	Lee Cook - leecook@norwich.gov.uk

<b>Development proposal</b>		
Minor-material amendments to previous permission 15/00272/F for change in eight house types from 3 to 2 beds and removal of dormers; change to materials, design detailing and landscaping; and raised floor levels to units 76-78.		
<b>Representations</b>		
Object	Comment	Support
0	0	0

<b>Main issues</b>	<b>Key considerations</b>
1 Principle	Earlier permission. Changes proposed Provision of affordable housing
2 Design	Scale, massing, layout, detailing
3 Amenity	Impact on amenities of neighbouring properties and future residents (overlooking, outlook, shading).
4 Landscaping	Communal space and play area designs
<b>Expiry date</b>	3 May 2017
<b>Recommendation</b>	Approve subject to deed of variation on S106 agreement



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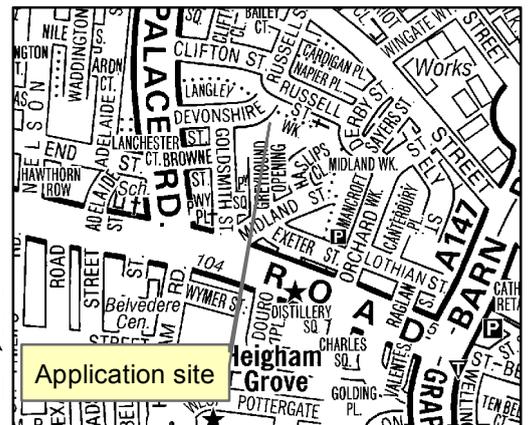
Planning Application No 17/00220/MA  
 Site Address Land at Goldsmith Street,  
 Grehound Opening  
 and Haslips Close

Scale 1:1,250



**NORWICH**  
 City Council

PLANNING SERVICES



## The site and surroundings

1. The application site includes an area of brownfield land of 1.2 hectares formerly providing light industry buildings and a range of residential dwellings/care facilities. Demolition has taken place to clear the site to ground level, area enclosed and below ground works commenced. Green space and connections to the south are included within the application in line with site allocation R27 and works within the open space have also been commenced. The site is located in a densely developed residential area and is largely surrounded by a mixture of terraced houses and flats, with St Bartholomew's church to the north-east.
2. The site lies a very short distance from the city centre to the east and the neighbouring shopping facilities at Distillery Square district centre on Dereham Road to the south. A number of other commercial buildings are located within the area with a car repair/fabrication business located to the west of the site located on the corner of Midland Street and Goldsmith Street. Vehicular access to the north site is currently from Goldsmith Street, Greyhound Opening and Haslips Close. Land on the north of Midland Street and south of Exeter Street are included for redevelopment. Land at Exeter Street provides some off-street surface parking. The site also lies within a current controlled parking zone (CPZ).

## Constraints

3. Policy R27 of the Site Allocations Plan designates the northern area for residential development. The site has been the subject of a design competition and an earlier design brief produced providing guidance on site constraints and design opportunities. The site and green space to the south contains a number of on-site trees which should be retained. Given the site density requirement, the development should aim to achieve improvements to adjacent green spaces and CPZ as part of any scheme. Parts of the site are within flood zone 2 and within a Critical Drainage Catchment area. The site is also over 1ha and a flood risk assessment was required for the earlier proposal to inform surface water drainage strategies. Parts of the site have some archaeological interest and given historic uses are subject to possible contamination both of which both have undergone initial assessment.

## Relevant planning history

4. The northern site was formerly occupied by industrial buildings and a range of residential dwellings/care facilities. Early history relates predominantly to these buildings which have now been removed from site. More recent history deals with discharge of conditions and building demolitions resulting from permission to redevelop the site granted in 2016.

Ref	Proposal	Decision	Date
09/00535/DEM	Demolition of 16 No. bungalows, 10 No. flats, Alderman Clarke House (former care home) and 2 No. warden's houses.	Approved	17/09/2009

<b>Ref</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
15/00272/F	Redevelopment of site to provide 105 dwellings with associated access, landscaping and amenity spaces.	Approved	11/02/2016
15/01326/DEM	Buildings already demolished down to ground level (previous application 09/00535/DEM). Prior notification of proposed demolition for the breaking up and removal of any further slabs/asphalt roadways on site and asphalt tanking/floor tiles visible on the site, along with the removal of any small pieces of asbestos cement roofing across the site which may be visible.	Approved	04/11/2015
16/00729/D	Details of Condition 17: Surface water pipe network design and modelling; and Condition 18: Surface water system maintenance and management of previous permission 15/00272/F.	Approved	17/11/2016
16/00794/D	Partial (part site area) discharge of Condition 10: landscaping and Condition 3 (g): external lighting both for Midland Street open space area of previous permission 15/00272/F.	Approved	24/06/2016
16/01546/D	Details of Condition 14: Strategy for minimal energy dependency and energy efficiency of previous permission 15/00272/F.	Approved	15/11/2016
16/01565/D	Partial (part site area outside of the previously agreed Midland Street open space area) discharge of Condition 10 (a to e) and (g to m) landscaping for individual private garden spaces and for street trees only of previous permission 15/00272/F.	Approved	15/03/2017
16/01691/D	Details of Condition 11: Arboricultural officer site meeting of previous permission 15/00272/F.	Approved	09/12/2016
16/01827/D	Details of Condition 9: Construction Method Statement of previous permission 15/00272/F.	Approved	22/02/2017
16/01829/D	Details of Condition 20: contamination remediation assessment of previous permission 15/00272/F.	Approved	02/02/2017
16/01919/D	Details of Condition 3 (a): external materials, Condition 3 (g): external lighting (street/communal areas north site area) of permission 15/00272/F.	Approved	22/02/2017
16/01930/D	Details of Condition 5(a): electric vehicle charging point and infrastructure;	Approved	23/02/2017

