

Hearing Session Actions Arising # 146

Partnership to provide a short note explaining how it has calculated the assumed contribution of 80 dwellings, as per the hearing discussion. Append the Decision Notice and Officer report.

R37: The Norwich Community Hospital Site, Bowthorpe Road, Norwich

Site allocation "R37: The Norwich Community Hospital Site, Bowthorpe Road" as proposed in the GNLP consists of the entirety of the 5.30ha Community Hospital site. This is allocated for "*hospital development and ancillary activities, plus associated supported living, care and key worker accommodation, and residential development. This will accommodate a minimum of 80 homes*". (For site plan, see Appendix 1).

The principle of development for this site is established by the following:

1. Outline planning consent reference 18/00372/O (approved 24/06/2021) which covers 4.0ha of the Community Hospital Site in the control of the Norfolk Community Health and Care NHS Trust. The application description is for: "*Outline application including matters of access for redevelopment of the site to provide a new hospital; residential care home; extra care units; key worker units; change of use of Woodlands House to provide residential units; mixed provision of ancillary office space, independent Class E(g)(i) office space, Class E(a) retail space; and associated car parking and landscaping (additional / revised information)*". The site area covered by planning application 18/00372/O is in the control of the Norfolk Community Health and Care NHS Trust (For site plan, see Appendix 2).
2. Existing adopted allocation 'R37: *Part of Norwich Community Hospital, Bowthorpe Road*' in the Site allocations and site-specific policies plan (2014) is a 2.6ha boundary site (For site plan, see Appendix 3). This covers the area alongside the hospital complex to the west up to Godric Place and a strip of land at the north of the site. The land at the west of the hospital complex is not part of the site subject to application 18/00372/O; this area contained a series of vacant buildings formerly occupied as on-site laundry facilities serving the hospital. Although within the wider hospital campus, these buildings were previously managed separately by NHS Property Services. However, as stated in the Statement of Common Ground for this allocation [D2.49](#) this element has been purchased and the whole site is now in the ownership of the Trust. The strip of land at the north of the site is also covered by the 18/00372/O planning consent.

The following bullet points set out the potential housing figures available on proposed GNLP allocation R37:

- Consented application 18/00372/O includes:
 - Conversion of Woodlands House into 12 C3 residential units.
 - Provision of 36 no. 4 bedroom key worker cluster units (counted as 36 No. C4 small HMOs).

- 244 bed care home (In the absence of any further detail regarding the care home/extra care units it is assumed that this would be 244 C2 bedspaces, counted at a ratio of 1:1.7 = 144 equivalent dwellings)
- The planning application site has potential to accommodate in the region of a total of **192** equivalent dwellings for the sake of forecasting.
- The numbers set out above are indicative. As detailed at paragraph 150 in the Committee Report (Appendix 4) the application for the Outline consent originally included additional detail: *“With the original submission were a number of height and floorplate parameters to indicate potential for new development within the overall site. The application also included a Masterplan to inform the layout of the site and position of new uses/buildings which could be followed as a guide to future reserved matters and to give some certainty that development was feasible. Whilst it is not ideal that the scheme has had to withdraw this information, due to the necessity to better understand issues related to ground stability and need to encourage a sustainable layout for the site, officers are content that it is possible to proceed with this application on the basis of reduced information subject to a number of pre-commencement and other conditions”*.
- The existing adopted site allocation R37 (2.6ha site), is allocated for ‘in the region of 80 dwellings’.
- The existing adopted allocation and the consented outline application have some cross over in boundary, the committee report for the consent explores how the numbers may be dispersed across the site at paragraph 65. Of the indicative 192 equivalent dwellings set out, 27 of these can be assumed to be within the area which is also included in existing adopted allocation R37; this leaves a remaining potential of approximately 53 dwellings to be delivered on the western element of the adopted site allocation area.
- Therefore the total potential housing units for proposed GNLP allocation R37 could be: $192 + 53 = \mathbf{245}$ **equivalent dwellings**.

Additional Information following meeting with NHS Trust 20/04/22:

Plans for The Norwich Community Hospital site, Bowthorpe Road site are currently uncertain. The Trust currently has a number of different options under consideration for the site, these range from:

- extensive hospital related development which would be likely only include a very small amount of residential accommodation (up to 20 dwellings).
- A mixture of hospital and residential similar to the existing outline application – up to approximately 200 homes depending on the type and mix. Or
- a reduced healthcare presence on site with disposal of land to a developer with potential for residential led development (uncertain quantity/ratio of land for healthcare and general market dwellings).

The outcome of this exercise for the Trust will not be known until Summer 2022 at the earliest. This makes the allocation difficult to pin down to a specific quantity of residential dwellings; as a result the policy will need to be flexible. The following modification text is put forward for consideration:

“The Norwich Community Hospital site, Bowthorpe Road, Norwich (approx. 5.30 ha) is allocated for **comprehensive redevelopment. This may include** hospital development and ancillary activities, plus associated supported living, care and key worker accommodation, and residential development. **As part of a mixed-use scheme the site this will may** accommodate ~~a minimum of 80~~ **up to approximately 200 homes depending on the level of healthcare development.**”

A paragraph should be added to the supporting text to highlight that the outline consent granted in late 2021 has a potential to deliver approximately 190 homes or ‘equivalent homes’ as demonstrated under the initial proposals of the 2018 planning application, but that the final mix of homes and healthcare development may change. Any future “departure” from a core housing figure would be assessed against any social or health care benefits which might arise from dependent upon securing future funding (i.e. more health care facilities than housing). If developed wholly for residential the site may accommodate approximately 250 homes.

Conclusion

We have drafted a proposed modification to the site allocation above. Due to the uncertainty of the final quantum of housing to be delivered on this site, the number of homes to include in the Trajectory for this site needs to be agreed. Assuming that the proposed flexible approach to the development of this site is considered acceptable, we would propose forecasting 80 dwellings (or equivalent) in the GNLP trajectory. This figure is a quantum that The Trust feels confident in delivering as a realistic (or possibly low) estimate, which may be improved upon.

Appendices:

Documents appended as referenced above and as requested by the Inspectors at the hearing session for Matter 12-g:

- Appendix 1: R37 site plan as submitted in the GNLP
- Appendix 2: Application 18/00372/O Site Location Plan
- Appendix 3: R37 site plan as adopted in the Norwich City Council Site allocations and site-specific policies plan (2014).
- Appendix 4: R37 boundaries overlay
- Appendix 5: Application 18/00372/O Planning application committee report (14 February 2019)
- Appendix 6: Application 18/00372/O Decision notice (Approval) 24 June 2021.

Appendix 1:

R37 site plan as submitted in the GNLP

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

SITE REFERENCE: R37
LOCATION: The Norwich Community Hospital site, Bowthorpe Road
ALLOCATION: Mixed Use (80 dwellings)
SITE AREA: 5.30 ha



-  Mixed Use Allocation
-  Parish Boundary

Scale at A4:
1:2,500



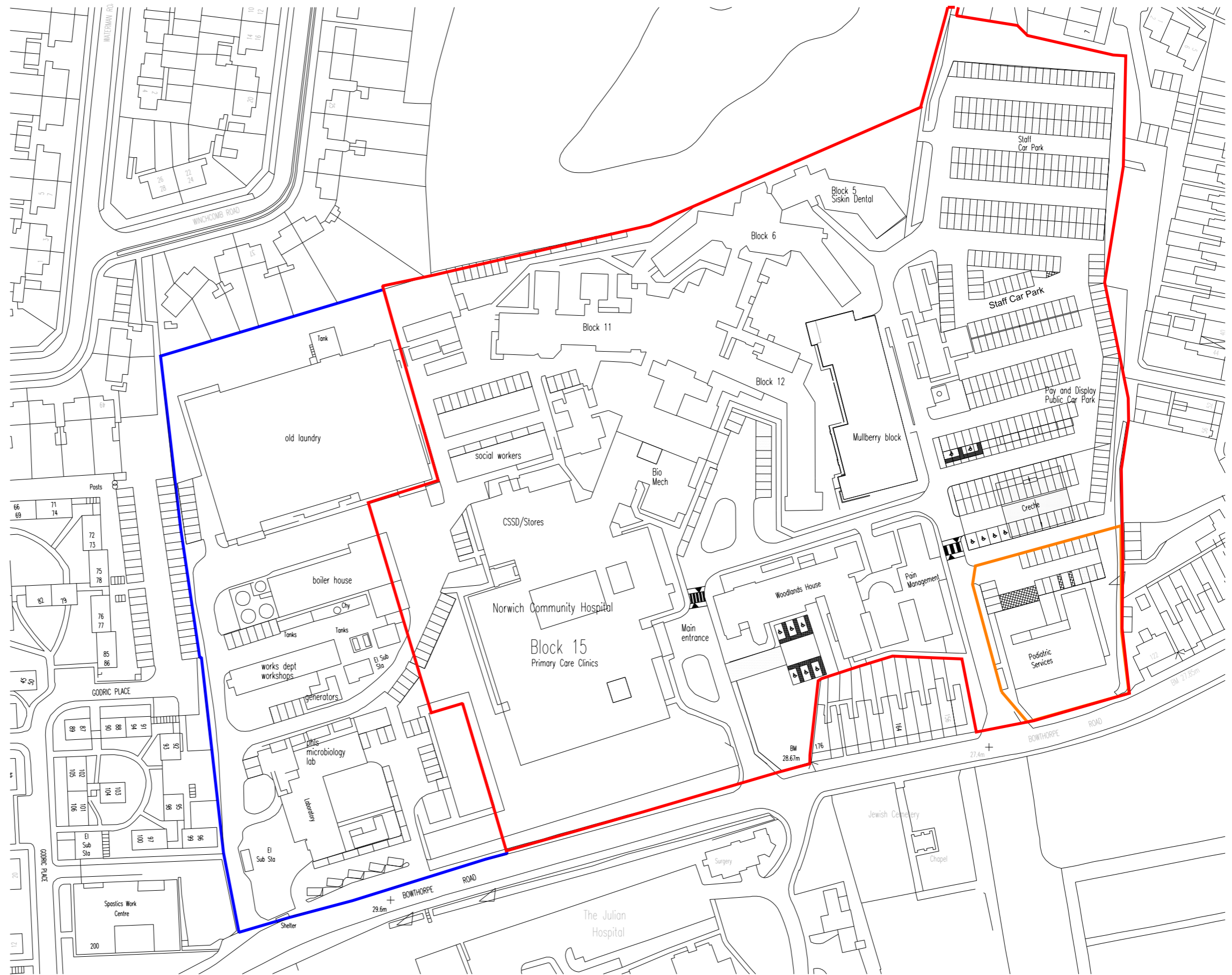
Date: 05/11/2020

*new and extant permission at 1st April 2020

Appendix 2:

Application 18/00372/O Site Location Plan

- Site Boundary
- NHSPS Site
- LIFT Site



01 Existing Site Plan
1:1250 @ A3



Client NCHC
Date 19.01.2018
Dwg No. SK_EP_01

Project Norwich Community Hospital
Title Existing Site Plan
Scale 1:1250@ A3

75 Wells Street London W1T 3QH. Telephone. 020 7580 5886. www.esa-ltd.com

CS_093064



Appendix 3:

R37 site plan as adopted in the Norwich City Council Site allocations and site-specific policies plan (2014).

