Planning Statement

Royal Norwich Golf Club,
Drayton High Road,
Hellesdon

Royal Norwich Golf Club and
Persimmon Homes Anglia
# CONTENTS

EXECUTIVE SUMMARY ........................................................................................................ III

1 INTRODUCTION................................................................................................................ 1

2 AIMS, OBJECTIVES AND BENEFITS OF THE PROPOSALS ........................................ 1

3 SITE CONTEXT ................................................................................................................. 3

4 RELEVANT PLANNING HISTORY .................................................................................. 4

5 PROPOSAL ........................................................................................................................ 4

6 RELEVANT PLANNING POLICY ...................................................................................... 6

   6.5 Principle of development ................................................................................................ 7

   6.6 Transport and safety ..................................................................................................... 8

   6.7 Green infrastructure ..................................................................................................... 9

   6.8 Community services ..................................................................................................... 11

   6.9 Historic environment .................................................................................................. 12

   6.10 General considerations ............................................................................................... 13

   6.11 Consultation .............................................................................................................. 14

7 CONCLUSIONS ............................................................................................................... 15
EXECUTIVE SUMMARY

The planning application summarises the key planning issues associated with the development and the relevant planning policies which would be used to assess the merits of the development proposal.

The proposal is for the development of the Royal Norwich Golf Club for up to 1,000 homes and associated infrastructure including up to 2ha of land to be reserved for a primary school site, 75sq m for D1 use (health facility) and up to 15.45ha for informal and formal open space plus off-site highway works. The application also includes the demolition of the existing club house and associated structures on site.

The key planning benefits of the proposal for Hellesdon and the wider Norwich Policy Area (NPA) include:

- delivery of much needed market and affordable housing in a sustainable location;
- a place designed to integrate new homes with the extensive woodland and open space areas along the southern and western boundaries of the site;
- an extension to the community of Hellesdon providing a publically accessible link through the site to the retail and employment areas to the south;
- delivery of land for education and health provision to support the needs of a growing population;
- delivery of highways infrastructure and junction upgrades;
- provision of a network of footpaths within and linking the woodland and open space areas across the site; the circular routes are designed to encourage informal and formal recreation within close proximity to where people live;
- provision of cycle and footpath linkages into the off-site networks to encourage sustainable travel to education, retail, leisure and employment facilities within walking and cycling distance of the site and into the wider strategic networks connecting into Norwich;
- provision of a range of house types and tenures to cater for the needs of the existing community as well as new residents.

Approval of the hybrid planning application will enable the delivery of much needed homes in the early part of the plan period, thereby assisting BDC in meeting its requirement to provide sufficient sites to satisfy its five year housing land supply.

The proposals comply with the key planning policies contained in the relevant development plan documents:

- the Greater Norwich Development Partnership Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) (JCS);
- BDC’s Development Management DPD (adopted August 2015) (DMDPD); and
- BDC’s Site Allocations DPD (incorporating minor and main modifications).
The proposals also comply with government policies contained in the National Planning Policy Framework (NPPF).

The proposals’ compliance with up to date planning policies ensures that under S38(6) of the Planning and Compulsory Purchase Act 2004 there is a clear presumption in favour of the grant of planning permission. There are no other material considerations which would indicate otherwise.
INTRODUCTION

1.1 This Planning Statement has been prepared by CODE Development Planners Ltd in support of an application for a hybrid planning permission (part detail and part outline) for the development of 45.73ha\(^1\) of the Royal Norwich Golf Club for up to 1,000 homes and associated infrastructure including up to 2ha of land to be reserved for a primary school site, 75sq m for D1 use (health facility) and up to 15.45ha for informal and formal open space plus off-site highway works. The application also includes the demolition of the existing club house and associated structures on site.

1.2 The intention of this statement is to identify and summarise the key planning issues associated with the development and the relevant planning policies and material considerations used to determine the merits of the development proposal.

1.3 The documents and drawings submitted are considered to be sufficient to enable Broadland District Council (BDC) to validate and determine the planning application.