Ref	Proposal	Decision	Date
	Condition 5(b): car club vehicle parking provision; Condition 5(c): cycle storage; and Condition 5(d): bin storage and servicing of previous permission 15/00272/F.		

## The proposal

- Minor-material amendments to previous permission 15/00272/F for change in eight house types from 3 to 2 beds and removal of dormers; change to materials, design detailing and landscaping; and raised floor levels to units 76-78.
- The application is submitted under Section 73 of the Act as a minor material amendment and seeks variation of condition 2 of the previous planning permission for the earlier approved residential scheme.

## Summary information

Proposal	Key facts
<b>Scale</b>	
Total no. of dwellings	105 units, with a mix of 53 one bed flats; 3 two bedroom flats; 4 three bedroom flats; and 40 two bed and 5 four bed houses.
No. of affordable dwellings	37 No. Social rent houses or flats secured as a 35% of scheme total through S106 agreement but all dwellings at this time are promoted as affordable dwellings at social rent levels.
Total floor space	Gross internal floor area of approximately 8,007m <sup>2</sup>
No. of storeys	Pitch roof two storey and two storey plus dormers central to new terraces with three storey blocks to ends and individually for type H. Flat roof two to three storey on Midland St (type K). Flat roof two storey on Exeter St (type L).
Max. dimensions	Houses approximately 6.3m to 7.2m wide x 8.75m deep x 6.95m to 9.29m (with dormer) tall. Flats (depending on block arrangement) approximately 7.75m to 26.7 m wide x 11.1m to 12.9m deep x 6m (Exeter St), 6m to 8.85m (Midland St) and 10.75m tall above FFL.
Density	Overall approximately 83 dwellings per hectare (dph) assessed over the 3 development areas – A being 77 dph (north section); B 151 dph (Midland St); and C 186 dph (Exeter St).

<b>Proposal</b>	<b>Key facts</b>
<b>Appearance</b>	
Materials	Buff brick with Cemex 'Braintree Light' mortar for the walls and black clay pantiles to roofs with ppc aluminium detailing to verges and standing seam system to flat roofs. Render cladding to dormers. Triple glazed aluminium frame windows.
Construction	Passivhaus specification with insulated and air-tight timber frame and brick cladding.
Energy and resource efficiency measures	Fully Passivhaus throughout
<b>Operation</b>	
Ancillary plant and equipment	MVHR units are positioned within individual dwellings.
<b>Transport matters</b>	
Vehicular, pedestrian and cycle access	Rearranged via revised/new road network around Goldsmith Street, Midland Street, Greyhound Opening, Haslips Close and Exeter Street and new pedestrian/cycle linkages through the area to provide improved connections from Dereham Road to areas north of the site.
No of car parking spaces	86 spaces including 1 car club space and electric car charging point. Parking will be on highway as part of a revised CPZ taking in road network connections to Greyhound Opening and Haslips Close and a review of layout of Goldsmith Street, Midland Street and Exeter Street.
No of cycle parking spaces	Bike stores and sheds are shown to be provided.
Servicing arrangements	Private or communal bin stores, depending on dwelling type, and relocation of some existing stores on east side of site. Access via new or existing road connections between Goldsmith Street, Midland Street, Haslips Close and Exeter Street.

## **Representations**

7. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received relating to this application.

8. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

## Consultation responses

9. 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.

### Design and conservation

10. No written comment, informally discussed at application and pre-application stage.

### Environmental protection

11. Have reviewed this application and have no comments.

### Highways (strategic)

12. Have no comments to raise in relation to the proposed minor-material amendments.

### Housing strategy for Planning Service

13. No objection in principle. Notes that JCS requires 33% of the homes to be affordable, split 85% (30 units) social rent and 15% (5 units) intermediate tenure. Notes tenure split and whilst not policy compliant as it does not provide for intermediate tenure homes, is acceptable, due to the high need for social rented homes in Norwich; proposed affordable housing types and sizes match the identified housing need in Norwich.

