



Community at heart
The Horizon Centre
Broadland Business Park
Peachman Way
Norwich
NR7 0WF

Ms Sarah Vergete
Horsford

Tel 01508 533813 / 01603 430509
planning@southnorfolkandbroadland.gov.uk

Our ref 2024/2772

17 December 2024

Dear Sir/Madam,

Proposal: Single storey rear extension and roof rearrangements to align with the existing house

Location: Longcroft 231 Holt Road Horsford Norfolk NR10 3EB

Applicant: Mr Daniel Vickers

Application Type: Householder

An application for permission for the proposal described above has been received. Details of the Case Officer and copies of the submitted plans can be viewed on-line at

<https://info.southnorfolkandbroadland.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SK7FPDOQN4G00> by using the Further Information tab. **Please note:** any comments you make will also be available to view on-line.

You can submit your comments by emailing planning@southnorfolkandbroadland.gov.uk online at **www.southnorfolkandbroadland.gov.uk** or by post before 10 January 2025. If this is not possible or you wish to discuss the proposal before sending your comments please contact the case officer. **Please note:** any comments you make will be available to view on-line.

Where the application is to be determined by the Committee, a copy of the Agenda will be sent to you before the date of the meeting. A representative of your Council can speak at the meeting to present their views otherwise they will be reported to the Committee before a decision is reached.

Yours sincerely

Development Management



Community at heart
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Peachman Way
Norwich
NR7 0WF

Ms Sarah Vergete
Horsford

Tel 01508 533784
planning@southnorfolkandbroadland.gov.uk

Our ref 2024/3182

18 December 2024

Dear Sir/Madam,

Proposal: Installation of an Air Source Heat Pump to be installed rear of property.
Location: 354 Holt Road Horsford Norfolk NR10 3EE
Applicant: Mr Offord
Application Type: Householder

The above proposal has now been amended copies of the amended plan(s)/additional information can be view online at <https://info.southnorfolkandbroadland.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLYBHZOQGZ600>
MCS 020 NOISE REPORT RECEIVED

If you have any further comments to make please let me know either by writing, emailing your views to planning@southnorfolkandbroadland.gov.uk or comment online at www.southnorfolkandbroadland.gov.uk before 27 December 2024. It may not be possible to consider any comments received after this date.

If you wish to discuss this matter or request an extension of time to enable your Council to comment on the proposal as amended please contact me.

You should note that any letter will normally become open to public inspection and may be copied by the applicant and members of the public.

Where the application is to be determined by the Committee, a copy of the Agenda will be sent to you before the date of the meeting. A representative of your Council can speak at the meeting to present their views otherwise they will be reported to the Committee before a decision is reached. If the consultation period has not expired when the committee consider the proposal, any decision will be subject to there being no new comments received in conflict with the planning committee's views.

Yours sincerely

Jack Bessey
Graduate Planning Officer



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Horsford

Tel 01508 533813 / 01603 430509
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Our ref 2024/3801

2 January 2025

Dear Sir/Madam,

Proposal: Erection of 5no. dwellings
Location: Land At Juniper Way Horsford Norfolk
Applicant: Mr Ingram
Application Type: Full Planning Permission

An application for permission for the proposal described above has been received. Details of the Case Officer and copies of the submitted plans can be viewed on-line at <https://info.southnorfolkandbroadland.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOR0LTOQJGD00> by using the Further Information tab. **Please note:** any comments you make will also be available to view on-line.

You can submit your comments by emailing planning@southnorfolkandbroadland.gov.uk online at **www.southnorfolkandbroadland.gov.uk** or by post before 23 January 2025. If this is not possible or you wish to discuss the proposal before sending your comments please contact the case officer. **Please note:** any comments you make will be available to view on-line.

Where the application is to be determined by the Committee, a copy of the Agenda will be sent to you before the date of the meeting. A representative of your Council can speak at the meeting to present their views otherwise they will be reported to the Committee before a decision is reached.

Yours sincerely

Development Management

Planning Statement

Date: October 2024.

Site: Land to the South of Juniper Way, Horsford, NR10 3EX.

Proposal: Full planning application for the erection of five detached single storey dwellings.

Planning Statement: Land to the South of Juniper Way, Horsford, NR10 3EX.