1.4 Persimmon Homes and their professional team of consultants have been actively involved in discussions with BDC, other relevant authorities, stakeholders and interested parties since April 2014. Prior to April 2014 the Royal Norwich Golf Club (RNGC) and its representatives engaged in BDC’s preparation of the Site Allocations and Development Management Development Plan Documents (DPD) for Broadland.

1.5 The proposals are designed to respond positively to the extensive assessments and consultation already carried out to date by BDC in the preparation of the Development Management DPD (adopted August 2015) (DM DPD) and the Site Allocations DPD (SA DPD). Although the application has been submitted ahead of the full adoption of BDC’s SA DPD the application is in accordance with the site specific policies as modified by the Council and the Inspector. It is anticipated that the SA DPD will be formally adopted prior to the application being determined in early 2016.

AIMS, OBJECTIVES AND BENEFITS OF THE PROPOSALS

2.1 The Royal Norwich Golf Club (RNGC) was formed on 8 November 1893 with the then Duke of York (the future King George V) as its patron. The club officially opened on 1 February 1894 with 18 holes measuring 4,925 yards. When golfing activity resumed following the ending of the First World War, Royal Norwich embarked upon a scheme to improve and extend the course in 1923. The re-design resulted in the layout of eight new greens and extending the length of the course to 6,399 yards. These changes have survived to the present day with only some minor alterations.

2.2 Unfortunately due to changes in the sport the RNGC’s site at Hellesdon is no longer fit for purpose and this is reflected in:

---

\(^1\) This figure includes the area of the adjacent Drayton High Road, Middleton’s Lane and Hospital Lane required for the road improvements which form part of the planning application.
• declining membership;
• outdated course and clubhouse facilities;
• physical barrier in the form of Drayton High Road;
• proximity of neighbours;
• health and safety;
• new technology in golf equipment;
• finance.

Each of the above are explained in more detail within the Qualitative and Quantative Reprovision Statement submitted in support of the planning application.

2.3 In order for the club to modernise and address the above issues it needed to find an alternative suitable facility. After a considerable number of years trying to match a suitable location with a financial deal that would galvanise the opportunity and enable RNGC to secure its long term future, a deal to relocate the club came to fruition in early 2014. Persimmon Homes, RNGC and the current owner of Weston Park Golf Club (Goymour Properties) have signed interelated agreements that, subject to planning, will facilitate RNGC’s purchase and expansion of the golf course, clubhouse and facilities at Weston Park to create a championship course and the redevelopment of RNGC’s existing site at Hellesdon for new homes, primary school, open space and associated infrastructure.

2.4 The element of above to which this planning statement relates is the proposals for the existing Royal Norwich Golf Club site, Drayton High Road, Hellesdon. A separate planning application is being submitted on the same day for the proposals for the expansion of Weston Park.

2.5 In addition to securing the necessary investment to enable RNGC’s relocation (arguably the absence of such investment would have witnessed the closure of both Royal Norwich Golf Club and Weston Park Golf Club) the redevelopment of the Hellesdon site will contribute to half of the new homes required within the Norwich Policy Area outside the Growth Triangle up to 2026.

2.6 The key planning benefits of the proposal for Hellesdon and the wider Norwich Policy Area (NPA) include:
• delivery of much needed market and affordable housing in a sustainable location;
• a place designed to integrate new homes with the extensive woodland and open space areas along the southern and western boundaries of the site;
• an extension to the community of Hellesdon providing a publically accessible link through the site to the retail and employment areas to the south;
• delivery of land for education and health provision to support the needs of a growing population;
• delivery of highways infrastructure and junction upgrades;
• provision of a network of footpaths within and linking the woodland and open space areas across the site; the circular routes are designed to encourage informal and formal recreation within close proximity to where people live;
• provision of cycle and footpath linkages into the off-site networks to encourage sustainable travel to education, retail, leisure and employment facilities within walking and cycling distance of the site and into the wider strategic networks connecting into Norwich;
• provision of a range of house types and tenures to cater for the needs of the existing community as well as new residents.

2.7 Approval of the hybrid planning application will enable the delivery of much needed homes in the early part of the plan period, thereby assisting BDC in meeting its requirement to provide sufficient sites to satisfy its five year housing land supply.