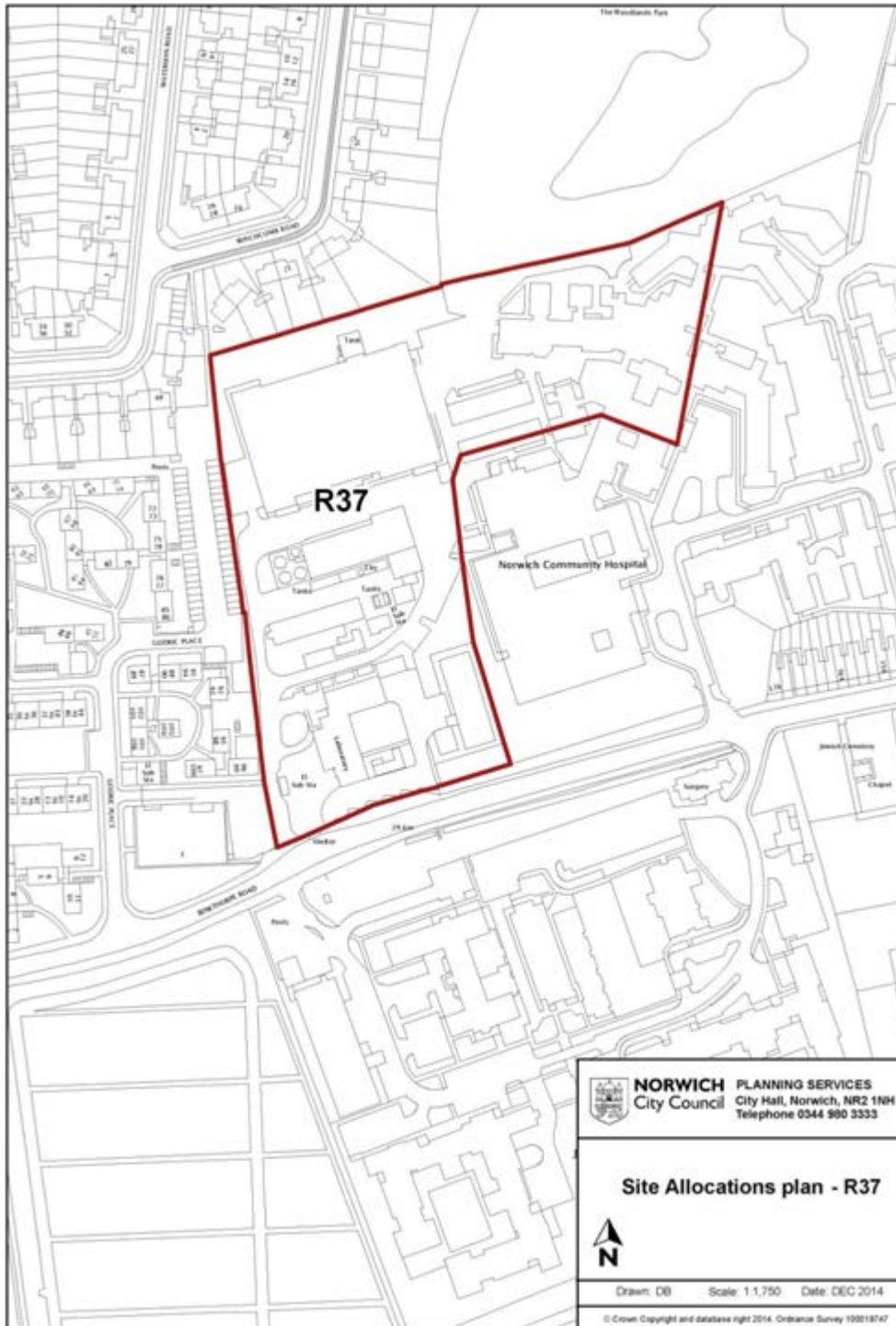
Norwich local plan

Site allocations and site specific policies plan

Adopted December 2014



Site plan



Appendix 4:

R37 boundaries overlay

NORWICH

GREATER NORWICH LOCAL PLAN SITE ALLOCATION FOCUS MAP

Site Reference: R37

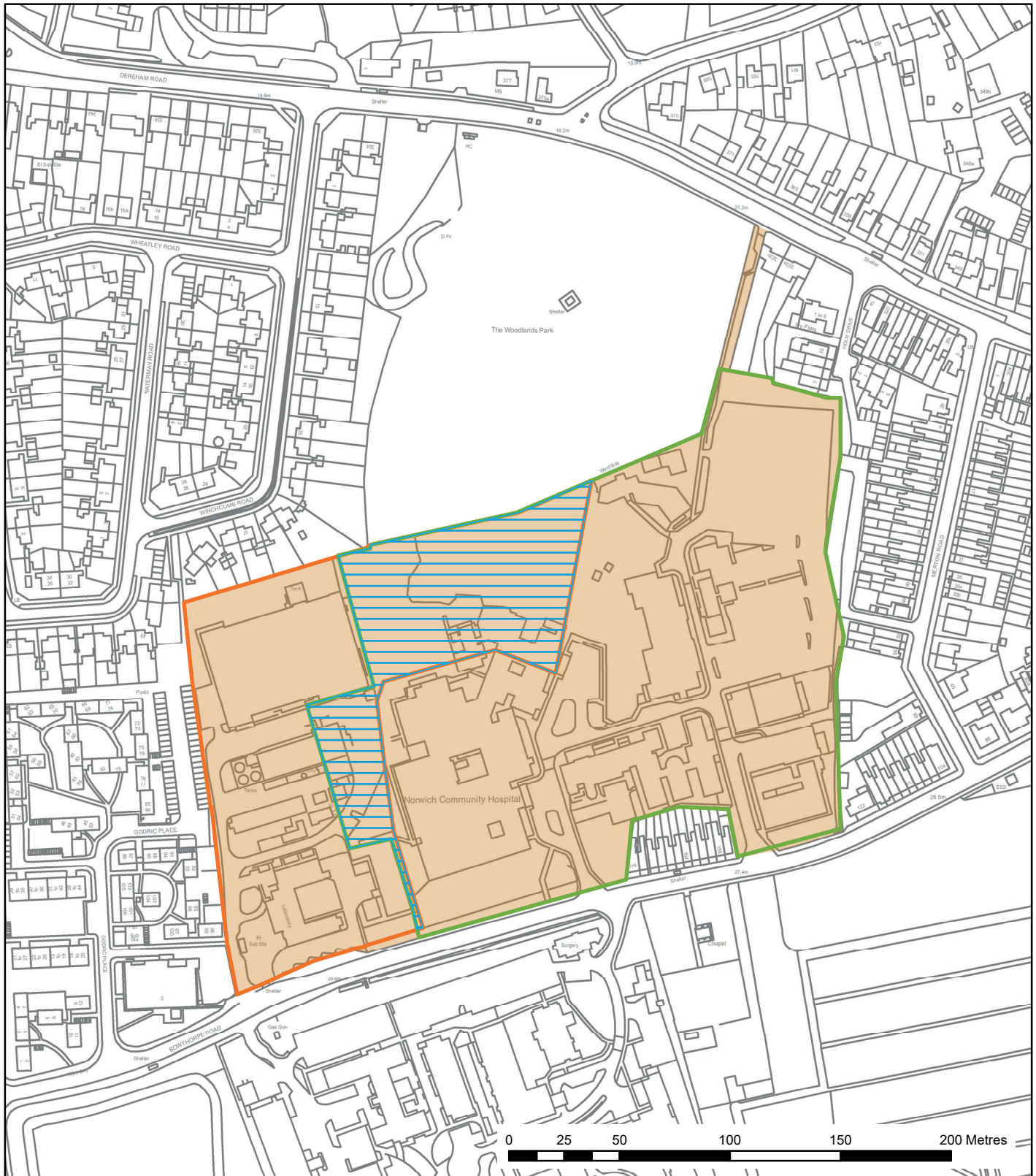
Location: The Norwich Community Hospital site, Bowthorpe Road

Allocation: Mixed use

Site area: 5.30 ha



NORWICH
City Council



KEY



Mixed Use Allocation



R37 (2014 Adopted Allocation)



Consented application 18/00372/O



Overlap of 18/00372/O & R37 (2014)

Date : 14/04/2022

Scale at A4 : 1:2,500

Drawn by : DB



Appendix 5:

Application 18/00372/O Planning application
committee report (14 February 2019)

Report to Planning applications committee

Item

14 February 2019

Report of Head of planning services

Subject Application no 18/00372/O - Norwich Community Hospital, Bowthorpe Road, Norwich, NR2 3TU

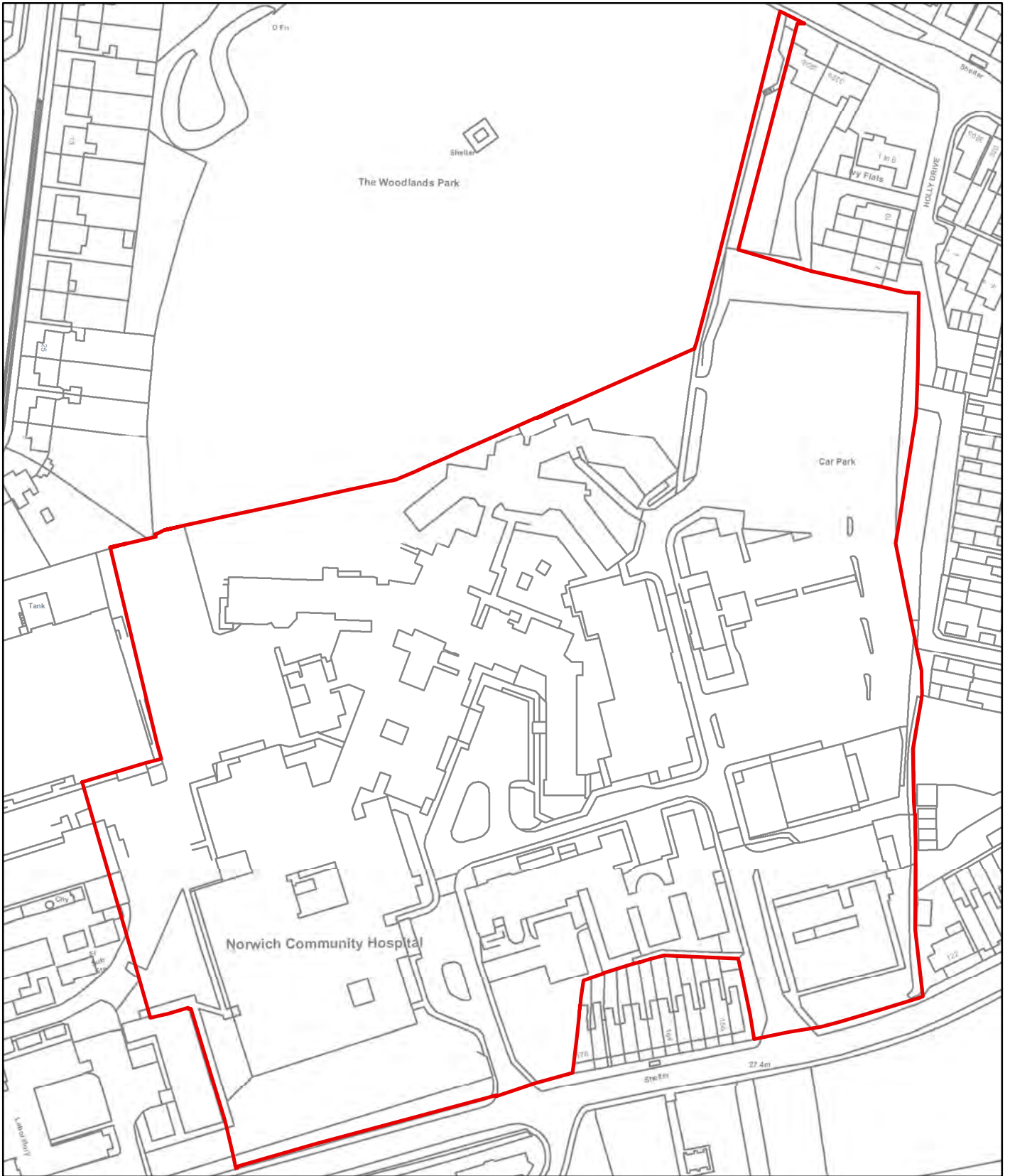
4(a)

Reason for referral Objections

Ward:	Wensum
Case officer	Lee Cook - leecook@norwich.gov.uk

Development proposal		
Outline application including matters of access for redevelopment of the site (excluding the Mulberry Unit and Lift Building) to provide a new hospital; residential care home; extra care units; key worker units; change of use of Woodlands House to provide residential units; mixed provision of ancillary office space, independent B1 space, A1 retail space; and associated car parking and landscaping.		
Representations		
Initial proposal		
Object	Comment	Support
17	0	0
First revised proposal		
Object	Comment	Support
16	0	0

Main issues	Key considerations
1 Principle	Provision of housing; Loss of / reorganisation of site uses. Ancillary activities.
2 Land stability	Impact on the wider area. Capacity of site to be developed.
3 Amenity – Design	Impact on amenities of neighbouring properties (outlook, privacy, building impact). Building or use impacts on future / existing residents. Scale, layout and landscape space design. Character of area.
4 Flood risk	Surface water drainage strategy.
5 Contamination	Foundation techniques. Protection of ground water and human health.
6 Transport	Suitable access. Provision of parking and servicing.
Expiry date	21 June 2018
Recommendation	Approve subject to S106 agreement

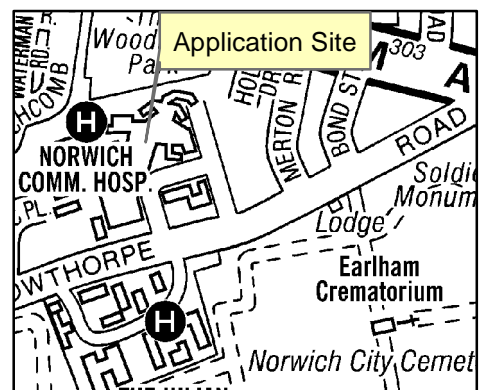


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Planning Application No 18/00372/O
 Norwich Community Hospital
 Site Address Bowthorpe Road
 Scale 1:1,500



NORWICH
 City Council
 PLANNING SERVICES



The site and surroundings

1. The site is on the north side of Bowthorpe Road, opposite the Julian Hospital and Earlham Cemetery. To the north, the site borders the Woodlands Park and housing. To the east, there is terrace housing beyond a parking / garage court. Further residential properties are located along Bowthorpe Road and in part are to the south of the hospital site.
2. Land to the west is controlled by NHS Property Services and includes a number of redundant hospital buildings which have now been separated from the application site.
3. The site has existing access roads from Bowthorpe Road and the land to the west has a separate access from the main hospital site. This is immediately adjacent to an existing bus stop. Crossing facilities are located on Bowthorpe Road close to the main entrance. The site also links through into Dereham Road via the walkway along the east edge of Woodlands Park.

