CD1 APPLICATION DOCUMENTS AND PLANS

Application Submission Pack – 9 August 2017

CD 1.1 Covering letter (Barton Willmore, 9 August 2017 - 26007/A3/RM/HL)

CD 1.2 Planning application and CIL forms;

CD 1.3 Development Parameters Schedule and Plans;
   a) Development Parameter Plan 1 – Finished Ground Levels – Dwg ref. 26007-06 Rev.D
   b) Development Parameter Plan 2 – Maximum Building Heights and Built Dev Extents – Dwg ref. 26007-07 Rev.C
   c) Development Parameter Plan 3 – Recreation and Ecological Connectivity Zones – Dwg ref. 26007-08 Rev.C
   d) Development Parameter Plan 4 – Recreational Zones – Dwg ref. 26007-09 Rev.C
   e) Development Parameter Plan 5 – Primary Movement Corridor -Dwg ref. 26007-10 Rev.D

CD 1.4 Design and Access Statement;

CD 1.5 Planning Statement;
CD 1.6 Statement of Community Involvement;
CD 1.7 Transport Assessment;
CD 1.8 Landscape and Visual Impact Assessment;
CD 1.9 Flood Risk Assessment;
CD 1.10 Flood Modelling Assessment;
CD 1.11 Ecological Appraisal including Appendix A;
   a) Water Vole and Otter Survey;
   b) Great Crested Newt Survey;
   c) Bat Survey;
   d) Reptile Survey;
CD 1.12 Tree Survey and Arboricultural Impact Assessment;
CD 1.13 Utilities Assessment;

**Plans:**

CD 1.14 Site Location Plan – Dwg ref. 26007-03.1 Rev.C
CD 1.15 Site Location Plan-Phase 1 Boundary – Dwg ref. 26007-03.1 Rev.B
CD 1.16 Planning Layout-Phase 1 – Dwg ref. PL01 Rev.E
CD 1.17 Street Elevations – Dwg ref. PL02 Rev.B
CD 1.18 Sections – Dwg ref. PL03 Rev.B
CD 1.19 Building Materials – Dwg ref. PL04 Rev.B
CD 1.20 Ridge and Slab Heights – Dwg ref. PL05 Rev.B
CD 1.21 Landscape Proposals Plan – Dwg ref. L101 Rev.B
CD 1.22 Schedule of Accommodation and House Type Package (including Garages):
CD 1.23 2 Bed Type 1 Plans and Elevations – Dwg Ref. HT01 and HT01.1 Rev.A
CD 1.24  2 Bed Type 2 Plans and Elevations – Dwg Ref. HT01.2 and HT01.3. Rev.B
CD 1.25  3 Bed Narrow Plans and Elevations – Dwg Ref. HT02 and HT02.1 Rev.B
CD 1.26  3 Bed Wide Plans and Elevations – Dwg Ref. HT03, HT03.1 and HT03.2 Rev.A
CD 1.27  3 Bed Wide (integral garage) Plans and Elevations – Dwg Ref. HT04, HT04.1 and HT04.2 Rev.A
CD 1.28  4 Bed Compact Type 1 Plans and Elevations – Dwg Ref. HT05 and HT05.1 Rev.A
CD 1.29  4 Bed Compact Type 2 Plans and Elevations – Dwg Ref. HT05.2 and HT05.3 Rev.B
CD 1.30  4 bed L-shape Type 1 Plans and Elevations – Dwg Ref. HT06 and HT06.1 Rev.B
CD 1.31  4 Bed L-shape Type 2 Plans and Elevations – Dwg Ref. HT06.2 and HT06.3 Rev.B
CD 1.32  4 Bed L-shape Type 3 Plans and Elevations – Dwg Ref. HT06.4 and HT06.5 Rev.B
CD 1.33  1 Bed Flats Plans and Elevations – Dwg Ref. HT07 and HT07.1 Rev.A
CD 1.34  2 Bed Corner Plans and Elevations – Dwg Ref. HT08 and HT08.1 Rev.B
CD 1.35  2 Bed Affordable Plans and Elevations (Type 1 and 2) – Dwg Ref. HT09, HT09.1 and HT09.2 Rev.A
CD 1.36  3 Bed Affordable (integral garage) Plans and Elevations – Dwg Ref. HT10 and HT10.1 Rev.B
CD 1.37  3 Bed Affordable Plans and Elevations – Dwg Ref. HT11 and HT11.1 Rev.A
CD 1.38  Single Garage Plans and Elevations – Dwg Ref. HT12 Rev.A
CD 1.39  Double Garage Plans and Elevations – Dwg Ref. HT12.1 Rev.A
CD 1.40  Triple Garage Plans and Elevations – Dwg Ref. HT12.2 and HT12.3 Rev.A

**Supporting information plans**

CD 1.41  A1 - Emergency access via Links Avenue with no sports layout
CD 1.42  A2 - Emergency access via Links Avenue with Quantum illustrative layout
CD 1.43  A3 - Emergency access via Links Avenue with Parish illustrative layout
| CD 1.44 | B1 - | Emergency access via Meadow View with no sports layout |
| CD 1.45 | B2 - | Emergency access via Meadow View with Quantum illustrative layout |
| CD 1.46 | B3 - | Emergency access via Meadow View with Parish illustrative layout |
**ADDITIONAL/AMENDED REPORTS AND/OR PLANS SUBMITTED AFTER VALIDATION**