2.8 The early delivery of the application site, in particular phase one which is submitted in detail as part of the planning application, will facilitate the purchase and significant extensions and upgrade to the golf course and facilities at Weston Park Golf Club in a timely manner and enable the Royal Norwich Golf Club to relocate to the newly created championship course.

3 SITE CONTEXT

3.1 The application site is located approximately four miles north west of Norwich within the parish of Hellesdon. The site is approximately 43.73ha dissected by the Drayton High Road with the eastern side of the site extending to just over 20ha within Hellesdon South East Ward and the western side of the site extending to just over 23ha within Hellesdon North West Ward.

3.2 The site is bounded on its southern boundary by an almost continuous area of woodland which separates the site from the leisure and retail (eastern side) and employment in the form of Hellesdon Park Industrial Estate (western side).

3.3 The northern and eastern boundaries to the area of the site to the east of Drayton High Road are characterised by the residential properties of Hercules Road and Pinewood Close and Hellesdon High School along part of the northern boundary. The area of the site to the west of Drayton High Road is bounded on its western side by woodland beyond which is Low Road with residential properties on the opposite side of the road. The northern boundary of the western parcel of land follows the alignment of Hospital Lane. This boundary is defined by trees and an unmanaged hedge. As Hospital Lane travels east the residential properties are replaced by the ambulance station and Hellesdon Hospital (part of which is also allocated for residential development in BDC’s DPDs).
3.4 The boundaries of the site with Drayton High Road are defined by a mix of hedging and trees. The site contains considerable variation in ground levels and the topography of the site presents particular challenges as well as opportunities.

3.5 The site is not accessible to members of the public and the site’s boundaries make it visually contained with only glimpsed views into the site from limited positions on the surrounding road network.

4 RELEVANT PLANNING HISTORY

4.1 There are no relevant planning applications associated with the site.

4.2 The application site has been the subject of an extensive planning policy assessment by BDC leading to its allocation for housing and associated infrastructure within BDC’s submission version Site Allocations DPD.

5 PROPOSAL

5.1 The hybrid planning application (part outline and part detail) proposes the following development components:

- up to 1,000 dwellings (of this number an initial first phase of development for 110 dwellings and associated infrastructure is submitted in detail);
- up to 2ha of land reserved for a primary school site;
- 75sq m for D1 use (health facility);
- up to 15.45ha for informal and formal publically accessible recreational open space;
- tree removals and tree management works;
- vehicle, pedestrian and cycle access points;
- off-site highway works to provide foot/cycle ways and junction improvements;
- sustainable drainage measures including SuDs features;
- associated engineering and service operations;
- demolition of the existing clubhouse and associated structures on site.

5.2 The above elements of the proposal are shown on the drawings submitted as part of this planning application (refer to Submission Schedule).

5.3 The mix of house types and the mix and proportion of affordable housing will be detailed for each phase of development in accordance with policy and other material considerations. Policy 4 of the JCS requires a proportion of affordable housing, including tenure mix based on an up to date needs assessment. The provision of 75sq m of D1 health facility is material to the consideration of the
percentage of affordable housing across the 1,000 homes scheme (policy CSU1 of the DM DPD encourages improvements in the range of community facilities). The housing mix in relation to phase one is identified in the following table. The affordable housing element has been agreed with BDC’s Housing Officer.

<table>
<thead>
<tr>
<th>No. Bedrooms</th>
<th>Market Houses</th>
<th>Affordable Houses</th>
<th>Affordable Apartments</th>
<th>Total</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>18</td>
<td>18</td>
<td>16</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>23</td>
<td>4</td>
<td>2</td>
<td>29</td>
<td>26</td>
</tr>
<tr>
<td>3</td>
<td>18</td>
<td>4</td>
<td>22</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>28</td>
<td></td>
<td>28</td>
<td>26</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>13</td>
<td></td>
<td>13</td>
<td>12</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>82</td>
<td>8</td>
<td>20</td>
<td>110</td>
<td>100</td>
</tr>
</tbody>
</table>

5.4 It is proposed that all matters are reserved for further consideration apart from the phase one area, means of vehicular access; off-site highway improvements and trees to be removed (entire site). It is proposed that with the exception of an emergency access, vehicular access will only be taken from Drayton High Road.