Constraints

4. The north-west corner of the site and Property Services land is identified under site allocation R37 for housing development in the region of 80 dwellings and this allocation indicates an overall site area of 2.6 hectares.
5. Woodlands Park is a designated woodland area which has some public access (from Dereham Road area) for use as open space. Land south of Bowthorpe Road forms a designated Historic Park. Both areas to the north and south are shown as County wildlife sites. The mature landscape setting on and adjacent to the site is an important aspect for the area and part of the site is covered by a TPO. The earlier site development has created a relatively open and attractive green frontage to the site.
6. The site has main access from Bowthorpe Road for vehicles. The road serves as a minor link to and from the outer ring road and beyond and to the main arterial route along Dereham Road. Immediately in front of the site is a bus stop. The site has existing, and potential for new, pedestrian and cycle links through the area.
7. The site is bounded on the north-eastern, east and south sides by existing housing. That to the east and south is mainly in the form of terraced housing whilst that to the north tends to be older style housing with larger rear gardens backing onto the site or smaller semi / detached housing within Holly Drive. The development area will be adjacent to future residential development allocated along its western boundary.
8. There is utilities equipment, potential AW assets, pumping infrastructure and mobile phone equipment on the overall hospital site.
9. The site is more or less level and there are no major land level changes within the site apart from a gradual sloping decline from north to south. However; some areas adjoining the site appear to be at lower levels. Ground stability issues are known to the east of the hospital area.

Relevant planning history

10. The northern area within the site was formerly occupied by older hospital buildings which have recently been removed. The remaining site has a range of medical, care or hospital facilities. Early history relates predominantly to the development of medical buildings, car parking, provision of site lighting and plant and machinery on the overall larger site.

Ref	Proposal	Decision	Date
4/1989/0478	Erection of two storey extension and alterations to Public Health laboratory.	Approved	19/06/1989
4/1992/0385	Erection of a single storey extension to the Bertram Diabetes Centre.	Approved	22/09/1992
4/1993/0187	Extensions to ward to give additional storage and circulation space, and refurbishment.	Approved	20/04/1993
4/1993/0410	First floor extension and alterations to maxillo facial unit.	Approved	30/06/1993
4/1993/0876	Conversion of storage areas to offices and minor external alterations.	Approved	03/12/1993
4/1994/0893	Extension of car park.	Approved	23/02/1995
4/1995/0548	Installation of three portakabins.	TEMP	21/07/1995
4/1995/0950	Redevelopment of site for acute elderly health care.	Approved	17/07/1996
4/1995/1003	Extension to disablement services centre.	Approved	30/01/1996
4/1996/0019	Alterations and extension to existing workshop building to form research unit.	Approved	15/02/1996
07/01213/F	Provision of modular building within public car park to accommodate existing crèche/Day Care Nursery.	Approved	21/01/2008
08/00423/F	Formation of 70m ² (280m ³) plant room extension to former kitchen at Norwich Community Hospital together with external alterations in connection with the conversion of the kitchen into a Sterile Service Department.	Approved	13/06/2008

Ref	Proposal	Decision	Date
09/00341/F	Erection of 48 bed ward at Norwich Community Hospital with associated access arrangements and parking.	Approved	14/07/2009
16/01756/F	Extension to waiting area of Biomechanics Department.	Approved	31/01/2017
17/01986/DEM	Demolition of the redundant ward blocks at Norwich community Hospital.	Agreed Prior Approval	09/02/2018
18/00383/F	Proposed bin store and bat roost.	Approved	02/08/2018

The proposal

11. The initial proposal was for outline consent including matters of access. This provided for the redevelopment of the site (excluding the Mulberry Unit and Lift Building) to provide a new hospital; residential care home; extra care units; key worker units; change of use of Woodlands House to provide residential units; mixed provision of ancillary office space, independent B1 space, A1 retail space; and associated car parking and landscaping.
12. The Mulberry Unit which is reasonably central to the site and adjacent to the main existing surface car park would be retained. This houses the hospital's inpatient wards and is a modern building suitable for retention and re-use.
13. The single storey Lift building is sited in the south-east corner of the site. The LIFT site forms part of the NHS demise, however is let to an independent source. The LIFT Company (Local investment finance trust) is a public private partnership and is not owned by the NCHC but the freehold of the property is. The building is single storey and represents an underuse of this part of the site. To maximise site development options it has been asked and agreed that this site is within the application area.
14. With the original submission were a number of height and floorplate parameters to indicate potential for new development within the overall site. The application also included a Masterplan to inform the layout of the site and position of new uses / buildings which could be followed as a guide to future reserved matters and to give some certainty that development was feasible. The application also included maximum floor space for various proposed uses.
15. Following discussion about local concerns over development impacts the agent has agreed to remove the Masterplan, parameters plans and floor space indicators from the application. The resultant application is for outline consent for access and development for the types of uses identified within the application description.

16. Access for vehicles would be via Bowthorpe Road. There is also suggestion for pedestrian and cycle access east-west through the site and to the north onto Dereham Road (possibly including options to access Woodlands Park).

Representations

17. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Statement received prior to validation of application signed by 13 residents – comments related to ground stability, local amenity and transport issues.
18. 17 representations and 1 comment of groups or societies have been received in response to the initial application consultation on the scheme. 16 representations have been received in response to the revised proposals / documents including a letter and petition signed by 39 and 2 later (41) signatories and a joint response from Merton Rd and Holly Drive residents citing the issues as summarised in the table and paragraphs below.
19. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
Unstable ground	Issues 1, 2, 4 and 5
Loss of sunlight Overshadowing / Loss of outlook Overlooking and loss of privacy	Issues 1 and 3
Highway Issues, Traffic Generation	Issue 6
Trees	Para 138 - 141
Nature Conservation	Para 120 - 126
Layout and Density of Building Design	Issue 3 and para 135 - 141
Lighting at Night	Issue 3 and para 123
Access to the Woodlands Park	Para 138, 141 and 145
Supports the principle of re-development	Noted

20. **Norwich Society:** The Committee would like to request a presentation of these plans if possible and members were urged to read the very considered comments submitted by the Residents' Group.
21. **Cllr Carlo:** Supports the principle of re-developing the present site for hospital and health care related purposes. However, has strong concerns over the proposed re-development of the car park to the east of the site due to the potential instability of

the ground conditions here. Also, in the event of the applicant being able to demonstrate the suitability of the site's ground conditions, would advocate a reduction in the impact of the proposed Care Home and Key Workers Housing on neighbouring residents in Merton Road and Holly Drive. Detailed comment received in relation to ground conditions – need for extensive site investigation; need for better communications between the applicant and local residents; impact of proposed care home building on local residents; and travel and safety issues.

Consultation responses

22. Consultation responses are summarised below the full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Anglian Water (AW)

23. No objection in principle. Comments provided on local assets, that Whitlingham Trowse Water Recycling Centre will have available capacity for waste water treatment; foul drainage capacity and concern about flooding downstream, foul sewer connections, surface water disposal and connection; concern that the initial surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable with evidence being provided to show that the surface water hierarchy has been followed; agreement required to discharge trade effluent; and also suggested informatives.
24. To respond to concerns about foul drainage and surface water disposal have suggested conditions requiring agreement of foul water strategy and surface water management strategy.

Design and conservation

25. No objection in principle. Has provided detailed comments in relation to development vision; site area Masterplan; demolition and setting of heritage assets; green infrastructure; relationship to neighbouring homes and pedestrian circulation.

Environment Agency (EA)

26. The application does not specify a means of foul drainage. As the site is in a sewered area, it seems likely that the applicant intends to connect to the public foul sewer, which is the first preference on the foul drainage hierarchy. Request confirmation that this is the case. If not, would raise a holding objection to this application as it is a major application potentially proposing to use non-mains foul drainage.
27. Have been consulted on this application due to land contamination. Initially withheld comment but have subsequently suggested conditions relating to deal with the risks associated with contamination of the site; verification report demonstrating completion of works; to stop works and deal with any unidentified contamination which is found during works; to agree details of surface water drainage systems Piling or any other foundation designs using penetrative methods to ensure that there are no resultant unacceptable risk to controlled waters. Also provided technical guidance.

Environmental protection

28. No objection in principle. Satisfied that the issues have been identified and that local residential premises can be adequately protected from noise. Details of plant and mitigation measures will be required as detailed plans are brought forward to ensure compliance with the noise impact assessment.

Environmental services

29. No objection in principle. There isn't a particularly clear plan showing where waste and recycling units would be sited/stored. Providing there is sufficient vehicular access, the bins are no more than 5 metres from the road and access is level there shouldn't be an issue.

Fringe project assistant

30. No objection in principle. Agree that there is potential here to look at some partnership working between NCC and the management team from Bowthorpe hospital with the aim of improving access in and around the woodlands natural area and green space from the hospital.
31. The site is already used informally by hospital staff, however that usage could be much improved with better paths and appropriate woodland improvement works and the woodland could then provide an excellent opportunity for residential patients to access the outdoors with all the health benefits that are associated with being in a natural area and walking outdoors.
32. These points are raised within the draft management plan that is being developed for the woodlands and the main limiting factor on improving paths and access into the wood from Bowthorpe hospital is funding, so would question whether funds could be made available such as section 106 to improve access and facilities within the wood if the hospital wish to pursue this.

Highways (local)

33. No objection on highway grounds. With regard to the matters included the highway and parking approach appears acceptable in principle i.e. means of access, site uses, and associated car parking. Accepts the proposed site layout and provision of 400 space underground car park and small surface car parks. There may be a need for crossings to be appraised on Bowthorpe Road and Dereham Road to enable walk/cycle provision and revisions to bus stop locations. Provided other detailed comments in relation to cycle parking; connection to Dereham Road; review of waiting restrictions; robust parking management strategy to ensure site roads and parking are not obstructed/misused; and travel plan.

Highways (strategic)

34. Proposal was considered at pre-application stage by the County development team with the City transport advisor in attendance. Content for the highway issues to be considered and addressed by the City's in house transport adviser.

Housing strategy

35. No objection in principle. Redevelopment of this site is welcome. The proposed scheme is not policy compliant as it does not propose the provision of any intermediate tenure homes, but it is acceptable due to the high need for affordable rented homes in Norwich. Provided further detailed comment in relation to undertaking key worker accommodation into the requirement for affordable housing on site; preference that the cluster units do not exceed three storeys which would remove the need to apply service charges to service and maintain the lifts; access to details for Registered Providers (RP) development contacts; and ratio of parking spaces.

Landscape

36. No objection in principle. Initial comments incorporated into design comments above.
37. A clear landscape strategy for the site should be provided detailing the anticipated function of each green space and the pedestrian and vehicular priorities through the scheme. The masterplan at this stage is lacking in detail but showing a clear positive response to comments made to date. There is a generosity of green space that should provide an attractive, therapeutic and enhanced environment for visitors, patient and residents
38. The master plan as shown illustrates a cohesive, legible and attractive site, however further details are required in terms of a landscape strategy for the onsite areas and green links. A clear pedestrian priority should be established at the outset focused on the main hospital atrium and key worker block.

NHS Clinical commissioning group

39. Initial comment that it is appropriate that Norwich CCG should respond on behalf of the wider health system. See the planning application as not being beyond the facilities needed in Norwich for the provision of healthcare for the future.
40. There is a clear need for the existing bed based services to be provided in the future. Early stage discussions about locating a GP practice on the site and this development may provide greater opportunities for that. Are unsure of the need in Norwich for some of the additional non-healthcare facilities (e.g. housing with care) and suggest consulting the County Council.
41. There are implications for the CCG and we have not explored those with Norfolk Community Health and Care. The Norfolk and Waveney health system lacks an estate strategy and so this proposal has no context. A strategy is in development and the placing of this development within that strategy will be key to its progression. Any investment in this development is likely to be competing against other capital requirements in the wider Norfolk and Waveney system and as such the resultant ranking may lead to an impact on the ability of the system to pursue the capital investment.
42. Subsequent comment was made in August that the development is a key part of the Norfolk & Waveney STP estates strategy and is supported by Norwich CCG and the STP, of which Norwich CCG is a partner organisation. The issue raised in the original letter will be addressed through the STP estates programme.

Natural areas officer

43. No objection in principle. The updated Phase 1 Ecological Assessment Report's conclusions and recommendations are largely supported. Recommendations for further surveys, and impact avoidance measures should be incorporated into a Mitigation Strategy and Programme covered by ecological conditions. The layout of the development adjacent to Woodlands Park, proposed bin store & bat roost and the SE tree belt alongside Bowthorpe Road should be amended.
44. A Landscaping strategy should be required which includes green infrastructure provision and ecological enhancements. Information should be provided which explains timescales and EPS Licencing. The submission of revised information has helped to clarify the proposals, which are acceptable subject to the above issues being adequately addressed.