### Landscape

14. No objection in principle. Provided detailed comments on boundary treatments, confirmation that play safety zones are adequate, maintenance regime for wildflower area, protection of tree root zones, hedging species with less vigorous growth than Hornbeam preferred, shrub pruning and tree establishment. Requested additional management information and minor changes to the scheme.

### Norfolk County Lead Local Flood Authority

15. Confirm that the County Council as Lead Local Flood Authority has no comments to make. Have previously agreed surface water drainage details.

## Assessment of planning considerations

### Relevant development plan policies

16. **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

- JCS5 The economy
- JCS6 Access and transportation
- JCS7 Supporting communities
- JCS9 Strategy for growth in the Norwich policy area
- JCS12 The remainder of the Norwich urban area including the fringe parishes
- JCS20 Implementation

**17. 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
- DM8 Planning effectively for open space and recreation
- DM9 Safeguarding Norwich's heritage
- DM11 Protecting against environmental hazards
- DM12 Ensuring well-planned housing development
- DM13 Communal development and multiple occupation
- DM17 Supporting small business
- 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
- DM1 Achieving and delivering sustainable development

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

- R27: Goldsmith Street

**Other material considerations**

**19. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**

- NPPF0 Achieving sustainable development
- NPPF1 Building a strong, competitive economy
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF8 Promoting healthy communities
- NPPF9 Protecting Green Belt land
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment

**20. Supplementary Planning Documents (SPD)**

- Affordable housing SPD adopted March 2015
- Heritage interpretation SPD adopted December 2015
- Landscape and trees SPD adopted June 2015
- Open space and play adopted October 2015

## **Case Assessment**

21. 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**

22. Key policies and NPPF paragraphs – JCS4, JCS9, JCS12, JCS20, DM1, DM8, DM12, DM13, DM33, SA R27, NPPF paragraphs 9, 14, 17, 49, 73-75, 109 and 129.
23. The principle of redevelopment of the site was agreed by Members at planning applications committee on 1<sup>st</sup> October 2015 under application 15/00272/F. The current application is submitted under Section 73 of the Act as a minor material amendment to the approved residential scheme. This development has recently been commenced with all pre-commencement conditions having been discharged on the earlier permission. The construction works so far are for foundations, drainage and floor pads which are elements of design not affected by the requested changes.
24. Following consultation the Housing client and options manager identified a lower need for 3 bedroom houses than for 2 bedroom houses and as a result have requested a change in the mix of house types for the scheme. Elements of change have potential for impacts in terms of design, amenity and landscaping which are considered further below. The overall layout of highways and block footprints is unchanged from the approved scheme. No changes are proposed to the overall numbers of dwellings being sought and this remains at 105 units.
25. The Strategic Housing officer commenting for the planning service has confirmed that there is a high need for 1 bedroom flats and 2 bedroom houses in the City and that the proposed change in house type will meet an identified housing need. In the local context the proposal is considered to be a minor change to the approved scheme which should not adversely impact on the area or design impacts of the buildings and the changes are therefore considered to be acceptable as such.
26. Any new permission will need to be linked to legal requirements to assist in meeting local housing need and S106 implications are discussed below.

## **Main issue 2: Design**

27. Key policies and NPPF paragraphs – JCS1, JCS2, DM3, DM8, NPPF paragraphs 9, 17, 56 and 60-66.
28. Discussion has taken place in order to understand the design changes which would result from the revisions to incorporate fewer 3 bedroom units. The change in house sizes will result in fewer dormer features being required and those which remain for the four bed houses have been arranged and spaced throughout the scheme to maintain a rhythm to street elevations.
29. 4 no. dormers have been omitted from the northern terrace. The remaining dormers / house types have been respaced along the terrace. The changes result in an improved relationship between three storey elements along the terrace and better reveal of building height as you pass through the development. The changes in scale and position of dormers do not significantly change any amenity impacts which were previously assessed with the scheme.
30. 4 no. dormers have also been removed from the central bays of terraces. Where previously there would be 2 within each terrace section these are now removed completely. The visual impact of their removal from these shorter terrace sections has been modelled prior to the application being made to assess whether the impact would be improved by retention of at least 1 dormer within each of these blocks. The conclusion is that the removal of dormers here will create a simple and successful design of terrace which still are seen as part of the whole development. To try to maintain a central dormer it is felt would create an unbalanced elevation.
31. The scheme has also gone through a costing review and to keep within revised budget some brickwork areas have been replaced with use of render. This has been limited to the rear of dwelling types A, C and D and should not be visible from the wider public realm. The use of brick slips to building type C dormers has also been changed to a render finish. This design technique has been used primarily to define the difference between public and private spaces and can work well if detail provides a consistent approach to building design.
32. Again this was discussed at early stages to help understand the impact on elevation treatments and the use of devices which could be used to maintain a designed element to rendered areas. The details and layering of the facades have been maintained in the same manner as in areas of brickwork with two tones of render articulating window and door reveals. Brick plinths are used along the rear elevations and each end building within the terrace will retain its brick finish which will help frame the use of render panels. Any expansion joints should also be hidden behind downpipes or are to form part of the pattern of render.
33. Further minor design changes involve the use of powder coated aluminium instead of zinc to flashing details; change from Flemish brick bond to stretcher bond and some resulting brick details; change of 4 no. curved building corners to square corners; and increasing the slab level of units 76-78 on Goldsmith Street to avoid the need for additional retaining walls to existing adjacent gardens. Detail of mortar colour and pointing has also subsequently been agreed with the agent although not formally agreed through discharge of parts of condition 3.