5.5 The delivery of development is influenced by the timing of RNGC’s relocation to Weston Park. Upon grant of planning permission for the RNGC’s proposals at Weston Park (refer to separate planning application) the existing Weston Park Golf Club will close to enable construction of the new course and partial demolition and extension to the clubhouse and construction of other buildings and associated infrastructure. Upon the grant of planning permission for Persimmon Homes’ proposals for the existing RNGC site at Hellesdon part of the golf course (approximately holes 2 and 10 – refer to Appendix 1 - Course Map) will be developed as phase one of the new homes proposal. However, RNGC would still operate as an 18 hole golf course by utilising two holes on the existing practice ground.

5.6 The construction of the championship venue at Weston Park requires a minimum of three growing seasons (two per year, spring and autumn) to enable the surface of the course to be sufficiently established to play on. A back stop date of three years from the grant of planning permission has been agreed to enable the relocation of the RNGC to Weston Park and the full closure of RNGC’s site at Hellesdon.

5.7 A phasing plan is submitted in support of the planning application and the following table identifies the anticipated delivery timeframe.

---

2 The principle of which groups will be totally or partially affected.

3 Emergency accesses are only used by vehicles in situations where the main access becomes blocked eg due to an accident.
The above table has been provided to Norfolk County Education to assist in their assessment of when the land for the primary school site would be required.

The planning permission will be subject to the Community Infrastructure Levy (CIL), a tariff based financial contribution towards off-site infrastructure such as education, and a s106 legal agreement to secure site specific developer obligations such as affordable housing and maintenance of public open space.

RELEVANT PLANNING POLICY

This section of the Planning Statement sets out the planning policy background against which the proposed development is to be considered.

S38(6) of the Planning and Compulsory Purchase Act 2004 states that, “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.

The presumption in favour of development which complies with up-to-date planning policies is clear (NPPF para 14). In the case of the application proposals, the Development Plan consists of the following:

- the Greater Norwich Development Partnership Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) (JCS); and
- BDC’s Development Management DPD (adopted August 2015).
Although not currently adopted, the submitted policies of BDC’s Site Allocations DPD (incorporating minor and main modifications) are material to the consideration of the planning application. Given its advanced stage of preparation, the lack of unresolved objections and the degree of consistency with the relevant policies in the NPPF great weight can be given to those policies of the SA DPD which are applicable to the proposals (NPPF para 216). Furthermore it is anticipated that the SA DPD will be formally adopted prior to determination of the planning application during early 2016.

6.4 The compliance of the proposals with up-to-date and relevant policies is compelling and the application, therefore, benefits from the presumption in favour of planning permission as detailed in Section 38(6) of the Act.

6.5 Principle of development

6.5.1 The application site is located within the Norwich Policy Area (NPA) within the Parish of Hellesdon which is identified as a Fringe Parish in the JCS. Policy 9 of the JCS identifies the distribution of housing numbers across locations in the NPA. Excluding the Growth Triangle which is identified for 7,000 new dwellings by 2026 and eventual growth to 10,000 dwellings, BDC is required to identify 2,000 new homes in the NPA to 2026.

6.5.2 The location of the site within the urban fringe, close to schools, employment, retail and leisure with good access to these facilities by means other than the car, contributes to the sustainability of the site for housing. Policy GC1 of the DM DPD states that the council in considering development proposals will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). The principle of development on the application site is further underpinned by BDC’s submitted SA DPD Policy PS31-02 which states, “Land at the Royal Norwich Golf Club, either side of Drayton High Road, Hellesdon (approximately 48.1ha) is allocated for residential and open space uses. This will accommodate approximately 800 – 1,000 homes.”

6.5.3 BDC is conscious of the need to achieve early delivery of those allocated sites in the submitted SA DPD and this is reflected in the pro-active approach taken by the council and its officers to encourage applications, which are in accordance with the SA DPD and DM DPD, in order to boost the five year supply of deliverable housing land and demonstrate deliverability of the Development Plan.