Natural England

45. No objection in principle. Provided detailed comments in relation to statutory nature conservation sites; protected species; local sites; biodiversity enhancements; landscape enhancements; and SSSI Impact Risk Zones.
46. Advised that based on information submitted the proposal is unlikely to affect any protected sites or landscapes. Have not assessed application for impacts but referred to standing advice on protected species which is a material consideration. Advice should not be seen as meaning Natural England has reached any view as to whether a licence for works would be granted. LPA should ensure it has sufficient information to fully understand impacts before it determines the application.
47. Noted this application may provide opportunities to incorporate features which are beneficial to wildlife for the purpose of conserving biodiversity and restoring or enhancing a population or habitat; provide opportunities to incorporate features beneficial to the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community.

Norfolk County Council local lead flood authority

48. Initial screening incorrectly identified application as being below consultation thresholds. Subsequent comments made that neither a flood risk assessment (FRA) nor a drainage strategy has been provided in support of the application to demonstrate that development is in accordance with the National Planning Policy Framework (NPPF) with regard to the risk of flooding. Will consider reviewing this objection if the following issues are adequately addressed: infiltration testing should be undertaken at appropriate depths in accordance with BRE 365 Digest to support their strategy of discharge to the ground and an unsaturated zone of 1.2m can be demonstrated or a plan B i.e. controlled discharge at greenfield run off rates is provided together with confirmation that any discharge run off rates and volume are acceptable to Anglian Water.
49. Subsequent comments made in January 2019 following receipt of additional drainage information that they remove their objection subject to pre-commencement conditions for a surface water scheme and management strategy being attached to any consent.

Norfolk County Council planning obligations

50. No objection in principle. Norfolk County Council would have concerns if funding for infrastructure requirements mitigating the impact of this development, could not adequately be addressed/delivered through CIL; S106 and/or condition. Mitigation required at the Costessey library to develop self-service system and new water mains and fire hydrants to cover the whole site. Fire hydrants will be required to service the new hospital, residential care home, extra care flats, key workers flats and commercial/admin block and be capable of delivering 20 or 35 litres per second depending on site location. No education contributions will be sought on this occasion.
51. Connections into the local Green Infrastructure (GI) network, including Public Rights of Way and ecological features, should be considered alongside the potential impacts of development. Direct mitigation and GI provision should be included within the proposal. Mitigation for new and existing GI features identified as strategic shall be funded by CIL through the Greater Norwich Investment Programme. These requirements will help facilitate the development without receiving negative impact and equally, allow the development to integrate and enhance the existing network. Development proposals are expected to fit with strategic visions for the area and respond to corridors as outlined in the Joint Core Strategy. Should this development intend to be the first phase of a larger development or vision, consideration will need to be given to how the local GI network will be impacted, adapted and enhanced in the future.
52. Emphasised the importance of providing connections to and from the two adjacent County Wildlife sites, Earlham Cemetery and Woodlands Park. Green pedestrian links will not only increase access for pedestrians and cyclists, but will also provide green connections for wildlife. Provided detail comment on bat activity and that lighting scheme for the new development should aim to be unobtrusive, hooded/shielded and direction away from features that may be used by roosting/community/foraging bats; the high levels of swift and house sparrows recorded in close proximity to the site and that bird boxes could target these species; site potential for foraging and commuting habitat of wildlife, including hedgehogs, reptiles, amphibians, and other small mammals and that connectivity is maintained between areas by installing wildlife-friendly fencing, suitable planting and domes/homes placed along the edge of woodland or along green features.
53. Would also encourage wildflower planting in green spaces, which would be beneficial to insects. The site is also within close proximity of the River Wensum, consideration should be paid to the River Wensum Strategy and opportunities may be sort to make connections between the development and Riverside Walks.

Norfolk historic environment service

54. Initial request for an archaeological desk-based assessment in support of the application. Noted the subsequent assessment identifies a high potential for archaeological remains. If planning permission is granted, we therefore ask that this be subject to a programme of archaeological mitigatory work in accordance with National Planning Policy Framework (2018) para. 199. Suggest that conditions are imposed.

Norfolk police (architectural liaison)

55. No objection in principle. Have provided detailed comments in relation to secured by design criteria in particular on policy guidance and on construction design points e.g. access control, boundary treatments, signage, surveillance and lighting and in layout terms issues of parking, cctv surveillance, building design, public entrances and access, amenity space natural surveillance and landscape management.

Tree protection officer

56. No objection in principle to the proposed removal of some of the trees, however some attractive specimens are due to be removed and overall these present a loss in terms of biomass and amenity on site, adequate replacement planting should be provided. The proposed access and sections of the new driveway / parking are within the RPAs of T17, T18, T29, T30 and G33 the methodology stated in 8.3 should be followed. The design for this proposed access route should be drawn up by a structural engineer, in close co-ordination with the retained arboriculturalist. Suggest conditions in relation to tree protection measures. Mitigatory replacement tree planting, no-dig methods and works on site in accordance with any agreed AIA, AMS and TPP.

Assessment of planning considerations

Relevant development plan policies

57. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS3 Energy and water
 - JCS4 Housing delivery
 - JCS5 The economy
 - JCS6 Access and transportation
 - JCS7 Supporting communities
 - JCS9 Strategy for growth in the Norwich policy area
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
 - JCS20 Implementation
58. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM4 Providing for renewable and low carbon energy
 - DM5 Planning effectively for flood resilience
 - DM6 Protecting and enhancing the natural environment
 - DM7 Trees and development
 - DM8 Planning effectively for open space and recreation
 - DM9 Safeguarding Norwich's heritage
 - DM10 Supporting the delivery of communications infrastructure

- DM11 Protecting against environmental hazards
- DM12 Ensuring well-planned housing development
- DM13 Communal development and multiple occupation
- DM16 Supporting the needs of business
- DM17 Supporting small business
- DM18 Promoting and supporting centres
- DM22 Planning for and safeguarding community facilities
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety
- DM31 Car parking and servicing
- DM32 Encouraging car free and low car housing
- DM33 Planning obligations and development viability

59. Norwich Site Allocations Plan and Site Specific Policies Local Plan adopted December 2014 (SA Plan)

- POLICY R37: Part of Norwich Community Hospital, Bowthorpe Road – housing development

Other material considerations

60. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):

- NPPF 2 Achieving sustainable development
- NPPF 4 Decision-making
- NPPF 5 Delivering a sufficient supply of homes
- NPPF 6 Building a strong, competitive economy
- NPPF 8 Promoting healthy and safe communities
- NPPF 9 Promoting sustainable transport
- NPPF 11 Making effective use of land
- NPPF 12 Achieving well-designed places
- NPPF 14 Meeting the challenge of climate change, flooding and coastal change
- NPPF 15 Conserving and enhancing the natural environment
- NPPF 16 Conserving and enhancing the historic environment

61. Supplementary Planning Documents (SPD)

- Affordable housing SPD (March 2015)
- Heritage interpretation SPD (December 2015)
- Landscape and trees SPD (June 2016)

Case Assessment

62. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Principle of development

63. Key policies and NPPF paragraphs – JCS1, JCS4, JCS7, DM1, DM2, DM11, DM12, DM13, DM22, DM30, SA R37, NPPF sections 2, 5, 6, 7, 8, 9 and 11.
64. The north-west corner of the site and Property Services land is identified under site allocation R37 for housing development in the region of 80 dwellings. The proposal as submitted could be seen as a departure from the housing allocation for the site in that the allocation area on this site is shown in the indicative masterplan as being developed for hospital uses. However; the scheme does include for the conversion of Woodlands House into 12 residential units and potential for 36 no. 4 bedroom key worker cluster units within the overall application site.
65. The allocation area within the application site is in the region of 1/3rd of the overall allocation. The number of units proposed within the NHS site and likely density of development which could be achieved on the property services land will likely exceed the plan target for 80 dwellings. A target for housing could be set at 27 units for the site area within the application site which could reasonably be seen to be within the proposed numbers above. The scheme also proposes opportunities for a residential care home and extra care units which provide for a variety of additional housing needs.
66. The principle of enhancing availability of care and housing facilities within the community and the development of more specialist care establishments to meet the needs of the elderly and mentally ill is welcomed in accordance with policies DM13 and JCS policy 7. Having regard to specific site constraints and difficulty that has been experienced in bringing this particular allocations site forward for development it is considered to be appropriate to allow some flexibility in terms of the precise location of housing within the overall site to meet housing requirements within a suitable and sustainable location.
67. The hospital site has provided facilities and uses generally available to and used by the local community at large for the purposes of social interaction, health and well-being or learning. Policy DM22 would apply in protecting such facilities. This requires that development resulting in the loss of an existing community facility will only be permitted where: a) adequate alternative provision exists or will be provided; or b) all reasonable efforts have been made to preserve the facility but it has been demonstrated that it would not be economically viable, feasible or practicable to retain the building or site for its existing use.
68. In such instances the involvement of the local community will be sought in identifying the importance of local facilities; including (where appropriate) developing appropriate solutions for their retention and enhancement. Comments on the application have indicated that there is a general agreement and support to the principle of re-developing the present site for hospital and health care related purposes.
69. The submitted documents set out that this scheme is part of a phase of rationalisation of NHS Trust / Property Services buildings / land. This is to provide for new hospital and community facilities at Norwich Community Hospital on Bowthorpe Road and also as part of a wholesale estates review. The proposal should contribute to the delivery of an enhanced health offering along with use of

parts of the site for residential purposes. As such the main uses for health care and housing are considered to be acceptable in principle.

70. The scheme also indicates the creation of office and retail space as part of the Hospital campus partly as an “enabler” but mainly to support activities on site. It is explained that the target users and visitors will be those of the hospital campus itself. At 502m² for A1 retail and 995m² for B1 office both are below the requirement for the submission of an impact assessment to assess relationship impact to nearby centres.
71. A sequential assessment would normally be considered for main town centre uses and these directed towards local or district centres such as those located further along Dereham Road. However; in this instance it is clear that these activities should be considered as ancillary uses serving visitors and workers at the hospital complex and useful in ensuring successful operation of such a community facility. As such they would not be suited to being located elsewhere off-site in these circumstances.
72. However; despite local support for the principle of redevelopment and types of uses proposed strong concerns have been expressed over issues of ground stability, residential amenity and parking impacts. These are considered in further detail below along with related issues of drainage and contamination. Whilst the applicant initially submitted a Masterplan and parameters plans for site layout, building footprints and building heights they have been unable to supply additional detailed information to support the specific proposals as previously set out within these documents. As the principle of the uses described within the application are largely acceptable it has been agreed with the applicant to withdraw the above plans from consideration of the application.
73. Whilst planning permission will give some certainty to the acceptance of redevelopment principles and enable the applicant to seek the allocation of funds to bring forward a final scheme, to proceed with this application on the basis of reduced information it will also be necessary to require a number of pre-commencement conditions. In addition to protect against the development of some uses first details of a phasing plan, indicative Masterplan and controlling conditions, to prevent uses such as the retail and office elements opening ahead of wider hospital and care redevelopment, are suggested to ensure the suitability of redevelopment of the site.

Main issue 2: Land stability

74. Key policies and NPPF paragraphs – DM11, NPPF section 11 and 15.
75. A phase 1 contamination and geotechnical assessment (desk study report) has been submitted with the application for consideration. The investigation was undertaken in order to establish how potential contamination and geotechnical hazards could impact the future development of the current hospital site for continued use with new multi-storey hospital buildings.
76. This report identifies that the east of the site (currently car parking) is underlain by a backfilled sand and gravel/ chalk extraction pit which extended to a maximum depth of 21.5m below current ground levels. At this depth chalk adits (shafts) were driven off through the chalk. These have been mapped (potentially partially) by

investigation in the 1930s. These adits have caused subsidence and collapse events for properties along Merton Road to the east of the site including fatalities following the collapse of residential properties in this area. The report indicates that these features are unlikely to affect the hospital site itself significantly. Adits were also driven off north below Woodlands Park which itself was likely historically worked for sand and gravel. Also that two known backfilled chalk mine investigation shafts are present in the car park are showing signs of subsidence.

77. The report indicates that with the exception of the deep backfilled pit the remainder of the site is relatively stable. In terms of construction on the car park area the report indicates that piles may need to extend to depths of to 30m to achieve suitable bearing capacities for the multi-storey buildings planned across the pit area. Local subsoils comprise deposits of sand and gravels over solid geology of the Lewis Chalk Formation. The dissolution of soluble rocks such as chalk can lead to slope and surface instability. The presence of man-made cavities such as pits and adits may in time accelerate weaknesses in soils.
78. This report leads also to a cyclical assessment of impact from ground stability and depth of foundation requirements to enable development; existing contamination and avoidance of preferential pathways (resulting from pile foundation or ground disturbance) for contaminants into the aquifer; and disposal of surface water with use of sustainable urban drainage solutions to avoid concentrated disposal of surface water to the underlying soils which might otherwise lead to further soil erosion or consideration off-site disposal of surface water.
79. NPP Guidance advises local authorities to consider whether the submitted report identifies that the risks of development are acceptable or that the risks may be appropriately mitigated. The phase 1 report concludes that “land should be ‘suitable for use’ or ‘fit for purpose’, rather than apply a blanket ‘clean’ or ‘all uses policy’”. Also that “The potentially contaminative uses and geotechnical hazards identified on site lead us to the conclusion that intrusive investigation is appropriate before the site can be considered suitable without remedial action”.
80. Following lengthy discussions the agent has submitted updated geo-technical assessment in the form of an investigation strategy. This will likely require pre-commencement conditions to allow this information to inform the suitable extent of development and areas capable of being developed on this site. Further neighbour consultation has been undertaken and main responses maintain a high degree of concern about potential local impacts and express a requirement for both on-site and off-site investigation to inform best practice to protect buildings and residents in this local area.
81. The latest report notes that the adits which run from the pit are known to extend to the residential area of Merton Road as well as Woodlands Park. It is the NHS Trust’s intention to undertake surveys and subsoil testing to obtain a greater understanding of the pit shape and materials within it, as well as the positions and conditions of the adits. Further to these investigations remediation works will be undertaken.
82. Sub soil investigations local to the pit and adits are suggested to be undertaken in phases. The initial form of testing will comprise the driving of small diameter rods which typically are in the order of 35mm. The driving mass via a drop hammer of some 60 kg mass will not cause vibration or disturbance to local soils or buildings.