34. These changes are unlikely to result in a significant change to the design feel, high quality of detailing or reading of the overall scheme. The proposed change in slab level is in part of a terrace of flats but the split in overall height takes advantage of a balcony break in the elevation and ability to review ceiling heights of room spaces internally and again should not have a significant impact in the final street elevation.
35. Changes related to landscaping are discussed below but these essentially maintain areas of public garden spaces as originally envisaged but with modified detailing and improvements to the usability of proposed play space in the north east corner of the site. Overall the suggested changes to design, building scales, detail and material palette are considered to be acceptable and the end result will maintain a cohesive and attractive redevelopment scheme.

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

36. Key policies and NPPF paragraphs – DM2, DM3, DM11, NPPF paragraphs 9, 17, 56 and 59.
37. The scheme provides for 105 dwellings within an arrangement of terraces running east – west and two individual blocks within the south-west corner on either side of the Midland Street/Exeter Street junction. Buildings are pitched roof two storey and two storey plus dormers central to new terraces with three storey blocks to ends and individually for type H; and a flat roof two to three storey building on Midland St (type K); and flat roof two storey building on Exeter St (type L). The shape of the site has led to the positioning of buildings within the north and south-west sections to form a surround to central open/green spaces and frame to the cycle/pedestrian links which run through the site and form part of the new access road arrangements to be adopted. This remains largely unaltered and is still seen to be an acceptable arrangement to provide on-site amenity for the benefit of residents.
38. The buildings are stepped in height and take advantage of the site levels to improve light levels between buildings. This aids not only amenity but also assists with winter light levels for thermal gain in terms of passivhaus design. Earlier review and analysis of sunlight and daylight factors of existing and new properties has been undertaken. Most of the windows for the new development meet or exceed BRE recommendations for light and vertical sky component. The terrace of houses and flats on the north are positioned close to existing residential properties but at a distance and orientation to not significantly impinge on local amenities.
39. The arrangement of houses in each terrace section seeks to minimise overlooking by ensuring that upper floor bedrooms within dormers look south. In other spaces first floor rooms looking north are either bathrooms or stair landings. The change in arrangement of dormer windows on the north terrace has resulted in fewer of these features and whilst some have moved position within the terrace these are in front of gable ends to buildings to the north of the site thereby limiting any change in impact.
40. Increasing the slab level of units 76-78 on Goldsmith Street has been led by the desire to avoid the need for additional retaining walls to existing adjacent gardens to the south. These units will be sited adjacent to a blank end gable of an existing block of flats. A shared footpath and bin store runs along the existing separating boundary. The height change should not affect existing residents to the south in

terms of shading or overlooking and will have a minimal impact on amenity of proposed dwellings.

41. Overall the proposals still work well with reference to their relationship with adjacent properties and subject to re-imposing conditions on joinery, glazing and landscaping it is not considered that the proposals would result in any unacceptable impact to adjacent properties in terms of outlook, overlooking or overshadowing or in terms of quality of the living environment for existing or future residents.

### **Main issue 3: Landscaping and open space**

42. Key policies and NPPF paragraphs – JCS1, JCS2, JCS12, DM2, DM3, DM6, DM7, DM8, DM33, NPPF paragraphs 9, 17, 56, 58, 70, 74, 75, 109, 118, and 141.
43. Details have been worked up for indicative landscaping proposals across the site including the open space to the south and linkages northwards into the site. The site itself will provide new informal cycle and pedestrian routes. Access and footpath space provision will be undertaken during development to an agreed scheme to the Councils satisfaction whereby the developer would need to meet the cost and undertake the works. Works to provide enhancements of the Midland Street open space have been agreed under application 16/00794/D and subsequently undertaken. Landscape details of private garden spaces have also been agreed under application 16/01565/D.
44. The remaining landscape proposals for play in the north-east corner of the site and for communal gardens and spaces running through the remainder of the northern sector of the site have been redesigned to be less formal and to be more usable across the scheme. This has followed a revised design brief from the applicant and includes a greater emphasis on natural play rather than the geometric layout and tight planting envisaged previously.
45. As the site links through to the core cycling network and forms a new pedestrian route to Dereham Road the development should still be well landscaped to enhance its use and to promote biodiversity links. Existing planting within parts of the site is still to be partly protected and will help produce a mature landscape scheme at early stage. The proposed softening of planting and spaces will help with connections through the site and creates a stronger relationship with the revised layout of open space to the south. The revised layout of these spaces is considered to be acceptable in principle and it is suggested that the specific details be conditioned as part of any consent. Conditions are also suggested to ensure biodiversity enhancements are provided as part of the scheme including those for individual properties.
46. Discussions have long taken place in line with local plan policy to incorporate larger green space improvements as part of the scheme and for provision to be made for open space and play space within the site rather than pursuing off-site provision and contribution towards such facilities. The proposed revisions build on this requirement but it is still reasonable to request final details for the provision and site maintenance for the play areas and open spaces. Design of hard surfaces for roadways, home-zones and pathways will be critical to the final design of the scheme and whilst initial information and examples of materials have been shown details of final hard landscaping are suggested to be agreed by condition. A condition related to historic interpretation which could be incorporated into any