Project Reference Number: 2195

Rev	Date	Details	Prepared by	Reviewed by	Approved by
00	16 October 2024	Draft	Heather Byrne Associate Planner	Mark Philpot Managing Director	Mark Philpot Managing Director
01	18 October 2024	Final	Heather Byrne Associate Planner	Mark Philpot Managing Director	Mark Philpot Managing Director
02	25 October 2024	Final	Heather Byrne Associate Planner	Mark Philpot Managing Director	Mark Philpot Managing Director

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1.0 Introduction

1.1 This supporting statement has been prepared by One Planning Consultants to support a full planning application for the erection of five detached single storey dwellings on land to the South of Juniper Way, Horsford, NR10 3EX.

1.2 This statement should be read in conjunction with the following documents and reports:

- Proposed drawings prepared by Building Plans Ltd;
- Biodiversity Net Gain Assessment Report produced by Biome Consulting; and
- Arboricultural Impact Assessment and Method Statement produced by Oakfield Arboricultural Services.

2.0 The Site and Context

- 2.1 The application site (“the site”) comprises an area of land to the south of Juniper Way, Horsford, which currently is a greenfield site. Figure 1 below shows the site location plan.



Figure 1: Site Location Plan.

- 2.2 The site is an overgrown grassed area, which is bounded to the north and west by residential development, to the south by woodland, and to the east by an area of woodland and beyond agricultural land. To the north of the site are dwellings that were approved under reference 20191964 for eight single storey dwellings.
- 2.3 The site lies immediately adjacent to the defined settlement boundary of Horsford. Horsford is designated as a village cluster with Felthorpe and Haveringland within the recently adopted Greater Norwich Local Plan (GNLP)
- 2.4 The site lies within fluvial Flood Zone 1 and is not liable to flooding from any other sources.

Site surroundings

- 2.5 As highlighted above, Horsford is designated as a village cluster with Felthorpe and Haveringland within the adopted GNLP and has a number of services and facilities including a shop and Post Office, Primary School, Village Hall, Church, Pharmacy, Bakery, Public House, Indian Restaurant and takeaway and Chinese takeaway. An existing footpath along Mill Lane, which connects to Holt Road to the west connects the site to these services/facilities.

2.6 The nearest bus stop is located on Mill Lane, immediately to the west of the site providing a service between Horsford, Hellesdon, Norwich and Long Stratton. Further services can be found at the bus stops located on Holt Road further west, providing further school services as well as public services to Holt, Norwich, Easton College and Hellesdon High and Sixth Form.

Planning History

2.7 The site has the following planning history:

- Planning application reference 20170707 for residential development for 8 dwellings (Outline) was granted on the 4th January 2018. Whilst the majority of this site lies to the north of the application site, a portion of it was included within the red line boundary, including the northern part of the site and an area along the western boundary.
- Planning application reference 20191964 for residential development of 8 no. single storey dwellings (reserved matters) was granted on the 17th March 2020. Whilst this was a reserved matters application, the red line boundary was slightly smaller than the previous outline application and did not include the area along the western boundary nor the northern part of the application site.

2.8 There is no other relevant planning history on the site.

3.0 The Proposal

3.1 The description of development is as follows:

'Full planning Application for the erection of five detached single storey dwellings with garages and associated access and landscaping.'

3.2 The application seeks full planning for the construction of five detached single storey dwellings with detached garaging on the site with associated access and landscaping as shown on the accompanying plans.

3.3 In terms of materials and appearance, the dwellings have taken inspiration from the adjoining dwellings and will be in keeping with these properties utilising facing brickwork, concrete pantiles and cladding with precise details included on the accompanying drawings.

3.4 The dwellings are of a single storey and details of each are set out in the table below. The parking arrangements are also detailed below.

Unit	House Type	Gross Internal Area (GIA)	Parking
1	Single storey 3-bedroom dwelling with living room and combined dining and kitchen area.	Dwelling 112sqm and garage 18sqm.	1 parking space and a single garage.
2	Single storey 3-bedroom dwelling with living room and combined dining and kitchen area.	Dwelling 112sqm and garage 18sqm.	1 parking space and a single garage.
3	Single storey 2-bedroom dwelling with living room and combined dining and kitchen area.	Dwelling 70sqm and garage 15.8sqm.	1 parking space and a single garage.
4	Single storey 3-bedroom dwelling with living room and combined dining and kitchen area.	Dwelling 112sqm and garage 18sqm.	1 parking space and a single garage.
5	Single storey 2-bedroom dwelling with living room and combined dining and kitchen area.	Dwelling 70sqm and garage 18sqm.	1 parking space and a single garage.

3.5 Plots 1, 2 and 4 would comprise a living room, kitchen/dining area, utility, bathroom, and three bedrooms, one with an ensuite. Plots 3 and 5 would comprise a living room, kitchen/dining area, bathroom and two bedrooms. Each dwelling would also have a detached single garage.