**Formal amendments, 11 June 2018**

CD 2.1  Cover letter (Quantum, 11 June, 2018)

CD 2.2  Development Parameters Document, amended, April 2018;
   a) Development Parameter Plan 1, Rev. E;
   b) Development Parameter Plan 2, Rev. D;
   c) Development Parameter Plan 4, Rev. D;
   d) Development Parameter Plan 5, Rev. D;

CD 2.3  Design and Access Statement, amended, April 2018;

CD 2.4  Transport Assessment - Addendum, November 2017:

CD 2.5  Response to FRA Objections - letter from Rossi Long, November 2017:
   a) Additional BRE Test Results
   b) 161068_SK-110_P4
   c) 161068_SK-120_P4
   d) Revised Calculations Package
   e) SuDS Management & Maintenance Report

CD 2.6  Additional wireline photomontages (Barton Willmore) View 2 and View 53 (1 June 2018)

**Replacement Plans**

CD 2.7  Phase 1 Planning Layout, Rev. F;

CD 2.8  House Types HT03 Rev C – 3-bed Wide Type 1 floor plans

CD 2.9  House Types HT03.1 Rev C – 3-bed Wide Type 1 elevations

CD 2.10 House Types HT04.2 Rev C –3-bed integral garage elevations
CD 2.11 House Types HT04 Rev C – 3-bed integral plan
CD 2.12 House Types HT05 Rev C – 4-bed compact type 1 plans
CD 2.13 House Types HT05.1 Rev C – 4-bed compact type 1 elevations
CD 2.14 House Types HT05.2 Rev C – 4-bed compact type 2 plans
CD 2.15 House Types HT05.3 Rev C – 4-bed compact type 2 elevations
CD 2.16 House Types HT06.4 Rev. C – 4-bed L-shape Type 3 floor plans
CD 2.17 House Types HT06.5 Rev C – 4-bed L-shape Type 3 elevations
CD 2.18 PL02 Rev C – street elevations

**Formal Amendments – 17 October 2018**

CD 2.19 Cover letter (Quantum, 17 October 2018)

a) Appendix 1 – Amended description of development
b) Amended application forms
c) Appendix 2 – Amended Development Parameters schedule and plans (October 2018)
   a. Site location plan 26007 03.1 Rev C
   b. Plan 1 – Finished Ground Floor Levels 26007 06 Rev E
   c. Plan 2 – Maximum Building Heights and Built Development Extent 26007 07 Rev D
   d. Plan 3 – Recreation and Ecological Connectivity Zones 26007 08 Rev C
   e. Plan 4 – Recreation Zones 26007 09 Rev D
   f. Plan 5 – Primary Movement Corridor 26007 10 Rev D
d) Appendix 3 – Amended DAS (October 2018)
e) Appendix 4 – Amended S106 HoTs (October 2018)
f) Appendices 5, 6, 7, 8 – various appeal decisions
CD3       COMMITTEE REPORT AND DECISION NOTICE

CD 3.1    Officer’s Report, 10 July 2019

CD 3.2    Supplementary schedule of papers, 10 July 2019

CD 3.3    Formal Minutes of committee meeting on 10 July

CD 3.4    Decision Notice, 19 July 2019
CD 4.1  Adopted Broadland District Council Development Management DPD (DM DPD) 2015

CD 4.2  Adopted Broadland District Council Site Allocations DPD (SA DPD) 2016

CD 4.3  Adopted Joint Core Strategy for Broadland, Norwich, and South Norfolk (JCS) 2011 (amendments adopted 2014)

CD 4.4  Adopted Brundall Neighbourhood Plan, 2016-2026

CD 4.5  Adopted Blofield Neighbourhood Plan, 2016 – 2036

CD 4.6  Recreational Provision in Residential development SPD, April 2016
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<th>CD5</th>
<th>EMERGING DEVELOPMENT PLAN</th>
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<td>CD 5.1</td>
<td>Draft Greater Norwich Local Plan, Stage A Reg 18, Site Proposals and Growth Options, 2018</td>
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<td>Draft Greater Norwich Local Plan, Stage C Reg 18, Strategy and Site Allocations, 2020</td>
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CD6  RELEVANT PLANNING PERMISSIONS, COURT CASES, AND APPEAL DECISIONS

Court Cases

CD 6.1  East Northamptonshire Council v Secretary of State for Communities and Local Government – Consent Order (C0/917/2020)

CD 6.2  Wainhomes (North West) Limited v Secretary State for Communities and Local Government and South Ribble Borough Council – CO/234/2020

Appeals

CD 6.3  Popes Lane (ref. 3216104)

CD 6.4  Rectory Farm (ref. 3234204)

CD 6.5  Woburn Sands (ref. 3169314)

CD 6.6  Land to the South of Williamsfield Road (ref. 3207411)

