PLANNING COMMITTEE

10 July 2019

Final Papers

Supplementary Schedule

Attached is the Supplementary Schedule showing those representations received since the Agenda was published and other relevant information.
## SUPPLEMENTARY SCHEDULE OF APPLICATIONS TO BE CONSIDERED

<table>
<thead>
<tr>
<th>Plan No</th>
<th>Application No</th>
<th>Location</th>
<th>Update</th>
<th>Page Nos</th>
</tr>
</thead>
</table>
| 1       | 20171386       | Land east of Memorial Hall, Brundall | 1. Points discussed at a meeting of Brundall Parish Council on 21 May 2019:  
   - The strength of feeling in the local community with 2500 signatures to the petition opposing the application.  
   - Part of the land has been previously site allocated as Recreation.  
   - Run dike is not appropriate as an area for meaningful recreation  
   - The site is outside the settlement limit  
   - It is therefore outside the scope of our Neighbourhood Plan  
   - The question of ownership of the recreational land where it was suggested that ownership should remain with the landowners is outrageous  
   - Impact of the traffic in the village through Blofield and feeding into the A47 in particular. At the main Brundall roundabout, two lanes into 3 does not seem well thought out  
   - The schools have already stated they will not cope with the Berryfields application. | 17-65 |
2. **Further objections** [10 no. emails/letters] received raising:

- Length of time to get appointments currently at both the Medical Centre and Dentist in Brundall

- Local roads cannot take the additional traffic and the A47 roundabout is at capacity

- This site has not been identified as acceptable for housing development within Broadland District Council's “Site Allocation DPD” adopted in 2016. Although this policy document states that part of this site has been allocated for recreational open space (ref. BRU 3 p.59), which Quantum is planning to offer, unfortunately this would entail the covering of the other very attractive part of this open space by a dense development of 170 homes. The point should also be made that recreational space is not only the provision of sports facilities and cycle paths but also a natural space to enjoy country walks, wildlife and clean fresh air. This last green field site in the heart of the village has evolved as a vital community asset and we think that its development for housing is completely inappropriate.

- Broadland District Council's "Development Management DPD" (2015) states under its Environment Policy (p.15) that "connections between people and places" should be addressed and that "fragmentation of habitats" should be avoided. The west-east footpaths running across the village from Cucumber...
Lane via the Memorial Hall, the southern footpath on the land east of it and onward to the new Cremer’s Meadow wildlife reserve, Braydeston Church and Blofield Church in their visually stunning locations, have provided a greatly cherished and traditional well-trodden rural byway for local walkers for many years.

- The Brundall Neighbourhood Plan (2016) states its policy to “protect and enhance the remaining views across the open landscapes to the north and east of Brundall (see Figure 4)”. The proposed housing development would in effect completely destroy much of the open panoramic view currently available as one walks along the path at the southern edge of the field. Figure 4 indeed illustrates, with its amber fan symbol, the span of viewing directions intended, including directly along the southern edge leading to Golf Links Road.

- We think that the planning application understates the impact so many extra vehicles will have on local traffic management within the village centre. Although pedestrian access between the proposed estate and the village, as envisaged by Quantum Land, could be seen as an environmental advantage, inevitably new residents will still need their cars for travelling to work, getting to the City and accessing the A47. The new residents will also receive visitors, contractors, deliveries and other services in vehicles. Although many of the proposed properties will have garages, on-street parking is inevitable.

- As no new main roads are being proposed in this scheme, existing limited routes, mainly The Street, Blofield Road and
Brundall Road, will take the burden of the heavier traffic. A section of Brundall Road only allows single file traffic as it is. Brundall Street already suffers from heavy traffic, narrow pavements and insufficient parking spaces near shops and services. The construction of a large new housing development in the village centre would present many logistical problems for residents and local businesses as well as the building contractors.

- Access to and from the A47 at the Cucumber Lane/Yarmouth Road roundabout is becoming increasingly difficult and dangerous with long waiting times for traffic during peak periods. The impact on this major roundabout, especially taking into account the additional housing developments in Blofield, has also still yet to be established. We do not think that Quantum’s latest proposal to create three lanes instead of two at the roundabout will resolve the issue.