This will likely be followed by small diameter bore holes and assessment of sub-soil samples and installation of ground borne vibration monitors. The approach is to ensure risks to neighbouring properties and the hospital complex are maintained at the lowest possible level. The information obtained from these investigations should help enable safe and durable mitigation works to be undertaken in order to stabilise the north eastern part of the hospital site and Merton Road in order to ensure long term ground stability.

83. Within this latest response from the agent a conclusion is drawn that in the likelihood of proposed investigations confirming re-development local to the pit and adits are 'too risky' and the area may not be capable of being redeveloped the development plan would be modified to retain the areas over and local to the pit and adits as car parking, green open space, gardens or a combination of all three.
84. The Masterplan and parameters plan have been withdrawn from consideration and any future development should be informed by the results of further geo-technical investigation. On balance suitable pre-commencement conditions are suggested to enable the development to be informed by local investigation of ground conditions. Further assessment of drainage and contamination issues is given below.

Main issue 3: Amenity and Design

85. Key policies and NPPF paragraphs – DM2, DM11, NPPF section 2 and 12.
86. The site in parts is adjacent to existing residential properties in the area. These are generally two-storey terrace houses. This includes terrace housing on Merton Road beyond a parking / garage court to the east and interspersed terraced housing blocks located along Bowthorpe Road in part to the south / south-east of the hospital site. Further residential properties are located to the north-east of the hospital car park on Holly Drive and Dereham Road.
87. It is important that the relationship of new buildings on the north-eastern, eastern and southern boundaries of the site have a comfortable relationship with neighbouring homes. With the initial submissions the agent provided a masterplan layout and site sections. These showed the potential relationship of the new buildings to the neighbouring buildings.
88. The separation distance of the care, commercial and key worker buildings on the east side of the site are unlikely to result in adverse impacts from overlooking. Similarly an existing extension of Woodlands House is close to existing terrace housing on the south boundary and it is likely that a future design could factor out issues of overlooking and bulk to maintain the existing relationship. Equally conditions could be imposed at reserved matters stage to control impacts of site lighting.
89. Understandably concern has also been raised about the height of buildings along the east boundary and potential impacts from overshadowing and loss of light. Initially the agent revised the care home building by reducing its height to 3 storeys on its east side closest to residential properties. However; concern remains about the potential to shade Holly Drive, Dereham Road and some Merton Road properties at this north-east section of the site.

90. A daylight-sunlight analysis was requested which the agent has only provided in part and it is still not clear whether the impact from shading is acceptable. In the absence of providing further information the agent has agreed to remove the parameters plans and masterplan from the application. This issue will need further assessment at reserved matters stage and likely requirement to move or reduce the scale of buildings would be sought on this part of the site.
91. In terms of design we have sought a coherent masterplan that effectively connects the neighbouring parcels of NHS owned land. With the latest iteration of the masterplan the layout is coherent with most buildings framing spaces and the routes in a logical and clearly organised way. The latest masterplan iteration includes an indicative proposal for the LIFT site building. It is welcome that this is now being considered because the existing building is single-storey and non-descript.
92. The massing visual in the design and access statement shows an L-shaped replacement building at four storeys and slightly forward of the building line set by the adjacent terraced properties. The height parameters plan contradicts this by showing the east part of the building at 2-3 storeys and recognises it as a “key frontage onto surrounding context”.
93. In terms of future design guidance it should be noted that a four storey building would be too dominant on the Bowthorpe Road frontage, especially with a front façade at the back of the pavement. This part of the building should be no more than three storeys and set back from the highway sufficiently for trees to be planted in front of the building to enhance the visual appeal and biodiversity of this green infrastructure corridor.
94. Whilst the masterplan and parameters plan are removed from consideration it will be important to establish an appropriate design and height relationship along sensitive boundaries of the site. It may be feasible to maintain the internal circulation routes for the site as shown but to reorganise on site uses and their potential extent once information on ground stability and shading is better known. Conditions are therefore suggested to require a masterplan and landscape strategy to help inform future reserved matters applications for this site.

Main issue 4: Flood risk

95. Key policies and NPPF paragraphs – JCS1, DM5, NPPF section 14.
96. Given the sites position in flood zone 1, outside of the nearby critical drainage area and that the site is partly allocated for housing the applicant has been advised that a sequential site assessment would not be expected with this application. It would be a requirement; however, to see evidence that a scheme for surface water drainage which is future proofed for both phases of development (east and west land) is capable of being delivered. The applicant suggested that given the extent of impermeable surfaces on-site the improvements to increase green areas would help reduce any local or discharge impacts of surface water from the site. Given that the Masterplan has been removed from the application it cannot in itself follow that suggested areas of green space can be used to attenuate for surface water run off for the site within these landscape spaces.

97. Following lengthy discussions a potential surface water drainage strategy and infiltration testing to show site capacity for on-site drainage has been provided. This includes information to support their strategy of discharge to the ground and an unsaturated zone of 1.2m on part of the site capable of possibly enabling this approach demonstrated. Suggestions for the incorporation of impermeable barriers to pile ends have also been provided by the agent.
98. The Local Lead Flood Authority (LLFA) removed their objection subject to pre-commencement conditions for a surface water scheme and management strategy being attached to any consent. The Environment Agency (EA) have also advised on foundation / piling methods to prevent risks of creating a preferential pathway for contaminants passing into the underlying aquifer. The surface water strategy across the site is likely therefore to vary to take into consideration relevant ground conditions and to prevent hazards in terms of contamination or stability.
99. A number of conditions are therefore suggested in order to agree a final strategy for the site. In determining any future applications for the discharge of conditions further consultation with the LLFA, Anglian Water and the EA should take place in order to determine the extent of attenuation and / or discharge rates and also any requirement to protect ground water sources from the movement of contaminants through infiltration methods. Suitable drainage and a safe environment are likely therefore to be achievable on this site.

Main issue 5: Contamination

100. Key policies and NPPF paragraphs – DM11, NPPF section 15.
101. Whilst the presence of contamination is likely to be generally low given the former uses of the site, there is potential for contamination to be present in the filled ground of the car park area and in areas where boilers or fuel tanks were located. The Phase 1 Desk Study Report by Harrisons Ltd submitted with the application recommends that additional investigation should be carried out.
102. The site is within a Source Protection Zone 2. Therefore it is important that the method of piling for foundations is considered carefully to ensure that the risks of creating a preferential pathway for contaminants passing into the underlying aquifer is prevented.
103. The Environment Agency have been consulted on the application and made observations on contamination and groundwater protection. They have no objection provided that conditions regarding the protection of the water environment are included in any planning approval. Protection of human health is also an important factor and a remedial method statement should be developed to cover all points relevant to dealing with ground contamination. Additional ground gas monitoring will also be required. Subject to conditions local impacts should be limited and development acceptable. Conditions would be required related to contamination assessment, submission of verification information, to stop works and submit details of remediation if unknown contamination is found during works and to ask the developer to provide details of testing and/or suitable compliance for any imported top soil material used within redevelopment of the site.

Main issue 6: Transport

104. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF section 2, 9 and 12.
105. The site has two points of vehicular access served from Bowthorpe Road and there is large surface car park in the north east corner of the site along with other smaller areas of car parking across the site giving approximately 400 car parking spaces.
106. The Transport Statement provides a thorough assessment of the proposed development and confirms that the site is accessible by a full range of transport modes. Analysis of trip generation from the development indicates that this will be relatively low at peak times with limited impacts on the wider road network. Both the County and City highway advisers confirm that with regard to the matters included in this outline application the highway and parking approach appears acceptable in principle. This includes means of access, site uses and associated car parking.
107. The proposed indicative site layout shows provision for a 400 space underground car park and small surface car parks around the site. The masterplan shows an intuitive layout of site roads from the means of access that will provide legible, permeable walking and cycling routes. It is also agreed that the development is unlikely to lead to a significant impact on parking or access within the wider area and future on-street parking permit controls are unlikely to be necessary. Within the site there will need to be a robust parking management strategy to ensure site roads and parking are not obstructed / misused.
108. The scheme will likely follow the Masterplan in terms of internal circulation and separation of public and service spaces. These routes should also be capable ensuring sufficient and suitably located service spaces and bin collection. There will need to be conveniently located and secure cycle parking locations across the site that are suitable for intended users and again this should be capable of being incorporated into a final scheme.
109. There appears to be opportunities to ensure that the walking routes are fit for purpose i.e. sufficiently wide and continuous to give pedestrians priority over other transport modes. Clarification will be required to ensure walking access from the small public space at the east end of the hospital through the building linking to the Mulberry Unit. Without this, people will have a long and confusing walk from Dereham Road to the main entrance to the hospital. Many details will be required through condition or Reserved Matters at a future date and conditions are suggested in relation to parking, servicing, parking management etc. A construction management plan as a condition, including reference to contractor parking to help ensure it doesn't impact upon adjacent residential streets, is also essential to manage and mitigate the demolition/construction phase traffic issues.
110. The introduction of a travel plan for the development as a means of reducing parking requirements has also been discussed and forms part of the transport statement. The role of the travel plan is to respond to policy and discussion about use of alternative means of both travel and parking control has taken place as the application has progressed. It is suggested a form of travel plan or travel information plan is available for the whole development and that details about how this will be established are required by condition. The framework travel plan will help to promote sustainable travel by staff, patients and residents.

111. The highways officer has identified other transport improvements within the area including exploration of a pedestrian/cycle crossing on Dereham Road (toucan) and shared use cycle/footway status for footway from Waterworks Road to this crossing and associated footway works; feasibility of bus stop improvements i.e. suitable relocation of any stops, shelters etc. and associated footway works on NHS land that may need to be offered for highway adoption. There will also need to be a review of waiting restrictions in the vicinity of the hospital to facilitate traffic and parking management on the highway network.
112. The scheme includes a cycle route towards Dereham Road which is positive in enhancing local linkages. Currently it is very narrow and there are currently steps, the path also ends abruptly on Dereham Road. This route needs to be accessible to all, ideally it would be reconstructed to maximise its usable width and levelled to ensure it can be used by cyclists and wheelchair/scooter users. Lighting is essential and ideally site CCTV coverage would extend to this path too for its entire length. Such initiatives which form part of the scheme should help to encourage alternative forms of travel is achievable and reasonable. These will be sought either by condition, Grampian condition or as part of the S106 agreement as appropriate.

Compliance with other relevant development plan policies

113. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The table below indicates the outcome of the officer assessment in relation to these matters.

Requirement	Relevant policy	Compliance
Cycle storage	DM31	Yes subject to condition
Car parking provision	DM31	Yes subject to condition
Refuse Storage/servicing	DM31	Yes subject to condition
Energy efficiency	JCS 1 & 3, DM3	Yes subject to condition
Water efficiency	JCS 1 & 3	Yes subject to condition/
Sustainable urban drainage	DM3/5	Yes subject to condition

Other matters

114. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation -

Affordable housing

115. The scheme indicates potential for the conversion of Woodlands House into 12 residential units and potential for 36 no. 4 bedroom key worker cluster units to provide for new housing on-site. As above a target for housing could be set at 27 units for the site area within the application site to seek to meet the terms of the site allocation.
116. The terms 'affordable housing' and 'key worker housing' are used interchangeably in the Planning Statement which states that "it is argued that the proposed key

worker accommodation is also affordable accommodation as it is made available to 'key workers'. However, it is noted that the intention is that the cluster units are occupied by "staff". It is not clear if the proposed cluster units are to be designated as C3 or C4 but it should be noted that affordable housing applies equally to both classifications in the Affordable Housing SPD.

117. For developments of 16 units or more the Joint Core Strategy (JCS) requires 33% of the homes to be affordable, split 85% at a social rent and 15% intermediate tenure. The proposed scheme through key worker accommodation could provide for the provision of any intermediate tenure homes. The scheme can be seen as being generally acceptable due to the high need for affordable rented homes in Norwich.
118. If the cluster units are in part intended to meet the JCS requirement to provide affordable housing they will need to be let at an Affordable Rent and/or Social Rent as defined in the NPPF. We would welcome the potential 75% affordable housing which might be achieved but would require that the s.106 agreement clearly sets out who will be eligible to rent the cluster units, the security of tenure they will enjoy and who will manage the dwellings.
119. Any future design for the cluster units or flats should meet the technical housing standards – nationally described space standard, to ensure that Registered Providers (RP) will be able to add them to their property portfolios. We would prefer that the cluster units do not exceed three storeys which would remove the need to apply service charges to service and maintain the lifts. It would appear that a suitable level of affordable housing could be sought subject to legal agreement.