3.6 Services are already in place with water, BT and electric infrastructure laid to the boundary and a foul water connection is already in place.

- 3.7 In terms of access, the proposed dwellings would be served via the existing access off Mill Lane as shown on the accompanying plans – this access has been built to an adoptable standard and evidence of its construction can be provided if necessary. The parking arrangements for each plot are shown on the accompanying plans and the plans also incorporate turning areas to enable vehicles to enter and exit the site in a forward gear.
- 3.8 Each dwelling also has sufficient space for the storage of bicycles either within the proposed garages or within a dedicated shed within the rear garden area.
- 3.9 Bin storage is proposed within the curtilage of each dwelling and a bin collection point is shown on the accompanying plans to the front of each dwelling.
- 3.10 In terms of drainage, soil conditions are sand and very permeable ensuring the site can incorporate sustainable drainage systems (SuDS).

4.0 Policy Context

- 4.1 This section sets out the planning policy background to the application in relation to national planning guidance and local planning policy.

National

The National Planning Policy Framework (“NPPF”), December 2023

- 4.2 The NPPF confirms that the planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions (Paragraph 2). The following relevant elements of this document are set out below:

Section 2:	Achieving sustainable development
Section 4:	Decision-making
Section 5:	Delivering a sufficient supply of homes
Section 8:	Promoting healthy and safe communities
Section 9:	Promoting sustainable transport
Section 11:	Making efficient use of land
Section 12:	Achieving well designed places

Local

The Greater Norwich Local Plan (GNLP), Adopted March 2024

- 4.3 In the Greater Norwich area, Broadland District Council, Norwich City Council and South Norfolk Council have worked together to produce the joint strategic plan, the Greater Norwich Local Plan (GNLP). The GNLP sets out the strategy for regeneration and growth in the Greater Norwich area from 2018 to 2038, consisting of strategic policies to guide planning decisions and the site allocations to implement the strategy. The following policies are considered relevant to this document are listed below:

Policy 1:	The Sustainable Growth Strategy
Policy 2:	Sustainable Communities
Policy 3:	Environmental Protection and Enhancement
Policy 5:	Homes
Policy 6:	The Economy
Policy 7.4:	Village Clusters
Policy 7.5:	Self-Build and Custom Build Windfall Housing Development Outside Defined Settlement Boundaries

Broadland District Council Development Management DPD (DM DPD), Adopted August 2015

- 4.4 This document includes more detailed local policies for the management of development. It is aimed at guiding decision-makers and applicants in order to achieve high standards of development which complement the valued attributes of Broadland district. Horsford Parish Council are undertaking a review of their Plan; however, this is yet to progress. The following policies are considered to be relevant to the proposed development:

Policy GC1:	Presumption in favour of sustainable development
Policy GC2:	Location of new development
Policy GC4:	Design
Policy EN1:	Biodiversity and Habitats
Policy EN2:	Landscape
Policy EN4:	Pollution
Policy TS3:	Highway safety
Policy TS4:	Parking guidelines

Horsford Neighbourhood Plan 2018 - 2038

- 4.5 The Horsford Neighbourhood Plan was formally adopted by Broadland District Council on the 12th July 2018 and the plan covers the period up to 2038. The following policies are considered to be relevant to the proposed development:

Policy HBE1:	Mixed Housing
Policy HBE2:	Connectivity
Policy HBE3:	High Quality Design
Policy TRA1:	Walkable and bikeable community
Policy TRA3:	Private Parking
Policy ENV5:	Trees and Site Boundaries

Other Material Considerations

- 4.6 *Planning Practice Guidance* (last updated February 2024).
- 4.7 *National Design Guide – Planning Practice Guide for Beautiful, Enduring, and Successful Places* (September 2019).
- 4.8 *UK Government* pledge to deliver 1.5 million homes on brownfield sites and in urban areas of the next 5 years.
- 4.9 *The Housing and Planning Act* (2016).

5.0 Planning Policy Assessment

- 5.1 This section seeks to assess relevant national planning policies and guidance, and local strategic development control policies as identified in section 4 of this statement against the proposed development.