- We believe that the centre of Brundall village is already over-developed, having continuously incorporated various small infill to high density housing schemes over the decades. We also think that it would be premature to approve the Quantum scheme before the approved 155 houses at Berryfields have been completed and assessed for their impact. Unfortunately the Transport Assessment Addendum dated 9th November 2017 by Rossi Long Consulting has not sufficiently taken this major development into account.

(Ref:
<table>
<thead>
<tr>
<th>10 July 2019</th>
</tr>
</thead>
</table>

- The tranquillity of adjacent Cremer's Meadow would be adversely affected by potential traffic pollution and traffic noise, especially as it is located directly opposite the proposed entrance/exit to the estate on Brundall Road. There is also a vital and historic water course running under Brundall Road into Cremer's Meadow at this point, marking the boundary between Brundall and Blofield, which will require protection.

- Quantum Land has not provided sufficient evidence for their assertion that there will be adequate provision of pre-school or primary places, medical services or elderly care homes for the increased village population. We understand that local schools are already concerned about their ability to cope with the increase in population growth which the Berryfields development will create.

- At present Brundall is under-served with recreational facilities and space. Although Quantum Land's offer to create such facilities may appear attractive, they would only happen if a large part of Brundall's much loved central green space was given up to their housing scheme. We have far greater confidence in Brundall Parish Council's objectives to create additional recreational spaces and provision in the future as outlined in the Brundall Neighbourhood Plan.

- The main issue is regarding the serious danger of increased traffic. Brundall already struggles to support the flow of traffic.
through the village at peak times. On road parking near essential services such as the Church, Chemist shop, Library and Primary School creates serious hazards already. The Street is not able to accommodate increased traffic safely. The Blofield Road is also unsuitable for increased traffic.

- The roundabout on the A47 to access Blofield and Brundall is already very busy at peak times, causing the alternative and very narrow route through Postwick Lane to be overused. Many young people and adults use Postwick Lane to cycle to work and school, including my own grandchildren and increased vehicle traffic is potentially very dangerous.

- Brundall has suffered with the huge extent of building development over the past couple of years and the surrounding areas.

- Policing is non-existent due to years of cuts and persons in rural areas are even more vulnerable to crime. An increased population and social housing is more likely to bring further crime to the area.

- I personally know people who are moving out because of all the development taking place. Forcing people to move is incredibly unfair of the local council.

- This will not bring anything positive for the residents of Brundall and is pure profiteering at the high expense of local people.
3. Officer comment in relation Medical Infrastructure –

GPs are independent contractors of the NHS and so are essentially private businesses. GP provision is not therefore infrastructure that can be provided by S106 and for the same reason does not form part of the council’s CIL Regulation 123 list which sets out the infrastructure which CIL secured from developments can be used.

4. Officer comment - Reference is made to the East Broadland Green Infrastructure (GI) Plan December 2015 (relevant extracts from the study document are attached as Appendix 2 to this Supplementary Schedule).

This GI study and project plan focuses on the East Broadland Area, primarily between Great Plumstead and Acle and the surrounding settlements. The plan was compiled by Norfolk County Council on behalf of the District Council to support the delivery of potential GI projects for the short, medium and long term.

In addressing housing growth green infrastructure has a vital role in providing for and enhancing the new and existing links and green spaces for people and wildlife.

Both the Brundall and Blofield Neighbourhood Plans fed into the study and 16 projects [wider than these two parishes] were put forward for prioritisation in the short to medium term.

Project 10: Witton Run GI Project is particularly important to the
planning application under consideration as the application provides the ability to bring this particular project forward in relation to the proposed 7 ha country park. This is a significant consideration.

5. **Officer Comment:** - See also Appendix D – *Ecological enhancement opportunities* (pages 46-50) submitted as part of a supporting Ecological Appraisal to the application. This refers to a brief guide prepared by the Environment Agency in 2016 setting out possible river improvement techniques and restoration for part of the Witton Run and has the potential to be included/considered in future proposals for the ecological enhancement of this part of the site if its ownership/access can be secured.

