

## Planning Applications Committee: 21 March 2024

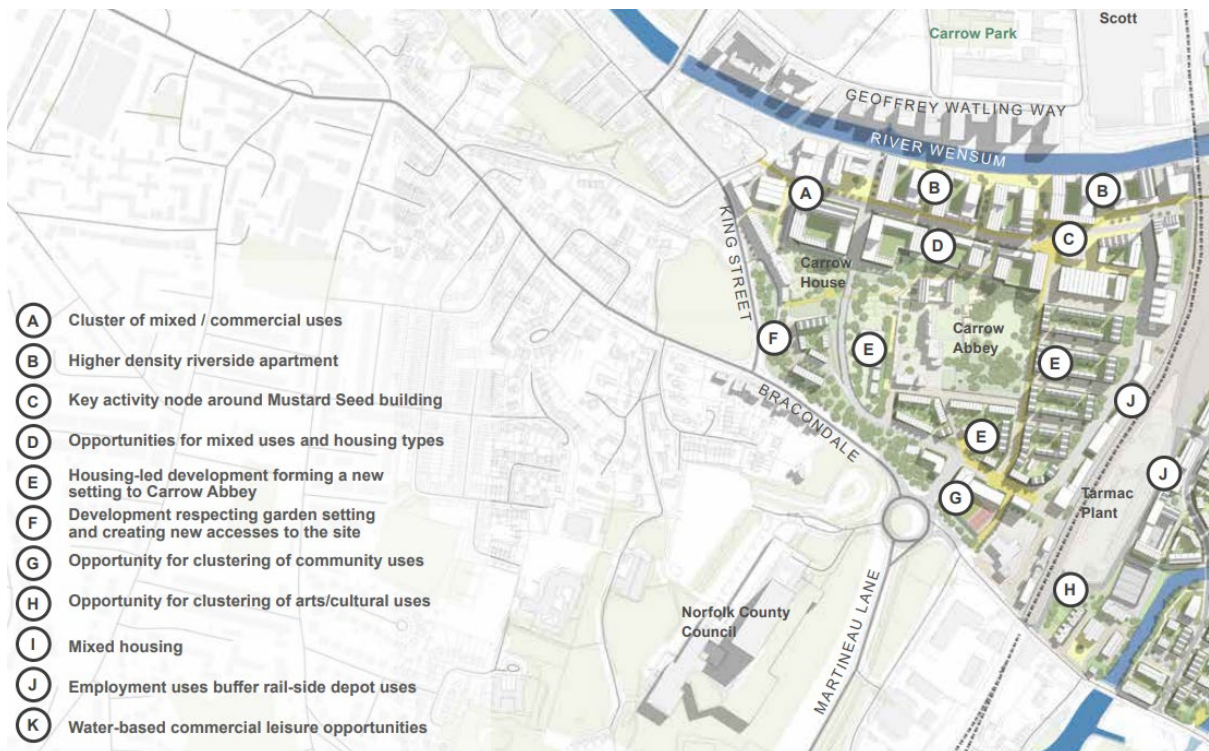
### Updates to report

**Application:** 22/00879/F  
**Address:** Carrow Works  
**Item no:** 4  
**Pages:** 11 - 113

#### Corrections:

**Paragraph 172** – at the end of the list of Supplementary Planning Documents there should also be recognition of a draft East Norwich SPD as an output of the East Norwich Stage 2 Masterplan, which was endorsed by Cabinet in June 2022.

A Stage 2 illustrative masterplan (extract below relevant to Carrow Works)



and essential infrastructure plan (extract below) were approved by Cabinet as a Stage 2 output. Along with an Infrastructure Delivery Plan and Delivery Report and agreement to progress to a Stage 3 exercise, led and funded by Homes England, to further assess infrastructure, phasing, funding, viability and related deliverability matters.



This demonstrates a further formal part, including endorsement by members, of an ongoing process of view and consultation of the Supplementary Planning Document to which policy GNL7.1 and GNLSTR.01 refer.

This is a material planning consideration in the determination of the application. The endorsement by members in June 2022 of the draft SPD further strengthens the more limited weight that has been applied by officers to the draft SPD as discussed in paragraph 192 of the report to Planning Applications Committee. This does not fundamentally change the overall officer assessment documented in the report, other than emphasising and strengthening supplementary detail to the GNL7 policy, prior to the SPD taking on more substantial weight as a material consideration upon its formal adoption later this year.

### Reason for refusal 8 (Page 110)

Corrections to reason for refusal, highlighted in bold below;

The fundamentals of the application surrounding **design**, heritage and access and movement remain to be resolved, it cannot be concluded that the design of the development fully respects or enhances the character and context of the local area or delivers a beautiful and well-designed exemplar of high quality, high density and locally distinctive design which respects its context and setting.

**Delivery in isolation without facilitating connectivity between sites in the wider strategic regeneration area or providing co-ordinated delivery of new essential infrastructure would be prejudicial to delivery across the wider master planned**

**area and would fail to make a positive contribution to high quality placemaking.**

Outstanding issues surrounding **design and** heritage impacts will have implications for the interrelated land use, demolition, proposed heights and public open space outline parameters plans. The outstanding access and movement matters will greatly impact on the access and movement outline parameters plan and as site access is demonstrated across all of the parameter plans it impacts on these also. In addition the detailed Design Code is based on key layout principles set out on a Regulatory Plan which takes information from the outline parameters plans which are not considered acceptable.

The application is therefore contrary to policy GNLP2, GNLP3 and GNLPSTR.01 of the Greater Norwich Local Plan 2024; policy DM3 of the Development Management Policies Local Plan 2014 and the design principles as set out in section 12 of the National Planning Policy Framework (2023).

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**Application no:** 22/00762/F  
**Address:** Land and Buildings, Including 70 – 72 Sussex Street & Land North Side of 148 Oak Street, Norwich, NR3 3DE  
**Item no:** 6  
**Pages:** 155 - 220

**Additional comments from an existing objector:**

- Strongly object to proposal as it stands but fully support intention to build a sustainable, eco-friendly cohousing development.
  - Four storeys will cast long shadows across gardens on southern side of Sussex Street.
  - Not fair to compare to new Oak Street development.
  - Insufficient justification for a four storey flat roofed building.
  - A lot of households to use small shared areas.
  - Prices on website well above average property price for Sussex and Chatham Streets.
  - Appearance and style out of character – jarringly discordant.
  - Suggestions to push back buildings and include more planting. Need to scale down and scale back to be more in keeping with neighbouring homes.
  - How many people are aware? (The consultation was carried out in accordance with statutory requirements and generated a number of representations).
  - Sustainability and progressive principles are not sufficient to accept something as unsuitable as this.
  - Missed opportunity.
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**Application no:** 23/01620/F  
**Address:** 25 Hill House Road  
**Item no:** 8  
**Pages:** 249 - 262

**Corrections:** Any mention of increased overall height of the dormer window roof should read 163mm. Paragraphs 13 and 27 of the report state a measurement of 150mm. This is an incorrect figure and should read 163mm as per the measurements taken from the most recent plans.