Biodiversity

120. An updated Preliminary Ecological Appraisal (PEA) and an Arboricultural Impact Assessment have been submitted. These resolve the previous issues of partial coverage by providing a comprehensive assessment of the entire application site.
121. In terms of the masterplan the interface between the proposed layout and Woodland Park is of concern and more of a buffer to the woodland along the north side of the site would be required. The access road and service yard close to the boundary with the woodland could be moved to assist with accommodating an enhanced woodland edge as suggested by the County Council and natural areas officer. The Extra Care flats parallel to Bowthorpe Road are also potentially sited too close to the existing woodland copse to the south. Retention and protection of this feature would be worthwhile as this is considered by the ecological assessment to provide some value as foraging and commuting habitat for bats. It also has value as habitat for other species and for landscape/streetscape benefits. The inclusion of a north-south route through the centre of the site creates potential for a green-link to connect Woodland Park and the river valley to the north with Earlham cemetery to the south.
122. The PEA confirms the potentially significant risk of impact on bats and that a Natural England European Protected Species Licence (EPSL) has been prepared and will be submitted to seek the lawful demolition of Block 11. Mitigation for the loss of this roost is proposed in the form of a new bat roost structure adjacent to the woodland boundary slightly further to the east of the existing Block 11. This has been agreed under application 18/00383/F.

123. Again the PEA identifies a significant risk of harm/disturbance to a confirmed bat roost in Woodlands House which is proposed for conversion, and low risk of harm to potentially roosting bats in three other buildings (Estates Office, Block 15 and Woodlands House extension). Further surveys, assessment and mitigation are recommended. Increased lighting on the site during the works and post-development also poses a risk of disturbance. A condition requiring approval of external lighting details is therefore suggested.
124. There is a risk of harm to likely low numbers of hedgehogs and common toads. Impact avoidance measures outlined in Section 5 of PEA should be followed to prevent risk of harm as part of a Mitigation strategy and also to prevent risk of harm to nesting bird species. Further surveys/assessment as outlined in PEA should be undertaken for Woodlands House and its extension, and Block 15, dependent on the works to be undertaken and the timings of any proposed demolitions. No works should be undertaken on these buildings prior to surveys being completed, unless an ecologist confirms they can proceed lawfully.
125. The PEA correctly notes that there is considerable scope within the site for ecological enhancements. However the measures proposed are rather modest comprising a limited number of bird nesting boxes etc. together with some useful suggestions in relation to landscaping.
126. For such a large development the aims should be more ambitious and could include: Integration of bird nesting and bat roosting into the design of buildings. For example higher buildings could include integral swift boxes; the creation of ecological corridors and bat commuting and foraging routes through the site using landscaping e.g. north-south, and along eastern boundary; permeability of the site e.g. boundary treatments to be accessible by small mammals. Measures to improve the permeability of the boundary between Woodland Park and the site should also be included; a Landscape strategy should be provided which includes an indication of how the recommendations for ecological enhancement can be integrated into landscaping. The strategy should aim to maximise biodiversity benefits with specific focus on bat feeding and movement. Replacements for tree loss should adequately compensate for loss of habitat and biomass. A number of conditions are suggested to ensure submission of details to inform a revised Masterplan and for compliance with requirements to protect local wildlife species.

Energy and water

127. Policy 3 of the Joint Core Strategy requires provision of on-site energy sources, seeks to maximise energy production on site, beyond 10% where possible and viable, and also seeks sustainable methods of construction. In their supporting documents the agent indicates that the scheme could explore methods of sustainable construction to maximise energy efficiency giving well insulated and air tight structures.
128. The applicants have also provided information on renewable energy systems and following the use of passive building design techniques and energy efficient measures to reduce the carbon emissions suggested the potential for using a district heating and additional LZC technologies predominantly in the form of Solar Water Heating Panels.

129. Given the size and orientation of the site one of these forms or a mixture of these forms of energy production are likely to provide the minimum 10% policy energy requirement to meet provision required under JCS3. In addition the documents demonstrate a possibility for reduced water usage for both residential and commercial elements of the scheme. It is felt that in the circumstances the policy requirement for energy production and water conservation could adequately be covered by conditions.

Heritage

130. Norwich Community Hospital Ward Blocks and Woodlands House Nurses Home (formerly Norwich Workhouse) have been identified as local heritage assets outside of conservation areas and added to the Local List. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

131. The overall proposals entail the demolition of the hospital ward buildings. Some of these date to 1911 and are locally listed for their architectural and historic value. The demolition of these buildings was accepted through the determination of a prior approval application in February 2018. Appropriate measures of mitigation such as recording and assessment of possible heritage interpretation have taken place under this current application. Some building items have also been placed in storage by the Trust for future use in the redevelopment of the site.

132. The heritage assessment accompanying the application identifies Woodlands House, the former Nurses accommodation, as a building with heritage significance deriving from its aesthetic and architectural value. This is why it is a locally listed building. The renovation of Woodlands House to provide residential dwellings and its retention in the scheme as the centrepiece of the arrival experience are welcomed. The demolition of later extensions will allow the buildings significance to be better appreciated and enables the retention of the building.

133. The development site is within the setting of Earlham Cemetery, a registered historic park and garden and the grade 2 listed cemetery mortuary chapel. The setting of these assets will not be harmed due to a combination of the dense tree cover within the cemetery obscuring views, the distance of new buildings within the site from the assets and the height limits applied. The only building that might cause (less than substantial) harm to the setting of the cemetery is the replacement building on the LIFT site. For this and amenity / design reasons future development should follow the comments made about the application and height restrictions suggested for this part of the site as part of any future detailed Masterplan and parameters for reserved matters.

134. The archaeological desk-based assessment has demonstrated that there is the potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be adversely affected by the proposed development. The assessment identifies a high potential for archaeological remains of Roman date (specifically burials) to be present at the site. There is potential for below-ground structural remains of the workhouse to survive at the site and these, and any artefactual remains associated with the

workhouse, have some archaeological significance. However, map regression and documentary analysis indicate that there is unlikely to be a cemetery associated with the workhouse within the site boundary. A condition to secure a programme of archaeological mitigatory work in accordance with paragraph 199 of the NPPF is therefore suggested.

Landscaping and open space

135. The master plan as shown illustrates a cohesive, legible and attractive site, however further details are required in terms of a landscape strategy for the onsite areas and green links. The vista towards the hospital building from Bowthorpe Road has been strengthened by providing a green space to the west of the Mulberry unit. The green space itself will be positively addressed by surrounding buildings. A clear landscape strategy for the site should be provided detailing the anticipated function of each green space and the pedestrian and vehicular priorities through the scheme.
136. A clear pedestrian priority should be established at the outset focused on the main hospital atrium and key worker block. The layout demonstrates how good pedestrian connections can be made between the two NHS sites and moves away from the earlier approach of separating the sites with a planted buffer. The site needs a generously planted green and biodiverse pedestrian and cycle north south route across the site connecting Earham Cemetery to Woodland Park and the Wensum river valley beyond.
137. The two north south routes show a decent potential for vegetation and a visual connection with the Woodland Park. The route to Dereham Road is shown diagrammatically on the street hierarchy and layout parameter plan and identified correctly as needing to be primary cycling and pedestrian routes. However, there is no acknowledgement in the application documents that the route is currently physically impassable for cyclists, being narrow and having a set of steps at the Dereham Road end.
138. It is essential that the route is dramatically improved so it is capable of being comfortably used by pedestrians and cyclists. As noted from the Fringe Area Officer comments usage of Woodlands park could be much improved with better paths and appropriate woodland improvement works. This might require edge improvements along the pathway connection north-south with the woodland also providing an opportunity for improved access for residential patients to the outdoors.
139. Whilst the masterplan and parameters plan are removed from consideration conditions are suggested to require a masterplan and landscape strategy to help inform future reserved matters applications for this site.

Trees

140. The main existing trees shown around the site are indicated as being protected during construction and then retained. Conditions are suggested in terms of tree protection and compliance with the revised AIA and also in relation to any maintenance requirements of this wider area around the application site.
141. No specific information is provided at this stage with the application for additional mitigation tree planting, landscape being a reserved matter for future consideration.

However; there are potential planting areas throughout the site around buildings and circulation spaces which could accommodate planting to soften the impact of any new buildings and to provide biodiversity enhancements for this site. New planting in addition to retained tree planting around the site should improve the street scene and add value to landscape diversity within the area and linkages with those existing from Earlam Cemetery and Woodlands Park through the site.

Equalities and diversity issues

142. There are no significant equality or diversity issues. The scheme provides for potentially accessible visitor and staff facilities. The supporting documents also show the intention of providing fully inclusive access and the design can be developed to give level access into the new building including entrance to corridors and entry doors. It is understood that generally areas will be designed to meet the latest Building Regulations - Part 'M'. It is considered that the development is unlikely to result in any detriment to people with disabilities.
143. The proposal will result in the change of hospital and care facilities on the site, which is likely to have an impact on a range of age groups, but adds benefits of providing for more on-site facilities to meet existing and future demand. The proposal also includes other new communal facilities which again are likely to be of particular benefit across the population spectrum. In this instance, therefore, it is considered that the proposal would not have an unacceptable impact on people of a particular age group or ability within the community.

S106 Obligations

144. The application is in outline form and therefore at this time there is no known figure for final development numbers. Various parameters have also been withdrawn but discussion has taken place about the potential extent of S106 requirements for the development. These will principally be related to Affordable Housing and permissive pathways which would run north-south and east-west. The affordable housing element would need to respond to eligibility, the security of tenure and management of these units as mentioned above. The pathways would aim to increase permeability and access beyond the site in line with design and landscape comments.
145. Woodland access has been discussed with the applicant and access agreement and improvements works might be sought by way of agreement related to this application. This matter would require further resolution with various parties to ensure a suitable way forward. Again consultees have identified a local requirement for Traffic Regulation Order and highway improvements which might be served by way of legal agreement or Grampian condition. Authority is sought from Members on these issues to allow discussion with the applicant and agent of options on the best way forward for resolution of these items either via condition or S106 agreement.

Local finance considerations

146. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy.

147. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority.
148. In this case local finance considerations are not considered to be material to the case.

Conclusion

149. It is considered that the redevelopment of the site for the erection of new hospital and community facilities is acceptable in principle. The proposal should contribute to the delivery of an enhanced health offering along with use of parts of the site for residential purposes. As such the main uses for health, care and housing are considered to be acceptable in principle. Further investigation should be sought to guide the final principle, layout and scale of development on site to protect local residents, property and local amenities.
150. With the original submission were a number of height and floorplate parameters to indicate potential for new development within the overall site. The application also included a Masterplan to inform the layout of the site and position of new uses / buildings which could be followed as a guide to future reserved matters and to give some certainty that development was feasible. Whilst it is not ideal that the scheme has had to withdraw this information, due to the necessity to better understand issues related to ground stability and need to encourage a sustainable layout for the site, officers are content that it is possible to proceed with this application on the basis of reduced information subject to a number of pre-commencement and other conditions.
151. A grant of planning permission will give some certainty to the acceptance of redevelopment principles and enable the applicant to seek the allocation of funds to bring forward a final scheme, Agreement of a phasing plan and indicative Masterplan are suggested to ensure the suitability of redevelopment of the site. Subject to conditions, the proposal is considered to be an appropriate use for this site and is guided by the adopted site allocation policies. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application no. 18/00372/O - Norwich Community Hospital, Bowthorpe Road Norwich, NR2 3TU and grant planning permission subject to the completion of a satisfactory legal agreement to include provision of affordable housing, permissive access across parts of the site and as relevant highway improvements and access to / improvements to woodlands park and subject to the following conditions:

1. Standard time limit;
2. Reserved matters to relate to appearance, landscaping, layout and scale;
3. In accordance with plans;
4. Prior to submission of any reserved matters application, details of a masterplan and phasing scheme (informed by geo-technical, surface water drainage, landscape and ecology strategies) for all parts of the site unless as varied on

agreement in line with any subsequent reserved matters application and such masterplan shall include details of landscaping strategy including green infrastructure provision and ecological enhancements including enhancement or changes to Woodlands Park and an Ecological Mitigation Programme;