6. See attached Draft S106 heads of terms including suggested conditions and informatives – attached as Appendix 1 to this Supplementary Schedule.
Appendix 1

20171386 – Brundall

Resolution of 3 outstanding Highways points

Heads of terms

- 33% affordable housing of total number of dwellings - 60/40 tenure split – 60% affordable rent and 40% intermediate

- Provision and equipping of children’s play space within the residential development; on-site recreation space minimum of 3 ha and on-site green infrastructure minimum of 7 ha and £850,000 commuted sum towards the on-site recreation space and green infrastructure. Transfer to nominated body; or to management company with provision for ongoing management and public access in perpetuity

- Off-site highway improvements at A47 (T) roundabout, Cucumber Lane and Yarmouth Road

Conditions

Both Full & Outline permission

- K2 – Contamination – detailed remediation scheme to bring the site to a condition suitable for approved uses
- Archaeology
- E11 – Energy efficient design to secure 10% of dwellings energy from decentralised and renewable sources
- J01 – Programme of archaeological works
- J05 – Completion of site investigation and post investigation report in accordance with J01
- E3 – Development to be carried out in accordance with the following plans and documents including parameter plans (as amended)
- SHC00 Standard Estate Road – details of the proposed arrangements for future management and maintenance of the proposed streets within the development
- SHC01 Standard Estate Road – detailed plans of the roads, footways, cycleways, street lighting, foul and surface water drainage
- SHC02 Standard Estate Road – the approved works to the roads / footways / cycleways / street lighting / foul and surface water sewers shall be carried out
- SHC03A Standard Estate Road - the road(s) / footway(s) / cycleway(s) shall be constructed to binder course surface level from the dwelling to the adjoining County road
- SHC34A & B Interim Travel Plan
- There shall be no changes to ground levels within flood zones 2 and 3 unless details have been provided to demonstrate that any changes will not result in increased flood risks on or off site
- T14 Landscape Management/Maintenance Plan
- Construction Environmental Management Plan (CEMP), a site phase specific CEMP will be developed to avoid, minimise or mitigate any construction effects
on biodiversity to include protection of reptiles and bats, the surrounding
community and to include Construction Traffic Parking, Construction Traffic
Management and Wheel Cleaning Facilities for construction vehicles.

- **Materials Management Plan** – Minerals (MMP-M)
- **Ecological Management Plan** (EMP) to provide a scheme of ecological
  protection, management, maintenance and enhancement for the development of
  the Country Park (Green Infrastructure)
- **Existing and Proposed Levels** and proposed slab levels of all plots adjoining
  existing dwellings to be agreed
- **Flood Risk** - Prior to commencement of development, in accordance with the
  submitted FRA (Rossi Long Consulting Ref 161068 dated July 2016), detailed
  designs of a surface water drainage scheme incorporating the following
  measures shall be submitted to and agreed with the Local Planning Authority.
  The approved scheme will be implemented prior to the first occupation of the
  development. The scheme shall address the following matters:

  (i) Detailed ground investigation should be undertaken including infiltration
      testing in accordance with BRE Digest 365 along the length of the
      proposed soakaways / infiltration basins, as stated within section 7.6 of
      the FRA / Drainage Strategy. This should be undertaken to establish the
      depth of the groundwater level, which should be a minimum of 1.2m
      below any infiltration structure.

  (ii) If infiltration is not possible, provision of surface water attenuation storage,
       sized and designed to accommodate the volume of water generated in all
       rainfall events up to and including the critical storm duration for the 1 in
       100 year return period, including allowances for climate change, flood
       event.

  (iii) The design of any attenuation basin will incorporate an emergency
       spillway and any drainage structures include appropriate freeboard
       allowances.

  (iv) Finished ground floor levels of properties should be not less that 300mm
       above any sources of flooding (including fluvial flooding associated with
       the ordinary watercourse and the proposed drainage scheme) and not
       less that 150mm above surrounding ground levels.

  (v) Details of how all surface water management features to be designed in
      accordance with The SuDS Manual (CIRIA C697, 2007), or the updated
      The SuDS Manual (CIRIA C753, 2015), including appropriate treatment
      stages for water quality prior to discharge.