landscape scheme is also suggested to be re-imposed as this matter is still outstanding.

### Compliance with other relevant development plan policies

47. 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 details agreed under application 16/01930/D. Private and secure cycle parking stores are shown to meet development needs.
Car parking provision	DM31	Yes subject to details agreed under application 16/01930/D and a condition suggested in terms of confirming detail of car club vehicle and a condition requiring parking to be on highway as part of a revised CPZ. Parking space and electric car charging point are shown as part of highways specification.
Refuse Storage/servicing	DM31	Yes subject to details agreed under application 16/01930/D. Bin stores and collection are shown to be provided close to the highway for ease of collection. The design and position of stores should help reduce any visual clutter and obstruction within the area. Refuse collection is likely to be capable from Dereham Road, possibly with revised arrangements.
Energy efficiency	JCS 1 & 3 DM4	Yes subject to details agreed under application 16/01546/D relating to passivhaus standards and a condition requiring 10% LZC energy source provision should final passivhaus certification not be met.
Water efficiency	JCS 1 & 3	Yes subject to a condition requiring compliance with Building Regulation standards for 110ltr pppd water efficiency
Sustainable urban drainage	DM3/5	Yes subject to details agreed under application 16/00729/D relating to details of modelling of the surface water pipe network to ensure sufficient capacity is incorporated and for the long term maintenance of the drainage system implementation of surface water flood strategy and conditions relating to scheme implementation,
Contamination	JCS1 DM11	Yes subject to details agreed under application 16/01829/D relating to contamination remediation and conditions

Requirement	Relevant policy	Compliance
		requiring details of verification, certification for imported materials and to stop work if unknown contaminants are found during construction phase.
Tree protection	JCS1 & 2 DM3/6/7	Yes subject to details agreed under application 16/01691/D and 16/01827/D relating to tree inspections and AMS and conditions requiring compliance with arboricultural information and protection of root zones during construction etc.
Archaeology	JCS1 DM9	Discussion has taken place with the Historic Environment Service and evaluation agreed. The site has a potentially interesting history, and this could be referenced to in some form of heritage interpretation in the public space which is suggested as being sought by condition.

### Other matters

48. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions / mitigation / legal agreement:

### Affordable housing

49. The promotion of this site has been discussed with Council Housing Officers to seek to secure a high percentage of the affordable housing at appropriate rent levels for the locality and to ensure an appropriate split in tenure types being made available. The scheme is generally in line with policy JCS4 as a minimum 33% of the houses and flats are suggested as being provided as affordable housing and secured through S106 agreement. A plan was originally submitted with the earlier application to show 35 dwellings along the north edge of the site as being provided and protected for this purpose through the legal agreement. This figure has since been increased to 37 units and layout slightly revised to show the location and tenure mix of units to be protected for affordable housing requirements.
50. The Housing strategy officer commenting for the Planning Service notes that JCS requires a split of 85% (30 units) social rent and 15% (5 units) intermediate tenure affordable dwellings. However; the tenure split whilst not policy compliant is acceptable due to the high need for social rented homes in Norwich. The proposed affordable housing types and sizes match the identified housing need for Norwich and the slight increase to 35% provision is commendable within current market conditions. In order to protect this provision a deed of variation is required on the S106 agreement to link this application to the original document and to incorporate the revised plan and tenure types. The agent has agreed to this requirement and prepared a draft deed for comment and final signing and sealing.

## **Biodiversity**

51. An ecological assessment has been submitted with the earlier application and in terms of ecology the site, being mostly remains of building slabs and other hard surface areas, appears to be of low ecological value. There are a number of interesting trees on site and a disused fox earth is noted on the northern site but site clearance and scrub growth together with enclosure with hoardings of the north area and maintained amenity grassland to the south has meant that the main interest would be nesting birds and potentially hedgehogs. Buildings have been removed and most trees on site are lacking in suitable features to provide habitat for roosting bats. Potential impacts to protected species and other species of conservation interest from development of the site have been assessed as being minimal.
52. Mitigation would be suggested primarily as native species planting as being part of any new landscaping scheme and for the provision of bird and bat boxes. It is recommended that a number of House Sparrow terraces be installed on some of the new homes. House sparrow numbers have declined over many years, so the provision of new nesting opportunities is likely to help the species.
53. Requirement of details of fencing and boundary treatments has been agreed under application 16/01565/D to ensure some capacity for hedgehogs to move through garden areas of the site. Maintenance of the central open space would likely be under the realm of housing services. External lighting provided in conjunction with the development should be of a modern, low spill type to minimise light seepage into the open habitat at the edges of the site and that such detail has been agreed under applications 16/00794/D and 16/01919/D. Conditions are still suggested to ensure biodiversity enhancements are provided as part of the scheme and an informative added in relation to wildlife protection during site works.