5. Limit of uses permitted as part of the development;
6. Control on maximum permitted floor-space areas for A1 retail and B1 office uses;
7. No use of A1 retail and B1 office uses until agreed hospital and care facilities are provided / brought into use on site or in line with any agreed phasing plan;
8. Details of heritage interpretation;
9. Details of floor slab levels unless included within any agreed reserved matters application;
10. 10% of dwellings on the site to be designed to lifetime homes / accessible, adaptable standard;
11. Details of electric vehicle charging points; car parking; cycle storage; and bin stores provision unless included within any agreed reserved matters application;
12. Details of site management for parking/access;
13. Details of highway design works;
14. No occupation until the appropriate traffic regulation orders have been implemented;
15. Construction management plan; parking; wheel washing etc.;
16. Details of interim travel plan for each agreed phase;
17. Details of travel plan;
18. Details of disabled access into buildings unless included within any agreed reserved matters application;
- Conditions related to tree protection –
19. Pre-construction site meeting and submission of further details for each agreed phase;
20. Details of Siting of services and no-dig methods unless included within any agreed reserved matters application;
21. Details of Arboricultural works to facilitate development for each agreed phase;
22. Supplementary AMS to be provided arising from conditions above;
23. Details of AIA, AMS and TPP for each agreed phase and works on site in accordance with agreed documents;
24. Maintenance of protection of areas;
25. Details of provision and maintenance of low or zero carbon technologies / renewable energy sources;
26. Water efficiency measures to comply with latest standards for residential elements;
27. Details of Water efficiency measures for commercial / hospital elements;
28. Details of fire hydrants required to service the site including the new hospital, residential care home, extra care flats, key workers flats and commercial/admin block unless included within any agreed reserved matters application;
29. Details of foul water strategy;
30. Details of surface water scheme and management strategy;
31. Compliance with the surface water drainage system and future maintenance of;
32. No drainage systems for infiltration of surface water drainage into the ground is permitted other than with express consent of Local Planning Authority;
33. Piling or any other foundation designs using penetrative methods shall not be permitted other than with express consent of the local planning authority;
34. Details of any archaeological work and written scheme of investigation;
35. Details of Geo-technical sub-soil investigations including site area and adjacent parking and residential areas;

36. Details of ground stability mitigation works including site area and adjacent parking and residential areas;
37. Details of Site contamination investigation and assessment;
38. Details of contamination verification plan and long-term monitoring and maintenance plan in respect of contamination;
39. Cessation of works if unknown contaminants found and submit details of remediation;
40. Details of testing and/or suitable compliance of all imported material prior to occupation;
41. Details of any plant and machinery;
42. Details of fume extraction systems;
43. Details of glazing and ventilation systems; compliance with the recommendations of submitted noise report.

Article 35 (2) statement

The local planning authority in making its decision has had due regard to paragraph 38 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments at the pre-application and application stage the application has been approved subject to suitable land management, appropriate conditions and for the reasons outlined within the committee report for the application.

Informatives

1. Considerate constructors;
2. Dealing with asbestos;
3. Note of ground conditions;
4. Impact on wildlife – protected species;
5. Landscape management plan;
6. Landscape schedule of maintenance operations;
7. Note of TPO;
8. Highways contacts, street naming and numbering, design note, works within the highway etc.;
9. Environment Agency guidance;
10. Anglian Water guidance;
11. Norfolk police (architectural liaison) guidance.

...

NORWICH HOSPITAL MASTERPLAN

FOR DISCUSSION WITH THE NPA



Appendix 6:

Application 18/00372/O Decision notice
(Approval) 24 June 2021.



Application submitted by:

GL Hearn
280 High Holborn
London
WC1V 7EE

On behalf of:

Norfolk Community Health and Care
NHS Trust

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application Number: 18/00372/O

Valid date of application: 22 March 2018

Decision date: 24 June 2021

Location: Norwich Community Hospital Bowthorpe Road Norwich NR2 3TU

Proposal: Outline application including matters of access for redevelopment of the site to provide a new hospital; residential care home; extra care units; key worker units; change of use of Woodlands House to provide residential units; mixed provision of ancillary office space, independent Class E(g)(i) office space, Class E(a) retail space; and associated car parking and landscaping (additional / revised information).

Conditions and Reasons

1. Application for the approval of all reserved matters shall be made to the Local Planning Authority not later than the expiration of three years beginning from the date of this permission. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason for condition

As required to be imposed by section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. The application is submitted in outline form only and the details required are pursuant to the provisions of Article 5(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

2. No development shall take place in pursuance of this permission for any phase of development as agreed under condition 4 below until approval of the reserved

matters for the agreed relevant phase of development has been obtained from the Local Planning Authority. The reserved matters shall relate to the layout, scale, external appearance and landscaping.

Reason for condition

As required to be imposed by section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. The application is submitted in outline form only and the details required are pursuant to the provisions of Article 5(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

3. The development hereby approved shall be carried out in full accordance with the application forms, supporting documents and plans as specified below:

SK_EP_01 Site plan Received 9th March 2018;
Hierarchy and layout plan Received 24 September 2018;
GN21484_DS Archibald Shaw Desk Study Report Received 9 March 2018; and
VLC/SD/28960 Archibald Shaw Letter dated 4 September 2018;

and the reserved matters shall comply with the parameters of the submitted details in terms of:

- (a) the approximate layout of routes within the site and
- (b) the area or areas where access to the development will be situated.

Reason for condition

For the avoidance of doubt and to comply with Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4. Prior to submission of any reserved matters application details of a masterplan and phasing scheme (informed by geo-technical, surface water drainage, landscape and ecology strategies) for all parts of the site, unless as varied on agreement in line with any subsequent reserved matters application, shall be submitted to and approved in writing by the Local Planning Authority. Such masterplan shall include details of the landscaping strategy for the site including green infrastructure provision and ecological enhancements which shall include details of enhancement or changes to Woodlands Park and an Ecological Mitigation Programme.

Reason for condition

For the avoidance of doubt. The information submitted with the application does not provide sufficient detail to allow assessment of geo-technical, surface water drainage, amenity, landscape and ecology impacts which would inform parameters for development and location of buildings and uses within the site.

5. Notwithstanding the provisions of Schedule 2, Part 3 or Part 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Order revoking and re-enacting that Order, with or without

modification, the new premises to be developed on site shall be (as detailed at paragraph 4.5 of the planning statement dated March 2018) used for / as:

- (a) A new hospital building (Use Class C2) including medical or health services (Use Class E(e)) and ancillary office space;
- (b) A residential care home (Use Class C2);
- (c) Residential extra care units (Use Class C2);
- (d) Key worker residential cluster units (Use Class C4 or Sui Generis);
- (e) Residential units (Use Class C3);
- (f) Retail sales including pharmacy and convenience retail (as limited in area by condition 6 below) (Use Class E(a)); and
- (g) Office space as ancillary or as independent space to the hospital (as limited in area by condition 6 below) (Use Class E(g)(i)):

and for no other purpose including any other purpose in Class C2 and E of the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification.

Reason for condition

For the avoidance of doubt as the application is in outline form only and insufficient detail has been submitted to fully inform parameters for development on the site.

6. Notwithstanding the provisions of section 55(2)(a) of the Town and Country Planning Act 1990 and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Act or Order revoking and re-enacting that Act or Order, with or without modification), the development hereby approved permits a maximum of:

- (a) 502 square metres floor space in Use Class E(a) retail sales; and
- (b) 965 square metres floor space in Use Class E(g)(i) as independent office space to the hospital:

and this shall not be exceeded by internal or external alteration of the building area without the specific grant of a further permission.

Reason for condition

To ensure that the proposals do not detract from the retail vitality and viability of other city, district and neighbourhood centres in accordance with policies 11 and 12 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policy DM18 of the Development Management Policies Local Plan 2014.

7. No use of the Use Class E(a) retail sales floor space and Use Class E(g)(i) independent office floor space, as detailed in condition 5 and 6 above, shall take place until the new hospital building and care facilities have been constructed and made available for use by the general public in accordance with any agreed reserved matters and phasing plan unless the prior written approval of the Local Planning Authority has first been sought and obtained to any variation in the phasing of delivery of uses on site.

Reason for condition

For the avoidance of doubt as the application is in outline form only and insufficient detail has been submitted to fully inform phasing of delivery of the hospital and medical care campus on the site and to ensure that the proposals do not detract from the retail vitality and viability of other city, district and neighbourhood centres in accordance with policies 11 and 12 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policy DM18 of the Development Management Policies Local Plan 2014.

8. With the exception of any demolition, site clearance works, archaeological work, tree protection works and ground investigations, no development for each construction phase, as agreed for under condition 4 above, shall take place, unless the prior written approval of the Local Planning Authority has first been sought and obtained to any variation in the phasing of delivery of development, until a scheme for the provision of heritage interpretation has been submitted to and approved in writing by the Local Planning Authority for that phase of development. The scheme shall be designed to accord with the Heritage Interpretation Supplementary Planning Document 2015 (or with any equivalent adopted supplementary planning document which may subsequently supersede or replace it) and shall:
 - (a) include plans detailing the exact location of any physical structures (including plaques) and plans or visualisations of any physical structures (including any plaques);
 - (b) have due regard to any public safety implications of the proposal; and
 - (c) detail the arrangements for ongoing maintenance of the heritage interpretation including maintenance responsibilities.

No occupation/use of each phase of the development, as agreed for under condition 4 above, shall take place until the heritage interpretation has been provided in full accordance with the approved scheme and the scheme shall thereafter be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason for condition

To provide heritage interpretation of the site in accordance policy DM9 of the Development Management Policies Local Plan 2014 and the Heritage Interpretation Supplementary Planning Document 2015.

9. With the exception of any demolition, site clearance works, archaeological work, tree protection works and ground investigations, no development for each construction phase, as agreed for under condition 4 above, shall take place, unless the prior written approval of the Local Planning Authority has first been sought and obtained to any variation in the phasing of delivery of development, until precise details for that phase of the floor slab levels of the new buildings which form part of the development approved by this planning permission and any subsequent reserved matters applications have been submitted to and agreed in writing by the Local Planning Authority. Such details shall also provide comparative levels with existing adjoining properties and details of the levels of any ground levels and boundary treatments proposed. The development shall be carried out in full accordance with the details as approved.

Reason for condition

To ensure the development of the site results in a high quality design and does not result in detriment to the amenities of neighbouring residents and adjacent new development on site, in accordance with section 12 of the NPPF, policy 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 as amended 2014, and policies DM2 and DM3 of the Development Management Policies Local Plan 2014.

10. At least 10% of the residential dwellings within the development hereby approved shall be designed and built to meet requirement M4(2) of the 2015 Building Regulations for accessible and adaptable dwellings.

Reason for condition

To ensure the development is constructed to an appropriate standard in accordance with Policy DM12 of the Development Management Policies Local Plan 2014.

11. With the exception of any demolition, site clearance works, archaeological work, tree protection works and ground investigations, no development for each construction phase, as agreed for under condition 4 above, shall take place, unless the prior written approval of the Local Planning Authority has first been sought and obtained to any variation in the phasing of delivery of development, until details of the following on site provisions for that phase of development have been submitted to and agreed in writing by the Local Planning Authority:
- (a) electric vehicle charging points;
 - (b) car and motorcycle parking;
 - (c) vehicle turning;
 - (d) covered and secure cycle storage and parking for users and visitors to the site; and
 - (e) servicing, including waste and recycling bin storage and collection facilities.

No occupation of each phase of the development, as agreed for under condition 4 above, shall take place until the car parking, vehicle turning, cycle storage and

parking and servicing facilities have been provided and made available for use in accordance with the details as agreed and, once provided, they shall retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason for condition

To ensure a satisfactory development of the site which provides for adequate parking, turning, cycle parking and servicing provision for the development, in accordance with sections 2 and 9 of the NPPF, policy 6 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policies DM28, DM30 and DM31 of the Development Management Policies Local Plan 2014.

12. The car parking to be provided, for each construction phase, as agreed for under condition 4 above, within the development hereby permitted shall be used only in association with the activities, events and hours of operation of the development hereby permitted and for no other purpose including commuter or contract parking not associated with the operation of the site.

Reason for condition

In the interests of highway safety and to ensure that the development supports sustainably modes of transport and reduces the impact of travel and transport on the environment in accordance with policy 6 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policies DM28 and DM30 of the Development Management Policies Local Plan 2014.

13. With the exception of any demolition, site clearance works, archaeological work, tree protection works and ground investigations, no development shall take place until detailed schemes for the provision of:
 - (a) bus stop improvements on Bowthorpe Road (i.e., suitable relocation of any stops, shelters, information provision etc.) and associated footway works including the provision and adoption of additional highway where necessary to secure suitable access to the facilities; and
 - (b) a pedestrian/cycle crossing on Dereham Road, at the north end of the connecting primary cycle and pedestrian route running through the site as shown on the hierarchy and layout plan, measures to secure shared use cycle/footway status for the footway from Waterworks Road to this crossing and associated footway works

have been submitted to and approved in writing by the Council as Local Planning Authority in consultation with the Highway Authority and Traffic Authority.

No occupation of phase 1 of the development, as approved pursuant to condition 4 above, shall take place until the bus stop improvements, pedestrian/cycle crossing on Dereham Road and associated footway works from Waterworks Road to the crossing have been provided and made available for use in accordance with the approved schemes, unless otherwise agreed in writing by the Local Planning Authority for a revised timetable.

Reason for condition

In the interests of highway safety and to ensure that the development supports sustainably modes of transport and reduces the impact of travel and transport on the environment in accordance with policy 6 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policies DM28 and DM30 of the Development Management Policies Local Plan 2014.