The Principle of Development

- 5.2 The NPPF makes clear that the purpose of the planning system is to contribute to the achievement of sustainable development and states within paragraph 11 that development proposals which accord with an up-to-date development plan should be approved 'without delay' unless material considerations indicate otherwise.
- 5.3 Section 2 of the NPPF promotes sustainable development and states within paragraph 11 that development proposals which accord with an up-to-date development plan should be approved 'without delay' unless material considerations indicate otherwise.
- 5.4 Paragraph 60 of the NPPF sets out the Government's objective to significantly boost the supply of homes.
- 5.5 Paragraph 82 states in rural areas, planning policy and decisions should be responsive to local circumstances and support housing developments that reflects local needs. Paragraph 83 further states to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.
- 5.6 Section 11 of the NPPF specifically focusses on making effective use of land and explicitly states in paragraph 123 that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Similarly, in Paragraph 124 d) it states that planning decisions should promote and support the development of under-utilised land and buildings.
- 5.7 Policy 1 of the adopted Greater Norwich Local Plan (GNLP) sets out the growth strategy for the area and outlines to provide choice and aid delivery of housing, proposals for additional 'windfall' housing growth will be considered acceptable in principle at appropriate scales and locations where they would not have a negative impact on the character and scale of the settlement and subject to other local plan policies.
- 5.8 Whilst the site falls outside, but immediately adjacent to the settlement boundary, the northern part of the site falls within the red line boundary of the previously approved outline application reference 20170707 for the eight dwellings to the north. The reserved matters application proposed a smaller site area for development. Therefore, it is evident that whilst the site is outside of the defined settlement boundary the Council considered it a suitable and sustainable location for development.

- 5.9 The proposal seeks to redevelop and make efficient use of a currently underutilised site within a sustainable location, which is entirely appropriate within its context. The proposal will make a valuable contribution to the local fabric of the area by providing additional single storey dwellings that would serve the local community and provide for different groups in the community by providing much needed single storey living.
- 5.10 We are currently experiencing a housing crisis within England and therefore significant weight should be given to the proposal such as this which are clearly and demonstrably within sustainable locations and would not extend development within the open countryside. In any event, it should be noted that the five year housing land supply provides a minimum number of homes to be planned for and is not the maximum number. This section highlights the benefits of this scheme and how it is considered the proposal makes efficient use of a sustainably located site and provides clear economic, social and environmental benefits.

Economic

- 5.11 The economic dimension of sustainable development seeks to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure. The adopted Local Plan seeks to achieve economic growth and job creation in the District. This growth goes hand-in-hand with population growth. Population growth is therefore beneficial for the economy and the growth of Broadland District Council.
- 5.12 The proposal would generate turnover and employment for construction firms and related trades during the construction phase of the development. An increase in population will also generate additional household expenditure which will bring benefits to local shops and services, therefore promoting and encouraging sustainable economic growth.
- 5.13 Also, regarding availability and deliverability, the site is within the applicant's ownership and is available now, making the development deliverable within the next 1-2 years and therefore would make a valuable contribution towards the current housing crisis.

Social

- 5.14 The social dimension of sustainable development is concerned with supporting strong, vibrant and healthy communities through the provision of housing supply to meet the needs of present and future generations and through creating a high-quality built environment with accessible local services that reflect the community's needs and support its health, social and cultural well-being.
- 5.15 Horsford is designated as a village cluster with Felthorpe and Haveringland within the adopted GNLP and has a number of services and facilities including a shop and Post Office,

Primary School, Village Hall, Church, Pharmacy, Bakery, Public House, Indian Restaurant and takeaway and Chinese takeaway. An existing footpath along Mill Lane, which connects to Holt Road to the west, connects the site to these services/facilities, which are all within easy walking distance.

- 5.16 The nearest bus stop is located on Mill Lane, immediately to the west of the site providing a service between Horsford, Hellesdon, Norwich and Long Stratton. Further services can be found at the bus stops located on Holt Road further west, providing further school services as well as public services to Holt, Norwich, Easton College and Hellesdon High and Sixth Form.
- 5.17 It is evident that the Council consider Horsford and this location to be a sustainable location for the reasons outlined above and how development outside the settlement boundary can easily access the services and facilities within Horsford and therefore reinforces the fact the proposal is located in a sustainable and accessible location and therefore should be supported.
- 5.18 These considerations weigh in favour of the application where paragraph 83 of the NPPF states that housing should be located where it will enhance and maintain the vitality of existing rural communities helping to sustain facilities in the surrounding settlements.
- 5.19 The proposal also seeks to provide single storey dwellings that would provide for different groups in the community by providing much needed single storey living, which is considered to comprise a social benefit.

Environmental

- 5.20 The environmental dimension to sustainable development refers to protecting and enhancing the natural, built and historic environment. This involves improving biodiversity, using natural resources prudently, minimising waste and pollution and mitigating climate change including moving to a low carbon economy.
- 5.21 The following will consider the proposals impact upon the character and appearance of the area as well as impact upon ecology, trees and highway safety.