CD 6.7  Land North of Nine Mile Ride (ref. 3238084)

CD 6.8  Land at Hawthorns (ref. 3211033)

CD 6.9  Farmland Road (ref. 3204808)

CD 6.10 Dylon 2 (ref. 3206569)

CD 6.11 Main Street (ref. 3203770)
CD 6.12  Land at Yarmouth Road, Blofield (ref. 2177219)

CD 6.13  Garden Farm, Blofield (ref. 2201293)

CD 6.14  Racecourse Plantations, Norwich (ref. 3188235)

CD 6.15  Wyngates (ref. 2198950)

CD 6.16  Strumpshaw Road (ref. 3245147)

CD 6.17  Land West Salhouse Road, Little Plumstead (ref. 3207888)

CD 6.18  Land Off Maldon Road, Tiptree (ref. 3248038)

**Planning Permissions/ Committee Reports**

CD 6.19  Land at Yarmouth Road (Broom Boats), November 2017 Committee Report

CD 6.20  Land at Yarmouth Road (Broom Boats), December 2017 Committee Report

CD 6.21  Land West of Cucumber Lane, Brundall
Note - The Inspector has a full printed set via the LPA appeal questionnaire information, and so hard copy not printed out.
**Additional Highways Information, March – July 2018**

CD 8.1 Bellamy Roberts “Designers Response” Report, March 2018

CD 8.2 Fenleys “Road Safety Audit” March 2018

CD 8.3 Dwg 511_1002 Rev A – suggested improvements Option 2

CD 8.4 Dwg 511_1004 - Existing Arrangement

CD 8.5 Dwg 511_1005 – Autotrack HGV Option 2

CD 8.6 Dwg 511_ 1006 - Autotrack HGV Option 2 southern arm

CD 8.7 Bellamy Roberts Technical note, 7 November 2018
   a) Junction 9 roundabout A47 Broom Boats geometry
   b) Junction 9 roundabout A47 Cucumber Lane roundabout with improvements
   c) VISSIM Model outputs
      a. Base traffic flows AM and PM
      b. Base traffic flows plus commitments AM and PM
      c. Pus development AM and PM

CD 8.8 Email between Bellamy Roberts, NCC, and HE 21 March 2018

CD 8.9 Email between Bellamy Roberts and HE, 28 March 2018

CD 8.10 Email between Bellamy Roberts and NCC, 28 March 2018

CD 8.11 Email between Bellamy Roberts and HE, 3 April 2018

CD 8.12 Bellamy Roberts letter, 16 July 2018
Emerging Development Plan Background Information and Representations

CD 8.14 Quantum letter of representation, 22 March 2018 to the Draft Greater Norwich Local Plan, Stage A Reg 18, Site Proposals and Growth Options. 2018

CD 8.15 Quantum letter of representation, 12 December 2018 to Draft Greater Norwich Local Plan, Stage C Reg 18, Strategy and Site Allocations, 2020

CD 8.16 GNLP – Part 2 - Site Allocations Document

CD 8.17 GNLP - Sites Assessment Booklets

CD 8.18 GNLP - Site Assessments Evidence Base

Background Information - Evidence to Broadland Site Allocations DPD 2016

CD 8.19 Broadlands Site Allocations Assessment Report, 2011

Previous Development Plan Documents

CD 8.20 Extracts from BDC Local Plan (replacement), 2006

CD 8.21 Extracts from Norfolk Structure Plan, 1999

Joint Authorities AMR

CD 8.22 Joint Core Strategy AMR 2018-2019, 1st April 2019

CD 8.23 Strategic Housing Market Assessment for Central Norfolk 2017*

Research/Articles on Housing Delivery

CD 8.24 Lichfields 'Start to Finish’ (2nd Edition) (February 2020)
**Landscape**

CD 8.25 Published Character Extracts NCA Profile 80: The Broads, April 2015

CD 8.26 Broadlands District Council Landscape Character Assessment SPD September 2013 (extracts LCT D: Tributary Farmland and LCA D4: Blofield) + Landscape Character Area F3: Reedham to Thorpe

CD 8.27 Broadland’s Place Shaping: A Guide to Undertaking Development in Broadland

CD 8.28 The Hedgerows Regulations 1997 – A Guide to the Law and Good Practice

**Heritage**

CD 8.29 Church of St Andrew and St Peter List Description


*CD 8.32 PPG Historic Environment Chapter (paragraphs 8a-001-20190723 - 18a-063-20190723)*


*CD 8.35 Norfolk Churches H. Munro Cautley (1949) Page 176*

*CD 8.36 http://www.norfolkchurches.co.uk/blofield/blofield.htm*
**Ecology**

*CD8.37  Record of Appropriate Assessment for 20171386 dated 26th October 2017*

**Other**

*CD8.38  East Broadland Green Infrastructure Plan*
CD 9   NATIONAL POLICY AND CONSULTATIONS

CD 9.1   NPPF (February 2019)

CD 9.2   PPG Extracts - Housing and Supply section


CD 9.4   Changes to the current planning system - Consultation on changes to planning policy and regulations (August 2020)