## **Equalities and diversity issues**

54. There are no significant equality or diversity issues.

## **S106 Obligations**

55. The provision of a deed of variation is required on the S106 agreement to link this application to the original document. The agent has agreed to this requirement and prepared a draft deed for comment and final signing and sealing.

## **Local finance considerations**

56. 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.
57. 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.
58. In this case local finance considerations are not considered to be material to the case.

## Conclusion

59. The principle of development and access has been established on the site by the previous planning permission. The proposed development provides an acceptable scheme in relation to those changes being made to the earlier permission and appropriately responds to amenity, design and landscape issues. Revisions as negotiated have improved the scheme and adequately responded to local concerns which had been raised with the initial application. 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 no. 17/00220/MA - Land at Goldsmith Street, Greyhound Opening and Haslips Close, Norwich and grant planning permission subject to the completion of a satisfactory legal agreement to include provision of affordable housing and subject to the following conditions:

1. Development to be in accord with drawings and details;
2. Details of facing and roofing materials; external lighting to be in accord with applications 16/00794/D and 16/01919/D; and details to be agreed within 4 months of the date of permission for brick bond; joinery; window shutters; verges; vent systems; external lighting (Private residences); and heritage interpretation;
3. Windows facing south Block L first floor flats to be obscure glazed and fixed openings;
4. Details of vehicle charging point; car club vehicle parking point; cycle storage; and bin stores provision to be in accord with application 16/01930/D; and details to be agreed within 4 months of the date of permission for car club vehicle;
5. Details to be agreed within 4 months of the date of permission of highways works;
6. Details to be agreed prior to first occupation of travel plan;
7. Provision to be made prior to first occupation of extension to Controlled Parking Zone;
8. Construction management; parking; wheel washing etc. to be in accord with application 16/01827/D;
9. Details of landscaping Midland Street area; private gardens; and street trees (planting; tree pits; biodiversity enhancements; south play spaces; site treatment works; boundary treatments, gates, walls and fences; access road and path link surfaces; and landscape provision and maintenance) to be in accord with application 16/00794/D and 16/01565/D; and details to be agreed for landscaping for communal areas and north-east play area;
10. Pre-construction site meeting, details of arboricultural monitoring; and where necessary AMS for additional site works, protection of existing trees and planting to be in accord with application 16/01691/D;
11. Compliance with AIA, AMS and additional information at condition 10 and Tree Protection Scheme implemented prior to commencement;
12. Retention of tree protection;

13. Details of passivhaus measures to be to be in accord with application 16/01546/D; and details to be agreed prior to first occupation for provision and maintenance of L2C technologies and renewable energy sources should development not achieve passivhaus accreditation;
14. Water efficiency measures set at 110 litres/person/day;
15. Implementation of surface water flood strategy;
16. Details of modelling of the surface water pipe network to be in accord with application 16/00729/D;
17. Details of maintenance of the surface water drainage system to be in accord with application 16/00729/D;
18. No hard-standings to be constructed prior to surface water works having been carried out;
19. Details of site contamination investigation, assessment and remediation to be in accord with application 16/01829/D;
20. Details of contamination verification plan to be agreed prior to first occupation;
21. Cessation of works if unknown contaminants found;
22. Details of all imported material prior to occupation to be agreed prior to first occupation;
23. Details of plant and machinery;

### **Informatives**

1. Considerate constructors.
2. Unrecorded UXB's.
3. Impact on wildlife.
4. Highway contacts, permits, design note, works within the highway etc.
5. Environment Agency guidance.
6. Anglian Water guidance.

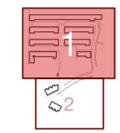
### **Article 35 (2) statement**

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments at the pre-application the application has been approved subject to suitable land management, adoption, appropriate conditions and for the reasons outlined within the committee report for the application.

...