Scale, Design, Layout and Appearance

- 5.22 The NPPF confirms that the government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development. Well-designed buildings and places can improve the lives of people and communities. The environmental dimension of sustainable development refers to protecting and enhancing the natural, built and historic environment. This involves improving biodiversity, using natural resources prudently, minimising waste and pollution and mitigating climate change including moving to a low carbon economy.

- 5.23 Policy 1 of the adopted GNLP seeks to create sustainable development and inclusive growth with growth distributed in line with the settlement hierarchy providing good access to services, employment and infrastructure, including through urban and rural regeneration. Policy 2 outlines how development proposals should make efficient use of land with development densities taking account of accessibility and local character consideration as well as create beautiful, well-designed places and buildings with respect the character of the local area.
- 5.24 Policy GC4 of the adopted DM DPD confirms that proposals should, amongst other considerations, pay adequate regard to the environment, character and appearance of an area and reinforce local distinctiveness and successfully integrate into the surroundings.
- 5.25 Policy HBE1 of Horsford Neighbourhood Plan which sets out the provision of mixed type and tenure of housing within Horsford to meet the needs of the community, including bungalows. Policy HBE3 outlines how all development proposals should be of high quality design and should seek to demonstrate how they respect and enhance the character of the local area.
- 5.26 The proposal will provide five single storey dwellings with detached garaging on the site with associated access and landscaping. The proposed plans that accompany the application are considered to demonstrate how the site would be developed to provide the proposed development in a way which respects the surrounding character of development and would not be harmful to the surrounding context.
- 5.27 In terms of materials and appearance, the dwellings have taken inspiration from the adjacent dwellings to the north and will be in keeping with these properties utilising facing brickwork, concrete pantiles and cladding with precise details included on the drawings.
- 5.28 Whilst the proposal will result in a change in the appearance of the site, it is considered to result in an overall enhancement, through the development of an underutilised grassed area with no current use and will complete the development to the north. The scale and density of development is considered to be in keeping with the surrounding area and would round off the existing development in this location.
- 5.29 Each of the proposed units also meet the required nationally described space standards and therefore the proposal ensures the dwellings are fit for purpose and provide high quality useable space for future occupiers.
- 5.30 In summary, the proposal strikes a balance between making efficient use of the site, whilst respecting the surrounding built form and character of the area. The overall density, layout, scale, bulk and massing of the development is considered appropriate and in keeping with the surrounding character of the area and built form. The development will feature high-quality materials providing a cohesive development which is considered appropriate in design terms in this location. The scheme has been designed to a high standard in

compliance with the requirements of the NPPF, Policies 1 and 2 of the GNLP; Policy GC4 of the DM DPD; and Policies HBE1 and HBE3 of the Horsford Neighbourhood Plan.

Impact upon Amenity

- 5.31 Paragraph 135 of the NPPF states planning decisions should ensure that developments create places with a high standard of amenity for existing and future users. Policy GC4 of the DM DPD and most particularly, parts iii., iv., and v. of that policy deal with the potential impacts a development can have on the site and its wider surroundings. The requirements of this policy are designed to protect the amenities and living conditions of both the prospective occupiers and existing neighbouring occupiers.
- 5.32 The proposed dwellings either meet or exceed the nationally described space standards as demonstrated on the accompanying plans and therefore are considered to provide an acceptable level of accommodation.
- 5.33 The proposed dwellings exceed the nationally described space standards as demonstrated on the accompanying plans and therefore are considered to provide an acceptable level of accommodation.
- 5.34 The layout, scale and orientation of the proposed dwellings both in relation to each other and existing neighbouring properties/uses, as well as separation distances, would not result in any significant harm to the amenities or privacy of adjacent properties or future occupiers of the development by reason of overlooking, being overbearing or loss of daylight or sunlight.
- 5.35 The proposed dwellings follow the building line of the existing residential properties to the north with plots 4 and 5 being perpendicular at the end of the road and given their single storey nature coupled with existing/proposed boundary treatments, ensures the dwellings respect the existing dwellings and ensure the proposal would not overlook the neighbouring property.
- 5.36 The proposed plans demonstrate how the proposal is in keeping with the surrounding built form and would not result in any overbearing impact on adjacent properties. The proposal is considered to produce a high-quality development that assimilates into its surroundings and respects the surrounding context.
- 5.37 Provision for private amenity space is made within the curtilage of each dwelling, which are considered suitable for their purpose. Close boarded fencing is proposed within the private rear amenity spaces, which is considered appropriate to ensure privacy for and between the private amenity spaces whilst assimilating the development into the surrounding area. Hard and soft landscaping is also proposed to the front of the site to assimilate the development into the existing streetscene.