6.5.4 The area of land excluded from the planning application site forms the existing practice ground of the Royal Norwich Golf Club. The area is constrained by the Health and Safety Executive’s consultation zone in relation to the chemical/industrial facility to the south, adjacent to Hellesdon Hall Road; by its relationship to the Wensum Valley by virtue of its topography which makes it visually exposed from the surrounding areas; and by legal covenants. It should be noted that some of the initial assessment work undertaken includes the area of the practice ground within the area of assessment and potential development area. However, the definitive hybrid planning application boundary is shown on the Site
Location Plan (drawing CPT-198 PL01 Rev A). It is proposed that the RNCG will retain and continue to manage this area.

6.5.5 The site specific allocations policy identifies a number of “guidelines for development” which have been taken into consideration in the evolution of the proposals. These are considered in the sections below along with the relevant policies of the DM DPD.

6.6 Transport and safety

6.6.1 The “guidelines for development” within Policy SP31-02 of the submission SA DPD identify the need for a phased approach to development in advance of the Northern Distributor Road (NDR) being opened. Adjacent to the RNGC allocation is land at Hellesdon Hospital which is also allocated within the submission SA DPD under Policy SP31-01: Land at Hospital Grounds for approximately 300 dwellings and B1 employment uses. The “guidelines for development” accompanying the PS31-01 allocation note improvements to Middletons Lane/A1067 junction are likely to be required and that consideration should be given to the development to the south (PS31-02, RNGC land) due to the need for off-site highway improvements. The hybrid planning application for the RNGC site assesses and seeks to address the needs of both allocations in respect of the Middletons Lane/A1067 junction.

6.6.2 The Transport Assessments submitted with the hybrid planning application for the RNGC site in relation to the phase one 110 dwelling scheme and overall 1,000 dwelling scheme, identify mitigation measures to limit the impacts of the development ensuring compliance with the transport elements of BDC’s DPD and the NPPF. Documents and drawings submitted in support of the phase one and outline elements of the hybrid planning application explain in detail the measures that are proposed by the application and the timing of their delivery. The following provides a summary:

- phase one access to the eastern side of the A1067 Drayton High Road serving the first 110 dwellings would be taken at a point adjacent to what is currently the 10th green of the golf course (refer to drawing 45986-C-055);

- primary access to the development (1,000 unit proposal) will be provided from a new signalised junction on the A1067 Drayton High Road in the location of the current 1st and 7th greens of the golf course. This access would serve development on both sides of the A1067 Drayton High Road. Additional lanes would be incorporated to aide traffic movement and pedestrian crossings included (refer to drawing 45986-C-050);

- significant junction improvement at Hospital Lane/Middletons Lane/Drayton High Road (refer to drawing 45986-C-049). The proposed improvement will utilise land within both the RNGC’s and the Norfolk and Suffolk NHS Foundation Trust’s ownerships; the developers/owners of both sites have agreed to progress a joint scheme for the junction;
- land reserved along the frontage of the site for the future provision of bus lanes by Norfolk County Council (NCC) to support the creation of a Bus Rapid Transit Route along the Drayton High Road (refer to drawings 45986-C-049 to 45986-C-051);

- an emergency access point would be provided for the area of the site on the western side of Drayton High Road onto Hospital Lane via a foot/cycleway connection (refer to drawing 45986-C-031);

- new off-site foot/cycleways provided and additional crossing points on Middletons Lane and Drayton High Road to accommodate the safe movement of pedestrians to and from the schools and between open space/woodland on either side of the site and to other facilities on and off-site (refer to suite of drawings in relation to phase one and overall 1,000 homes scheme).

6.6.3 The proposed development complies with the aspirations of the local (policies 6, 9 and 12 of the JCS, policies TS1, TS2, TS3 and TS4 of the DM DPD and the “guidelines for development” within policy PS31-02) and national planning policies and would not have a severe impact on the local transport network (refer to third bullet point of paragraph 32 of the NPPF). It is, therefore, concluded that the site will not have a level of impact on the transport network that would preclude the proposed development of 1,000 dwellings on land of the RNGC.

6.7 Green infrastructure

6.7.1 The “guidelines for development” under the Site Specific Policy PS31-02 note that the site should provide on-site recreation to encourage healthy lifestyles in accordance with other policies and that adequate landscaping and green infrastructure is to be provided in accordance with relevant policies, with a particular emphasis on retaining and protecting the existing trees wherever possible on the site, and considering the impact upon the Wensum Valley. The environment policies contained within BDC’s Development Management DPD have been considered during the evolution of the proposals for the site.