- KEY**
- PLANTING
    - existing tree
    - proposed trees
    - proposed multi-stem trees
    - proposed hedges
    - bulbs
    - lawns
    - wildflower meadow
    - planting
    - climbers
  - MATERIALS
    - asphalt
    - asphalt with chippings vehicular grade
    - asphalt with chippings
    - flag paved footways
    - conservation setts ramps
    - self-binding gravel tree pits
    - block paved communal garden
    - resin bonded paving paths
    - flag paved rear gardens
    - block paved front garden
    - flag paved access paths
    - pine bark to play area
    - grass reinforcement mats
  - STREET FURNITURE
    - bench
    - table & bench set
    - bin
    - bike stand
    - bike store
    - play signage
    - electric car charging point
    - car club parking space
    - heritage interpretation marker stones  
*to be agreed with ACC*
  - DRAINAGE
    - gully to Rosal Long drawings + specification
    - ACC channel to Rosal Long drawings + specification
    - paving falls
    - nominal crossfall as required
  - PLAY
    - play equipment
  - LIGHTING
    - street light column 6m high to GreenGauge drawings and specifications
    - private lighting column to GreenGauge drawings and specifications



Refer to drawing L/S/002/16135/PGA02

**PLANNING ISSUE**

CDM: In addition to the hazards & risks normally associated with the type of work detailed on this drawing, note the following:

1.

Do not scale from the drawing. Any discrepancies to be reported to the landscape architect. All dimensions will be given on site prior to planting and construction. Copyright remains with the landscape architect. This drawing is to be used in conjunction with the specification and all other relevant drawings.

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project  
Goldsmith Street

drawing  
GA plan 01

drawing nr  
L/S/001/16135/PGA01

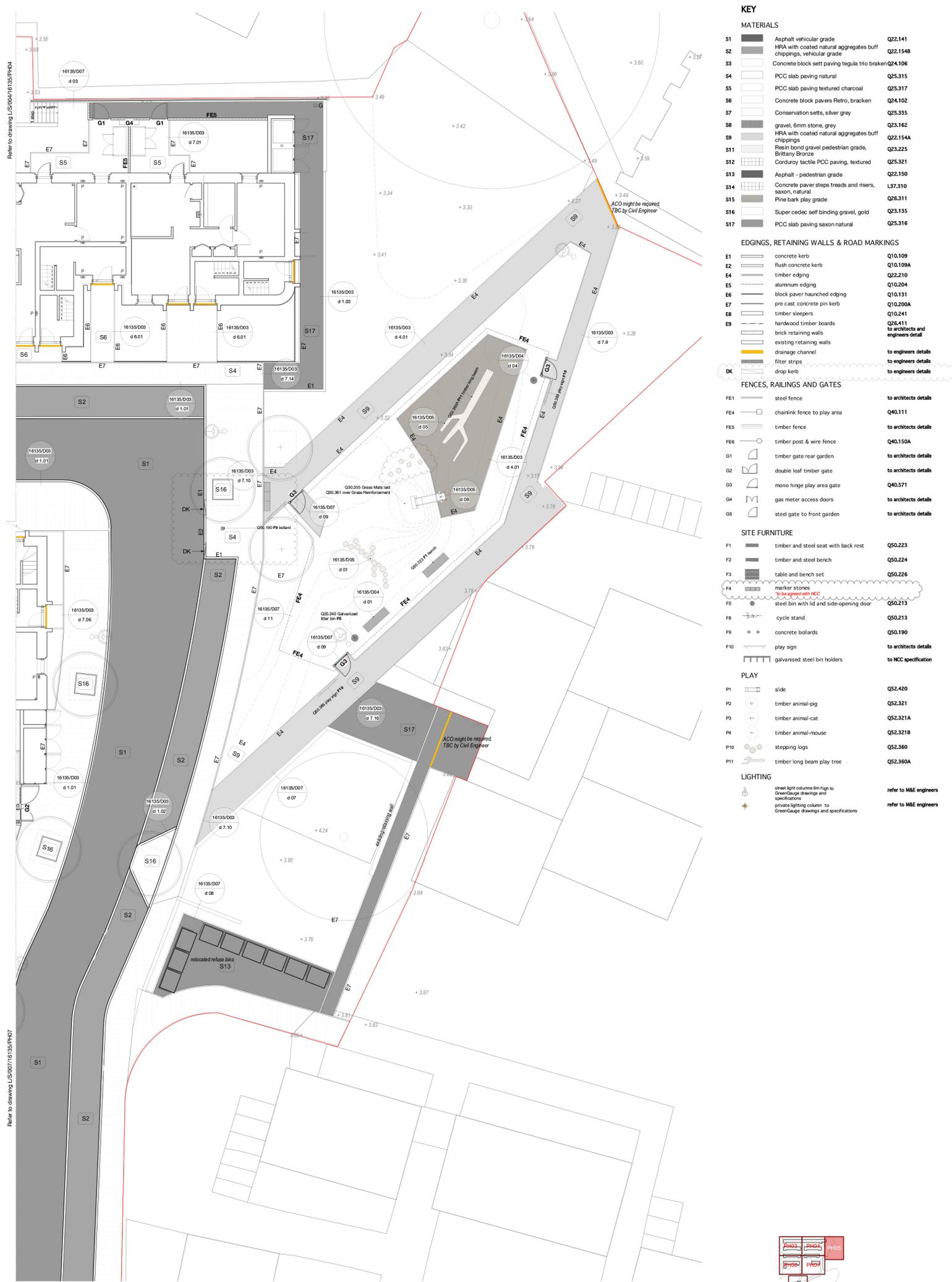
date  
Oct 1'16

scale  
1:250@A1  
1:500@A3

rev PL02 07/16: play equipment moved, indicate marker stones shown, car club parking space indicated  
rev PL01 13/16: Planning Issue  
work stage drawn checked  
FL02 K jk hb

rev PL02 07/16: play equipment moved, indicate marker stones shown, car club parking space indicated