- 5.38 In summary, the proposed development would not have any harmful impact in terms of overlooking, overshadowing or loss of privacy to adjacent dwellings or future occupiers and therefore accords with both local and national policies.

Highways Safety, Vehicular Access and Parking

- 5.39 Planning Authorities should consider the highways impact of any proposed development in relation to the Government's National Planning Policy Framework (NPPF).
- 5.40 Policy TS3 'Highway safety' states that development will not be permitted where it would result in any significant adverse impact upon the satisfactory functioning or safety of the highway network. Policy TS4 'Parking guidelines' states that within new developments appropriate parking should be provided to reflect the use and location as well as accessibility by non-car modes.
- 5.41 Policy TRA3 of the Horsford Neighbourhood Plan also states proposals should provide sufficient off-road parking through parking bays, drives and garages.
- 5.42 In terms of access, the proposed dwelling would be served via the existing access off Mill Lane as shown on the accompanying plans – this access has been built to an adoptable standard and evidence of its construction can be provided if necessary. The accompanying plans detail the parking arrangement, including garages, for each proposed dwelling, which accords with the adopted Norfolk parking standards. Turning areas are also proposed to ensure vehicles can enter and exit the site in a forward gear.
- 5.43 The nearest bus stop is located on Mill Lane, immediately to the west of the site providing a service between Horsford, Hellesdon, Norwich and Long Stratton. Further services can be found at the bus stops located on Holt Road further west, providing further school services as well as public services to Holt, Norwich, Easton College and Hellesdon High and Sixth Form.
- 5.44 An existing footpath along Mill Lane connects the site to the services and facilities within Horsford, which are all within easy walking distance.
- 5.45 Secure cycle storage is also shown on the accompanying plans within sheds in the rear garden of each dwelling or within the proposed garages to promote sustainable modes of transport.
- 5.46 In light of the above, the proposal is considered to provide an acceptable and sustainable form of development that would not impact significantly upon highway safety and therefore complies with Policies TS3 and TS4 of the DM DPD; Policy TRA3 of the Horsford Neighbourhood Plan as well as the NPPF.

Landscaping and Biodiversity

- 5.47 Policy EN1 'Biodiversity and Habitats' requires development proposals to protect and enhance the biodiversity of the district. Local Plan policy EN2 'Landscapes' seeks to protect the character of the area. Proposals should also have regard to the Landscape Character Assessment SPD. Also, Policy EN3 'Green Infrastructure' seeks to maximise opportunities for wildlife habitats.
- 5.48 In regard to trees, an Arboricultural Impact Assessment and Method Statement has been produced by Oakfield Arboricultural Services to support the application. This concludes that no trees need to be removed to accommodate the layout, only minor works which would not impact on the tree health or value. The Assessment outlines how as long as the protection fencing is installed and maintained as recommended, the proposal will have no material effect on the health and or value of the trees retained.
- 5.49 In terms of biodiversity and Biodiversity Net Gain, Biome Consulting have produced a Biodiversity Net Gain Assessment Report, which concludes that the proposal will be required to purchase statutory credits to ensure a gain of 10% can be achieved as part of the proposed development.
- 5.50 In light of the above, the proposed plans and supporting documents demonstrate the development can be appropriately integrated into its surrounding and would not result in harm to biodiversity and habitats as required under Local Plan DM policies GC4, EN1, EN 2 and EN3.

Deliverable and Developable

- 5.51 The NPPF advises that housing applications should be considered in the context of the presumption in favour of sustainable development and sites must be both deliverable and developable. The proposed development is both deliverable and developable for the following reasons:

Deliverable

- 5.52 According to NPPF guidance to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.
- 5.53 The site is owned by the applicant and is available now. There are no financial or environmental reasons why the proposed development cannot be delivered within the next five years, it is likely, as set out above, that the development would come forward within a much shorter timeframe and provide a positive contribution to the five year housing land supply as a consequence, bolstering delivery in the very short term.

Developable

- 5.54 According to NPPF guidance to be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.
- 5.55 As set out above, the site is outside but immediately adjacent to the defined settlement boundary and given it is surrounded on two sides by development forms a logical rounding-off development site. The site is therefore considered to be a suitable location for new housing and its development for housing would bring significant planning benefits to the District.
- 5.56 There are no known reasons to prevent a viable development from coming forward at the site as proposed.
- 5.57 Furthermore, the application is in detailed form and can be implemented forthwith.