6.7.2 Prior to commencing work on the design of the proposals, a number of baseline studies were undertaken. To ensure that the proposals accorded with BDC’s DM DPD and the site specific policies in relation to “environment”, the planning application is accompanied by an ecological assessment, landscape character assessment and arboricultural reports and drawings.

6.7.3 The recommendations of the arboriculture and landscape work influenced the retention of the woodland areas on the southern and western boundary of the site and the design approach to those areas adjacent to Drayton High Road not required for the road widening. Arboriculture advice has also directed Persimmon Homes’ design approach to trees along the eastern boundary where later detailed phases of the development will seek to retain viable trees in large gardens. There are areas of the site where arboricultural advice recommends removal of existing boundary treatments, eg the southern boundary of the linear strip on the part of the site east of Drayton High Road and along the
most westerly part of the southern boundary adjacent to Hellesdon Park Industrial Estate. Design solutions and mitigation for these areas will be proposed at the detailed reserved matters stage associated with the relevant phase of development.

6.7.4 The woodland areas adjacent the southern and western boundaries of the overall site provide the opportunity to create a valuable asset for the community. There is currently no public access permitted in these areas, however, on the basis of arboricultural and ecological recommendations these areas need to be managed. The areas are currently characterised by trees growing in close proximity to one another which limits the potential of individual trees to mature and creates a tight canopy which limits biodiversity of the woodland floor.

6.7.5 An arboricultural and ecological focused approach to the management of these woodlands would also benefit public access and enjoyment of these areas. It is proposed that the woodlands and adjacent areas will include pathways which link areas of woodland and open space throughout the site, creating circular routes and transit routes linking the site to the foot and cycleways beyond the site’s boundaries. Suitable areas would also be identified for “trim trail” apparatus to increase the use of these areas for recreation.

6.7.6 The above approach is in accordance with DM DPD Policy EN1, however, the further enhancement of biodiversity of habitats is proposed by integrated-style bird nest boxes being incorporated into 10% of new houses to benefit swift, starling and house sparrow. It is also proposed that biodiversity enhancements and ongoing site management would be considered in detail in an Ecological Management Plan which would cover the open space areas associated with each development phase.

6.7.7 The JSC requires that development will contribute to providing a multi-functional green infrastructure network (policy 1). The multi-functional approach proposed by the development as identified in the paragraphs above is further complimented by the holistic approach to the area requirements in respect of policies EN3 and RL1 of the DM DPD. The table below identifies the combined calculation of these policies.

<table>
<thead>
<tr>
<th>Policy EN3 (GI/informal)</th>
<th>Policy RL1 (formal recreational space)</th>
</tr>
</thead>
<tbody>
<tr>
<td>4ha of informal open space per 1,000 population (RNGC = 10ha)</td>
<td>1.68ha of formal recreation per 1,000 population (RNGC = 4.2ha)</td>
</tr>
<tr>
<td>0.16ha of allotments per 1,000 population (RNGC = 0.40ha)</td>
<td>0.34ha of children’s play space per 1,000 population (RNGC = 0.85ha)</td>
</tr>
</tbody>
</table>

The above calculations are based on the multiplier used by BDC in determining population per dwelling (2.5 persons per household). Based on 1,000 dwellings this equates to 2,500 people.

6.7.8 The combined requirement of policies EN3 and RL1 is 15.45ha. The masterplan for the site delivers this requirement and the commitment to delivery is incorporated within the “description of development”. The detail of each phase of development to be considered by future reserved matters applications will identify the design of the informal and formal open space areas. The site’s unique
characteristics provide an opportunity to explore different options for the uses of the open space areas and involvement of the community (existing and new residents) will influence the final form of these areas.

6.7.9 Paragraph 74 of the NPPF states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless, inter alia, the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. In parallel to the planning application for 1,000 homes and associated infrastructure at RNGC’s existing site at Hellesdon (to which this planning statement relates) a planning application for the creation of a championship golf venue at Weston Park for the RNGC to relocate to has been submitted to BDC. Accompanying both planning applications is a Quantitative and Qualitative Reprovision Statement which concludes that the proposals for Weston Park represent the equivalent (and in some aspects better) provision than the existing facilities at RNGC Hellesdon and Weston Park combined.