Any phasing of development must consider how sustainable drainage
relates to the surface water drainage strategy for the whole site. In
particular, highlighting where different phases rely on each another for the
disposal of surface water, how this will be implemented during
construction and operation of the development.
The surface water drainage scheme shall provide details of the future adoption and maintenance of the proposed surface water scheme for the lifetime of the development.

**Full permission (in addition to those above)**

- **A1** - Statutory time limit – reduce to two years and six months for development to be begun (not the standard three years)
- **E4** – external materials
- **SHC16** Visibility splay, approved plan onto Brundall Road
- **Tree and Hedgerow Protection** in accordance with submitted Arboricultural Implications Assessment (AIA)

**Outline permission (in addition to those above)**

- **A3** - Statutory time limit - reserved matters of layout, scale, appearance and landscaping to be made within two years and six months (not the standard three years) development to be begun in accordance with reserved matters before expiry of two years following approval of reserved matters
- **Reserved Matters** shall not include provision for more than 147 dwellings
- **Fire hydrants** 1 fire hydrant per 50 dwellings on a minimum 90mm main
- **Phasing plan and programme** defining the phases into which necessary works are to be divided and the sequence of works including sustainable drainage as part of surface water drainage strategy, footways and cycleways and their surfacing treatment, landscaping and completion of the emergency access link to Links Avenue [before occupation of 100th dwelling],
- **SHC19** - Garages, Size min internal dimensions of 3m x 7m
- **SHC18** – driveway length in front of garage to be at least 6m
- **Tree / Hedgerow Protection** Revised Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) relating to reserved matters layout on a phase by phase basis

**Informatics**

- **INF 02** Section 106
- **INF 28** Hedgerow Works
- **INF 40** Positive and Proactive Approach
- **INF 42** CIL on Hybrid Applications
- Anglian Water assets close by
- Broads Drainage Board – consent required if discharging into watercourse – see letter dated 9 August 2018
- The applicant/developer may need an environmental permit for flood risk activities if they want to do work in, under, over or within 8 metres from a fluvial main river. The Witton Run to the north of the site is designated a ‘main river’. Application forms and further information can be found at: https://www.gov.uk/guidance/flood-risk-activities-environmental-permits
Highway Informatives:

- **Inf 1** - It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way
- **Inf 6** – Travel Plan and Commuted Sum for Travel Plan
- **Inf 7** Street lighting is a concurrent power of the County, District and Parish Councils. However, it is the County Council after consultation with the Local Lighting Authority (District or Parish Council) who decides whether street lighting is required on proposed public highways. Norfolk County Council will challenge any automatic assumption that street lighting needs to be provided on part or all of the new development.
- **Inf 9** - The Applicant is advised that to discharge Condition **SHC 00** that the Local Planning Authority requires a copy of a completed agreement between the Applicant and the Local Highway Authority under Section 38 of the Highways Act 1980
- **An application under Section 257 of the Town and Country Planning Act may be required to divert the Public Right of Way (PROW)**
- **General** - The off-site works will be delivered by a Section 278 Agreement and the precise delivery mechanism will be determined as the works are brought forward. The applicant should be aware that there may be additional costs relating to the off-site works which will include a commuted maintenance amount as well as various fees including administration and supervision. The completed works will be subject to a Safety Audit and additional works may be required.

Please be aware it is the applicant’s responsibility to clarify the boundary with the public highway. Private structures such as fences or walls will not be permitted on highway land. The highway boundary may not match the applicant’s site plan. Please contact the highway research team at [highway.boundaries@norfolk.gov.uk](mailto:highway.boundaries@norfolk.gov.uk) for further details.
Risks

- Recreational activities and visitor pressure conflicting with conservation goals. Measures, such as interpretation and signage or promotional approach (e.g. to only promote locally) could be used to minimise issues.
- The land Brundall Parish Council are attempting to purchase may not be achieved.
- A Habitat Regulation Assessment (HRA) screening is required for the project to measure the potential and combined impacts of the projects and other plans against the conservation of one or more Natura 2000 sites in the East Broadland area. Norfolk County Council’s Environment Team and Natural England are willing to be consulted for carrying out this screening exercise.
- The long-term maintenance of new GI will be determined in the project development stage. A potential organisation for the long-term maintenance, following possible short-term maintenance funding e.g. Section 106, is Brundall Parish Council.