6.0 Conclusion

6.1 The application seeks a full planning application for the erection of five detached single storey dwellings on land to the South of Juniper Way, Horsford, NR10 3EX.

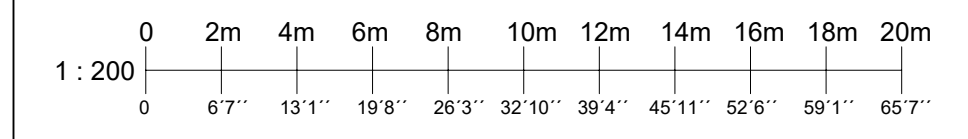
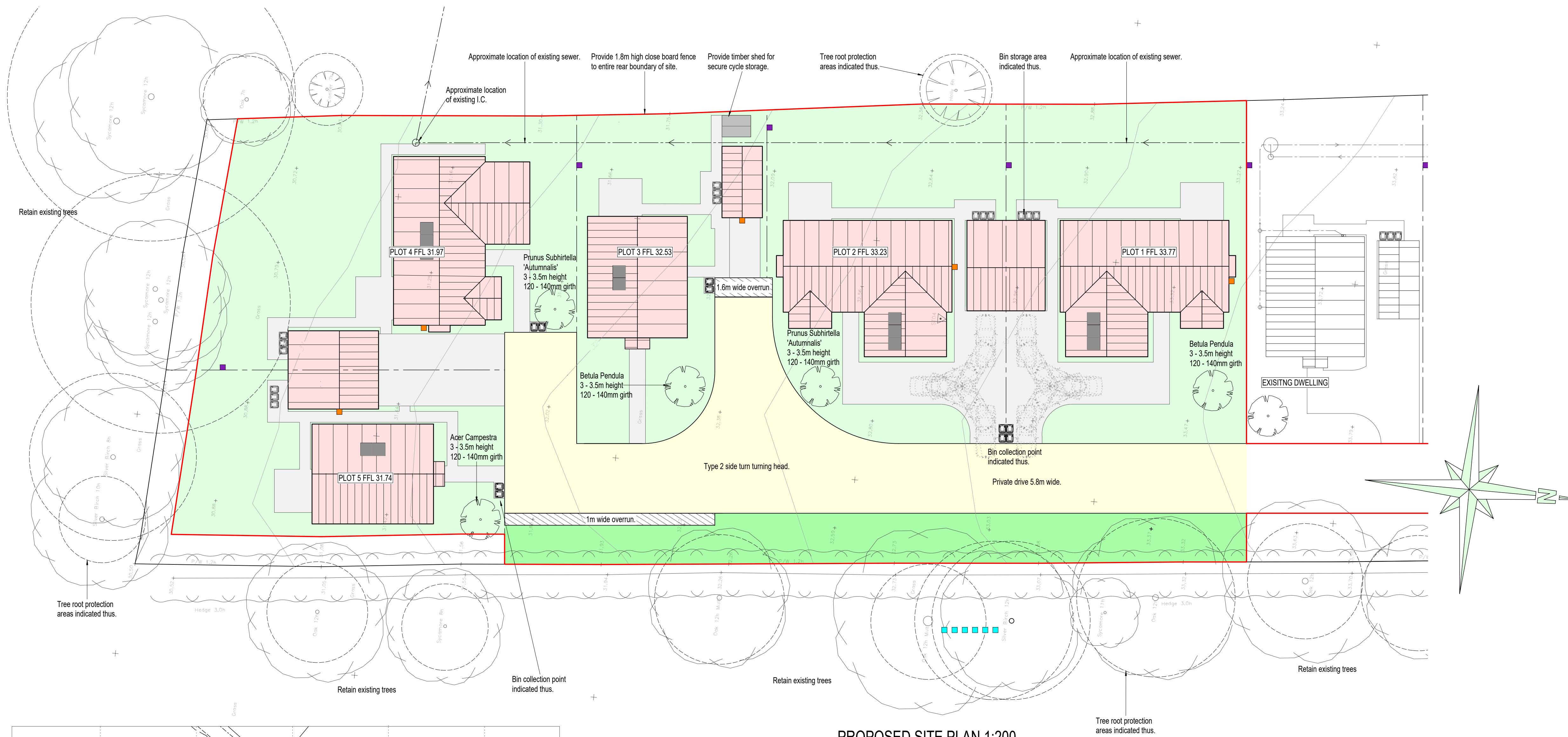
6.2 In summary, the development will provide the following planning benefits:

- The scheme seeks to develop an underutilised site to provide five high quality single storey residential dwellings within a sustainable location, which would provide a valuable contribution to the Council's housing need;
- Comprises a windfall site which would contribute towards meeting the Council's identified housing need within a highly sustainable location providing significant economic and social benefits in accordance with the NPPF;
- Makes efficient use of land in accordance with the principles set out in the NPPF and Policy 2 of the adopted GNLP; Policies 1 and 2 of the GNLP; Policy GC4 of the DM DPD; and Policies HBE1 and HBE3 of the Horsford Neighbourhood Plan;
- The development is of high architectural quality and is considered appropriate within its setting. It will reflect the existing pattern of development immediately to the north of the site and therefore accords with the aims of the NPPF;
- The proposal would not result in any detrimental impact upon amenity of existing or future occupiers as required under Policy GC4 of the adopted DM DPD and the NPPF;
- Would result in no harm to biodiversity and provide biodiversity net gain as part of the proposed development in accordance with the adopted GNLP the NPPF;
- Would not compromise local amenity or highway safety in accordance with the GNLP, DM DPD and the NPPF;
- Adequate bin storage and appropriate refuse collection arrangements are provided; and
- Be both deliverable and developable as defined within the NPPF.

6.3 In summary, the proposed planning benefits of the scheme are considered, on balance, to significantly outweigh any potential harm resulting from the development. It is on this basis that planning permission should be granted.

General Notes

- This drawing must not be scaled and if in doubt ask.
- All Contractors are to check all dimensions & levels on site prior to commencing any construction or fabrication.
- This drawing to be checked and read in conjunction with all Engineers, Architectural, Service Engineers and any specialist drawings, together with any relevant additional Engineers specifications.
- Where site information or adjoining building details are contrary to issued details then the Engineer is to be informed immediately.
- No structural members are to be cut, notched, or jointed unless shown on the Engineers details. Unless otherwise noted all connections of structural members including laps & anchorages of reinforcement shall be capable of mobilising the full structural capacity of the member.
- All bolt connections to have a minimum of 2 bolts.
- The foundations have been designed on allowable ground pressure of 100 kN/m² & this must be confirmed on site before casting of foundations. Unless informed to the contrary in writing it has been assumed that the sub-soil is not a clay soil that has been desiccated by trees & vegetation & that there is no possibility of heave or shrinkage.
- Under the provisions of the Party Wall etc Act 1996 if the excavations are within 3m of adjacent buildings written agreement for the works from the owner & the tenant (if applicable) of adjacent buildings must be obtained before building works commence & one month's notice must be given before building works commence. If the work applies to the party wall two months' notice must be given. Note: If foundations are deeper than normal a further notice may have to be given & agreement received. Note: If foundations, soffits, gutters, etc encroach across the boundary a written agreement from the owner of the adjoining land / buildings must be obtained & the boundary agreed before building works commence.
- The Construction (Design & Management) Regulations 2015. The client must make suitable arrangements for managing the project, including the allocation of sufficient time and resources.
 - The construction work can be carried out (so far as reasonably practicable) without risks to the health and safety of any person affected by the project.
 - Ensure suitable welfare facilities are provided. These arrangements must be reviewed and maintained throughout the project. The client must provide pre-construction information to the designer and contractor. The client must ensure that a construction phase plan is in place before the construction phase starts. The client must ensure that the principal designer prepares a health and safety file for the project which is suitable, regularly updated and is available for inspection. The client must take reasonable steps to ensure that the principal designer and contractor comply with their duties. The client must pass the health and safety file to any new owner(s)/occupier(s) and ensures that the new owner(s)/occupier(s) is aware of the nature and purpose of the file.
- This drawing is Copyright to Building Plans Ltd.



B	17/12/2024	Site Plan updated.	PB
A	20/08/2024	Site Plan updated.	PB
Rev	Date	Amendment	Dwn

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Client:	Ingram Homes
Project:	Residential Development
Site address:	Land at: Juniper Way Horsford Norwich NR10 3GH
Contents	Proposed Site Plan Location Plan
Scale @ A1: 1:200, 1:1250	Date: August 2024
Signed/checked: P.B./J.N	Revision B
Project No: 3464.0521B	Sheet No. 1



- House Sparrow nesting box, to be multi-chambered and built into wall. Position as high as possible in gable wall, minimum 2m above ground level.
- Provide Hedgehog holes within gravel boards, positioned at ground level. Minimum size 130mm square.
- Provide a minimum of 10 bat boxes erected on trees within this adjacent woodland, with at least 6 boxes located as a small group facing different aspects. Position boxes a minimum of 3m above ground level.