6.7.10 The application accords with policy 1 of the JCS and policies EN1, EN2, EN3 and RL1 of BDC’s DM DPD and the guidelines for development within policy PS31-01 of BDC’s SA DPD.

6.8 Community services

6.8.1 The specific site allocations map accompanying SA DPD policy PS31-02 identifies that part of the site is for community facilities and the “guidelines for development” within the policy states that, “Up to 2ha of the site should be safeguarded for education provision, either as an expansion of the existing schools (Kinsale Infant School, Kinsale Junior School and Hellesdon High School) or land for a new primary school elsewhere within the site.”

6.8.2 The indicative masterplan (drawing MP-05) identifies 2ha of land on the western side of Drayton High Road as land for a primary school. The location of the primary school is currently being carefully considered by Norfolk County Education as part of its strategy for serving the needs of existing and anticipated numbers of pupils in the future. The combined allocations of PS31-01 Land at Hospital Grounds (circa 300 new homes) and PS31-02 Land at RNGC (circa 1,000 new homes) means that there will be a significant population of pupils on the western side of Drayton High Road. In order to provide choice and accessibility it is proposed that the land for the provision of a primary school is located on the western side of Drayton High Road. Whilst the area identified on the indicative masterplan has a number of design benefits the exact location will be determined during the reserved matters stage associated with an appropriate phase in the development of the overall site.
6.9 Historic environment

6.9.1 The most relevant policies associated with the historic environment are policy 1 of the JCS and paragraph 128 of the NPPF.

Policy 1 of the JCS states:

“....The built environment, heritage assets, and the wider historic environment will be conserved and enhanced through the protection of buildings and structures which contribute to their surroundings, the protection of their settings, the encouragement of high quality maintenance and repair and the enhancement of public areas.”

6.9.2 Paragraph 128 of the NPPF states:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

6.9.3 The application is accompanied by an archaeological desk based assessment (DBA), archaeological site survey incorporating historic building record and the results of a geophysical survey. The initial DBA provided useful information which in combination with other baseline studies informed consideration of potential areas of development and open space. The archaeological site survey and historic building record resulted from a more detailed walkover of the site with the primary aim of assessing the likely impact of golf course landscaping on the survival of potential heritage assets and the extent to which such assets could be affected by the proposed development. In particular this survey examined the locations of the various Norfolk Historic Environment Record (NHER) entries of military structures noted in the DBA. The conclusions generally confirmed the original conclusions of the DBA that there is a moderate to high potential for encountering multi-period archaeological remains and that such deposits are likely to be in a good state of preservation and of local or regional importance.

6.9.4 In consideration of the necessity to ensure the viability of Royal Norwich Golf Club, the proposal site will continue as an active golf course until its relocation to Weston Park (refer to separate planning application). With the exception of holes 2 and 10 of the existing course (refer to Appendix 1 - Course Map) which provide the approximate location of phase one of the proposed development, the golf course will continue to operate as an 18 hole course until up to three years following grant of planning permission. On this basis a geophysical survey was undertaken to identify those areas of the site
worthy of further archaeological investigation once holes 2 and 10 are closed upon grant of planning permission and once the remainder of the golf course closes up to three years following grant of planning permission.

6.10 General considerations

6.10.1 Paragraphs 56-68 of the NPPF set out the Government’s view on design. In particular, paragraph 59 states that design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally. Policy 2 of the JCS states that all development will be designed to the highest possible standards, creating a strong sense of place. Policy GC4 of the DM DPD and the “guidelines for development” in site specific policy PS31-02 identifies elements to which the proposals should pay adequate regard. The Design and Access Statement (DAS) submitted in support of the hybrid planning application explains how these elements have been considered and reflected in the proposals.

6.10.2 The DAS and drawing CPT-198-PL05 demonstrate how the detailed proposals for phase one accord with policy CSU4 of DM DPD and the relevant sections of BDC’s planning guidance notes.