Justification

- Cremer’s Meadow is on the Witton Run, which forms a vital GI link between Brundall and Blofield, two important areas for growth due to their high proportion of housing allocations in comparison to the rest of the East Broadland area. Hence, it would allow public access closer to the Witton Run which would be more attractive walkers, including dog walkers, from new development sites.
- It will increase walking provision near to Brundall and Blofield as discussed in the respective neighbourhood plans and access to areas of significant biodiversity interest.
- It makes space for wildlife, Theme 2 of GI Strategy (GNPD, 2007) by safeguarding valued and sensitive wildlife sites, while facilitating managed access for education and enjoyment of the natural environment.

Project 10: Witton Run GI Project

Description

The Witton Run is a crucial green infrastructure corridor in the East Broadland region. There is significant potential to use this corridor to increase access links around Blofield and Brundall, so it follows the Witton Run more closely and connects the existing GI between the Yarmouth Road and St Michael & All Angels, Braydeston. The different aspects for delivery include:

1. Footpath improvement alongside the Yarmouth Road between the PROW (Postwick FP6) and Frogs Hole.
2. Completion of access alongside the Witton Run. It would require buying land or negotiating a permissive access agreement over two sections of land, continuing the path between Blofield and Brundall.
3. Potential for walking links from the new Brundall and Blofield developments to be formalised through signage, e.g. from the end of Berryfields to the PROW (Brundall FP2).
4. To formalise a double-looped circular walk based on the existing Blofield and Brundall: Exploring Broadland Circular Walk (promoted by Broadland District Council) through route improvement and signage. The walk will facilitate its inclusion as part of the local walking circulars with links to pub, restaurant and cafes (Project 6).
5. Links with existing Brundall Parish Council GI, including Brundall Memorial Hall’s recreational space and provision of passage around the edge of Cremer’s Meadow (Project 9).
6. The project should be beneficial in terms of the management of the Witton Run, water quality, ecological connectivity and climate change resilience. Negative impacts on water quality should be mitigated, especially due to the potential impact on Strumpshaw Fen. This will be examined further in the project development stage.

Opportunities

- Brundall Parish Council own the Creamers Meadow site, which offers an opportunity for an off-road walking route around the site.
- Brundall Parish Council are attempting to acquire the land to the North of Berryfields for field sports and to the north-east of Brundall Memorial Hall for less active recreational activities. If the land is purchased, the land to the north could form part of a path from the cemetery east to the PROW (Postwick FP6 or Brundall FP2). The land north-east could form a crucial community walking link with preservation of scenic views and the continued conservation of the wildlife corridor highlighted as a strategic GI corridor in the GI Delivery Plan (TLP, 2009) and JCS (2014) (see Figure 6 in Section 10.2).
- The Witton Run is close to areas with a significant proportion of the East Broadland growth (Brundall and Blofield).

Risks

- The land Brundall Parish Council are attempting to purchase may not be achieved.
- Landowners may not allow access.
- A Habitat Regulation Assessment (HRA) screening is required for the project to measure the potential and combined impacts of the projects and other plans against the conservation of one or more Natura 2000 sites in the East Broadland area. Norfolk County Council’s Environment Team and Natural England are willing to be consulted for carrying out this screening exercise.
- The long-term maintenance of new GI will be determined in the project development stage. Potential organisations for the long-term maintenance, following possible short-term maintenance funding e.g. Section 106, are Norfolk County Council, Broadland District Council, The RSPB and Brundall Parish Council.

Justification

- The Witton Run forms a vital GI link between Brundall and Blofield, two important areas for growth due to their high proportion of housing allocations in comparison to the rest of the East Broadland area. Hence, public access closer to the Witton Run would likely attract walkers, including dog walkers, from new development sites.
- It will increase walking provision in the Brundall and Blofield parishes as discussed in the respective neighbourhood plans and access to areas of significant biodiversity interest.
- It makes space for wildlife, Theme 2 of GI Strategy (GNDP, 2007), by safeguarding valued and sensitive wildlife sites by drawing visitors to an area of relatively higher visitor carrying capacity, while facilitating managed access for education and enjoyment of the natural environment.