**KEY**

**MATERIALS**

S1	Asphalt vehicular grade	Q22.141
S2	HRA with coated natural aggregates buff chippings, vehicular grade	Q22.1548
S3	Concrete block sett paving tegula trio broken	Q24.106
S4	PCC slab paving natural	Q25.315
S5	PCC slab paving textured charcoal	Q25.317
S6	Concrete block pavers Retro, bracken	Q24.102
S7	Conservation setts, silver grey	Q25.335
S8	gravel, 6mm stone, grey	Q23.162
S9	HRA with coated natural aggregates buff chippings	Q22.1544
S10	Rein bond gravel pedestrian grade, Britany Bronze	Q23.225
S11	Coruduru tactile PCC paving, textured	Q25.321
S12	Asphalt - pedestrian grade	Q22.150
S13	Concrete paver steps treads and risers, saxon, natural	L37.310
S14	Pine bark play grade	Q26.511
S15	Super cedex self binding gravel, gold	Q23.135
S17	PCC slab paving saxon natural	Q25.316

**EDGINGS, RETAINING WALLS & ROAD MARKINGS**

E1	concrete kerb	Q10.109
E2	flush concrete kerb	Q10.109A
E4	timber edging	Q22.210
E5	aluminum edging	Q10.204
E6	block paver haunched edging	Q10.131
E7	pre cast concrete pin kerb	Q10.200A
E8	timber sleepers	Q10.241
E9	hardwood timber boards	Q26.411
	brick retaining walls	to architects and engineers detail
	existing retaining walls	
	drainage channel	to engineers details
	filter strips	to engineers details
	drop kerb	to engineers details

**FENCES, RAILINGS AND GATES**

FE1	steel fence	to architects details
FE4	charlink fence to play area	Q40.111
FE5	timber fence	to architects details
FE6	timber post & wire fence	Q40.150A
G1	timber gate rear garden	to architects details
G2	double leaf timber gate	to architects details
G3	mono hinge play area gate	Q40.571
G4	gas meter access doors	to architects details
G5	steel gate to front garden	to architects details

**SITE FURNITURE**

F1	timber and steel seat with back rest	Q50.223
F2	timber and steel bench	Q50.224
F3	table and bench set	Q50.226
F4	marker stones to be signed with NCC	
F5	steel bin with lid and side-opening door	Q50.213
F8	cycle stand	Q50.213
F9	concrete bollards	Q50.190
F10	play sign	to architects details
	galvanised steel bin holders	to NCC specification

**PLAY**

P1	slide	Q52.420
P2	timber animal-pig	Q52.321
P3	timber animal-cat	Q52.321A
P4	timber animal-mouse	Q52.321B
P10	stepping logs	Q52.360
P11	timber long beam play tree	Q52.360A

**LIGHTING**

	street light columns 6m high to GreenEdge drawings and specifications	refer to MAE engineers
	private lighting column to GreenEdge drawings and specifications	refer to MSE engineers

Refer to drawing LS/004/16135/P104

Refer to drawing LS/007/16135/P107

**PLANNING ISSUE**

CDM : 1. xxxxx

Do not scale from the drawing. Any discrepancies to be reported to the architect without delay. All dimensions are to be confirmed prior to ordering and construction. Copyright remains with the architect unless the drawings are used in conjunction with the specification and all other relevant drawings.



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project  
Goldsmith Street

drawing  
Hardworks plan 03

drawing nr  
LS/005/16135/P105

date  
Oct '16

scale  
1:100(BA1)  
1:200(BA2)

rev PL02 071216: drop kerb added, adjacent tree adjusted, marker stones shown, stepping stones moved away from the side  
rev PL01 131016: Planning Issue  
rev work stage | drawn | checked  
PL02, K | tp | hb



# MIKHAIL RICHES

## Appendix A



A-1 - Visualisation of Approved Scheme Including 2no Dormers to Terrace 5



A-2 - Visualisation of scheme development 1no Dormers to Terrace 5



A-3 - Visualisation of proposed scheme development with omission of Dormers to Terrace 5

# MIKHAIL RICHES



B-1 South Elevation Visualisation (Section) Terrace 1,4,5



B-2 North Elevation Visualisation (Section) Terrace 1,4,5



B-3 North Elevation Visualisation (Section) Terrace 2,3,6



B-4 South Elevation Visualisation (Section) Terrace 2,3,6