6.10.3 The planning application is supported by a flood risk assessment which demonstrates that the proposals satisfy the requirements of DM DPD policy CSU5 and the “guidelines for development” in policy PS31-02. The surface water drainage strategy drawings identify and explain how areas of open space within the development are utilised as part of the sustainable drainage scheme.

6.10.4 In accordance with DM DPD policy EN4, geotechnical reports are included within the planning application submission. An initial desk study providing a preliminary stage of investigation and hazard assessment was undertaken to identify potential contamination hazards. Information gained during the initial stages of the desk study was collated to form a conceptual ground model of the site which detailed the characteristic ground conditions and the element of the surrounding environment. Geological, geotechnical, ground gas and contamination were assessed with recommendations for further investigation. The phase two report provided greater detail to provide other disciplines of the project and client with base information to enable the proposals to evolve with a greater degree of certainty in respect of ground conditions (particularly for building foundations, surface water drainage strategy and mineral resource. The phase two investigation also considered the slope stability of certain areas of the site. Whilst further work is recommended this is generally only required to inform the methods of construction; sufficient information is provided within this two reports to satisfactorily consider and determine the hybrid planning application.

6.10.5 Also in accordance with DM DPD policy EN4, a noise report is included within the planning application submission. A survey of environmental noise from passing traffic and commercial sources around the perimeter of the site has been carried out to determine the suitability of the site for residential development and to offer a provisional scheme of mitigation to demonstrate that suitable protection
can be provided to residents through shielding and façade design. A provisional scheme of glazing and ventilation in key areas has been provided to demonstrate compliance with the World Health Organisation’s criteria for internal noise levels.

6.10.6 The report recommended a building line set back from boundaries where there is a noise constraint, eg Drayton High Road, the existing school site and the industrial estate – the masterplan accords with these requirements. An assessment of outdoor amenity space has also been carried out and mitigation in the form of site design and noise barriers has been recommended for vulnerable areas of the site. In conclusion environmental noise is not an impediment to residential development of the site.

6.10.7 In accordance with policies 1 and 3 of the JCS the planning application is accompanied by a renewable energy statement. The report details the measures to use resources efficiently, minimise waste, achieve high levels of water efficiency and be energy efficient with an energy requirement 10% below the target associated with Part L of the Building Regulations in line with current best practice guidance and policy.

6.10.8 In recognition that the site is underlain by safeguarded sand and gravel resources and that policy CS16 of the Norfolk Minerals and Waste Core Strategy is applicable, the application is accompanied by a minerals safeguarding assessment. It concludes that large scale exploitation of the mineral would not be commercially viable given the composition of the mineral deposit. However it should be possible to undertake a limited amount of exploitation to ensure the development makes the best use of the minerals available within the depth of the construction foundations. This approach accords with policy 3 of the JCS.

6.11 Consultation

6.11.1 A Statement of Community Involvement (SCI) has been prepared in support of the application. As advised by BDC and the NPPF the consultation exercises were guided by a number of very clear objectives. These included the need to focus attention on and reach those who might be likely to be affected by the development and who would be likely to have an important technical input.

6.11.2 Throughout the consultation process, the approach of the applicants and their team has been to respond positively to consultation responses from local residents and other consultees. Where practicable the proposals have been amended to address concerns or make provision for appropriate mitigation measures. These have included amendments or further details to layout, tree safeguarding, highway improvements, education and health facilities.

6.11.3 Further details are included in the SCI.
7 CONCLUSIONS

7.1 The application is for a hybrid planning permission (part detail and part outline) for the development of the Royal Norwich Golf Club for up to 1,000 homes and associated infrastructure including up to 2ha of land to be reserved for a primary school site, 75sq m for D1 use (health facility) and up to 15.45ha for informal and formal open space plus off-site highway works. The application also includes the demolition of the existing club house and associated structures on site.

7.2 The compliance of the proposals with up-to-date and relevant policies is compelling and the application, therefore, benefits from the presumption in favour of planning permission as detailed in Section 38(6) of the Act.

7.3 BDC is charged with considering the documentation submitted and are respectfully requested to grant planning permission in accordance with the presumptions in favour of development where it complies with up-to-date policy and delivers sustainable development.
Appendix 1