14. No occupation shall take place on the site until changes to waiting restrictions arising from a review of waiting restrictions on Bowthorpe Road by the Traffic Authority (the waiting restriction changes) have been progressed by the advertisement of an appropriate draft Traffic Regulation Order. No occupation of the development hereby approved shall take place unless and until the waiting restriction changes have been implemented by the making and coming into force of the appropriate Traffic Regulation Order, unless otherwise agreed in writing by the Local Planning Authority for a revised timetable.

Reason for condition

In the interests of highway safety in accordance with policy 6 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policy DM30 of the Development Management Policies Local Plan 2014.

15. No development shall take place, including any works of demolition, in pursuance of this permission until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. This shall include details of methods for review and update of the Statement as might be required for each construction phase, as agreed for under condition 4 above.

The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (a) the parking of vehicles of site operatives and visitors;
- (b) loading and unloading of plant and materials;
- (c) storage of plant and materials used in constructing the development;
- (d) the erection and maintenance of security hoarding, including decorative displays and facilities for public viewing, where appropriate;
- (e) wheel washing facilities;
- (f) measures to control the emission of dust and dirt during construction; and
- (g) a scheme for recycling/disposing of waste resulting from demolition and construction.

The construction operations on the site shall fully accord with the approved Construction Method Statement and any update of the Statement as might be agreed by the Local Planning Authority.

Reason for condition

In order to safeguard highway safety and the amenity of the surrounding area, in accordance with policy 6 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policy DM2, DM11 and DM30 of the Development Management Policies Local Plan 2014. Given that the condition relates to construction details it is essential that it is a true condition precedent.

16. No occupation/use of each construction phase, as agreed for under condition 4 above, of the development hereby approved shall take place, unless the prior written approval of the Local Planning Authority has first been sought and obtained to any variation in the phasing of delivery of development, until an Interim Travel Plan for that phase of development, and incorporating any Interim Travel Plan for previously occupied phases of development, has been submitted to and agreed in writing by the Local Planning Authority, in consultation with the Highway Authority. No part of the relevant (latest) phase of development shall be occupied until the approved Interim Travel Plan has been implemented.

Reason for condition

To ensure that the development supports sustainably modes of transport and to reduce the impact of travel and transport on the environment in accordance with policy 6 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policy DM28 of the Development Management Policies Local Plan 2014.

17. During the first year of occupation of the fully implemented scheme of each construction phase, as agreed for under condition 4 above, a Full Travel Plan, based on the latest relevant Interim Travel Plan referred to in and as agreed under condition 16 above and including details of proposed implementation and mechanisms for monitoring and review, shall be submitted to the Local Planning Authority for approval, in consultation with the Highway Authority. The Approved Full Travel Plan shall be implemented in accordance with the timetable and targets contained therein and shall continue to be implemented as long as any part of the development is occupied and used for a purpose in accordance with this permission, subject to approved modifications as agreed by the Local Planning Authority, in consultation with the Highway Authority, as part of the annual review.

Reason for condition

To ensure that the development supports sustainably modes of transport and to reduce the impact of travel and transport on the environment in accordance with policy 6 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policy DM28 of the Development Management Policies Local Plan 2014.

18. With the exception of any demolition, site clearance works, archaeological work, tree protection works, ground investigations and below ground works, no development for each construction phase, as agreed for under condition 4 above, shall take place, unless the prior written approval of the Local Planning Authority has first been sought and obtained to any variation in the phasing of delivery of

development, until details that make provision for access to the buildings for those with impaired mobility (including the provision of level or ramped access with a maximum gradient of 1:12) have been submitted to and approved in writing by the Local Planning Authority for that phase of development.

No occupation of each phase of the development, as agreed for under condition 4 above, shall take place until the access provision has been fully implemented in accordance with the details as agreed. Once implemented, the provision shall be retained as such and be available for use at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason for condition

To ensure that the development approved is full accessible to all members of the community and that the details and potential impacts of the scheme are fully assessed at an appropriate stage of the development process, in accordance with section 12 of the NPPF, policy 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 as amended 2014 and policies DM3 and DM12 of the Development Management Policies Local Plan 2014.

19. No development of any kind for each construction phase, as agreed for under condition 4 above, shall take place on the site, unless the prior written approval of the Local Planning Authority has first been sought and obtained to any variation in the phasing of delivery of development, including demolition operations, until the following have taken place for that phase of development:
- (a) a pre-construction site meeting between the developer's appointed consulting arborist, construction site agent/contractor and the Council's tree protection officer in order to establish the parameters and timescales for the construction process in relation to tree protection and retention;
 - (b) minutes of the meeting have been produced, specifying the timetable and site monitoring system and submitted to the Local Planning Authority for agreement within one week of the meeting taking place; and
 - (c) a clear timetable for the sequence of events has been produced for all concerned with the construction process to ensure the protection of retained trees and this shall include arboricultural input at the key construction stages of demolition, site layout, groundworks, crane set up and operation and building delivery; and
 - (d) the auditable system of arboricultural site monitoring has been implemented by the developer's arboricultural consultant.

The development shall be carried out in accordance with the agreed minutes of the meeting, the agreed timetable and agreed site monitoring system.

Reason for condition

To ensure the satisfactory protection of those trees to be retained on the site and to accord with Section 15 of the NPPF, policies 1 and 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policies DM3, DM6 and DM7 of the Development Management Policies Local Plan 2014. The condition is pre-

commencement as any development operations on site could prejudice the trees to be retained on the site.

20. No new services or soakaways, unless otherwise specified on any approved drawings as agreed under condition 2 above, shall be sited within the root protection areas as agreed under condition 22 below.

Where shown to be sited within the root protection areas as agreed, no works for the siting of services or the provision of soakaways shall take place until detailed plans showing the proposed routing and precise location of the services/soakaways have been submitted to and agreed in writing with the Local Planning Authority. These details shall:

- (a) be prepared in conjunction with a consulting arborist;
- (b) specify trenchless techniques; and
- (c) make provision for inspection/ reception chambers to be located outside the root protection areas as specified above.

All works on site for the siting of new services and the provision of soakaways shall take place in accordance with the details as agreed.

Reason for condition

To ensure the satisfactory protection of those trees to be retained on the site and to accord with Section 15 of the NPPF, policies 1 and 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policies DM3, DM6 and DM7 of the Development Management Policies Local Plan 2014.

21. No arboricultural works for each construction phase, as agreed for under condition 4 above, shall take place, unless the prior written approval of the Local Planning Authority has first been sought and obtained to any variation in the phasing of delivery of development, to facilitate implementation of each phase of development hereby permitted unless these works are carried out by a suitably qualified arborist in both above and below ground arboriculture and the details of the proposed arboriculturist have first been submitted to and agreed in writing by the Local Planning Authority.

Reason for condition

To ensure the satisfactory protection of those trees to be retained on the site and to accord with Section 15 of the NPPF, policies 1 and 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policies DM3, DM6 and DM7 of the Development Management Policies Local Plan 2014. The condition is pre-commencement as any development operations on site could prejudice the trees to be retained on the site.

22. No development for each construction phase, as agreed for under condition 4 above, shall take place, unless the prior written approval of the Local Planning Authority has first been sought and obtained to any variation in the phasing of

delivery of development, including any site clearance works or demolition, in pursuance of this permission until any supplementary Arboricultural Method Statement (AMS), updated Arboricultural Implications Assessment (AIA) and Tree Protection Plan (TPP) as required arising from the pre-construction site meeting and agreed minutes, as set out within condition 19 above, for that phase of development, have been submitted to and approved in writing by the Local Planning Authority.

Reason for condition

To ensure the satisfactory protection of those trees to be retained on the site and to accord with Section 15 of the NPPF, policies 1 and 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policies DM3, DM6 and DM7 of the Development Management Policies Local Plan 2014. The condition is pre-commencement as any development operations on site could prejudice the trees to be retained on the site.

23. Operations on site shall take place in complete accordance with the approved Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) and any additional details, plans and statements as agreed under conditions 19 to 22 above. No other operations for each construction phase, as agreed for under condition 4 above, shall commence on site, unless the prior written approval of the Local Planning Authority has first been sought and obtained to any variation in the phasing of delivery of development, in connection with the hereby-approved development until the tree protection works and any pre-emptive tree works required by the approved AIA or AMS or as agreed under conditions 19 to 22 above have been carried out and all tree protection barriers are in place as indicated on the Tree Protection Plans for that phase of development. The approved protective fencing shall be retained in a good and effective condition for the duration of each phase of the development and shall not be moved or removed, temporarily or otherwise, until all site works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior written approval of the Local Planning Authority has first been sought and obtained.

Reason for condition

To ensure the satisfactory protection of those trees to be retained on the site and to accord with Section 15 of the NPPF, policies 1 and 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policies DM3, DM6 and DM7 of the Development Management Policies Local Plan 2014.

24. Within the root protection areas as shown on the agreed Tree Protection Plans as agreed under conditions 19 and 22 above, no changes in existing ground level are to be permitted, no storage of materials or machinery, deposit of soil or rubble, lighting of fires, disposal of liquids or mixing of cement or concrete is to take place and the areas are to be left undisturbed for the duration of the development, unless the prior written approval of the Local Planning Authority has first been sought and obtained.

Reason for condition

To ensure the satisfactory protection of those trees to be retained on the site and to accord with Section 15 of the NPPF, policies 1 and 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policies DM3, DM6 and DM7 of the Development Management Policies Local Plan 2014.

25. With the exception of any demolition, site clearance works, archaeological work, tree protection works and ground investigations, no development for each construction phase, as agreed for under condition 4 above, shall take place, unless the prior written approval of the Local Planning Authority has first been sought and obtained to any variation in the phasing of delivery of development, until a scheme for generating a minimum of 10% of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources (as defined in the glossary of the NPPF) has been submitted to and approved in writing by the Local Planning Authority for that phase of development. The scheme shall include:
- (a) the estimated average annual energy consumption of the proposed development (in kWh);
 - (b) the average annual energy production of the proposed technology (in kWh);
 - (c) a plan of the location of any equipment associated with the operation of the chosen technology;
 - (d) any strategy for use of a single energy production source to serve the site as a whole, and related building connections to that energy source.

No occupation of each phase of the development, as agreed for under condition 4 above, shall take place until the approved scheme has been implemented and made operational unless otherwise agreed in writing by the Local Planning Authority. Once provided the renewable energy systems shall be thereafter retained as such.

Reason for condition

To secure at least 10% of the site's energy from decentralised and renewable or low carbon sources, so as to reduce carbon dioxide emissions and contribute towards climate change adaptation, in accordance with policy 3 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 as amended 2014, and policy DM4 of the Development Management Policies Local Plan 2014.

26. The residential development hereby approved shall be designed and built to meet the regulation 36 2(b) requirement of 110 litres/person/day water efficiency set out in part G2 of the 2015 Building Regulations for water usage.

Reason for condition

To ensure the development is constructed to an appropriate standard, makes efficient use of resources and demonstrate an adequate response towards climate change adaptation in accordance with the objectives and paragraph 149 of the NPPF and policies 3 and 20 of the adopted Joint Core Strategy for Broadland,

Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014).

27. With the exception of any demolition, site clearance works, archaeological work, tree protection works and ground investigations, no development for each construction phase, as agreed for under condition 4 above, shall take place, unless the prior written approval of the local planning authority has first been sought and obtained to any variation in the phasing of delivery of development, until details of water conservation measures for any non-residential elements of that phase of development designed to maximise water conservation have been submitted to and agreed in writing by the Local Planning Authority.

No occupation of each phase of the development, as agreed for under condition 4 above, shall take place until the agreed measures have been installed and brought into use and such measures shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason for condition

To ensure the development is constructed to an appropriate standard, makes efficient use of resources and demonstrate an adequate response towards climate change adaptation in accordance with the objectives and paragraph 149 of the NPPF and policies 3 and 20 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014).

28. With the exception of any demolition, site clearance works, archaeological work, tree protection works, ground investigations and below ground works no development for each construction phase, as agreed for under condition 4 above, shall take place, unless the prior written approval of the Local Planning Authority has first been sought and obtained to any variation in the phasing of delivery of development, until details have been submitted to and agreed in writing by the Local Planning Authority in consultation with the Norfolk Fire and Rescue Service for the provision of fire hydrant/s (served by mains water supply) to service the site for that phase of development in total including the new hospital, residential care home, extra care flats, key workers flats and commercial/admin block.

No occupation of each phase of the development, as agreed for under condition 4 above, shall take place until the applicant has provided the hydrant/s and made them available for use in accordance with the details as agreed and, once provided, the scheme shall thereafter be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason for condition

To ensure that adequate provision is made for fire hydrant infrastructure required for health and safety purposes as a direct result of the development hereby approved, in accordance with policy 20 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 as amended 2014.

29. No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the works have been carried out in

accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Reason for condition

To prevent environmental and amenity problems arising from flooding. The condition is pre-commencement as it is essential that the drainage issues on site are investigated and a remediation plan drawn up before construction commences to ensure that a proposed scheme adequately deals with linked issues of drainage, contamination and ground conditions to avoid any future harm to local facilities and residents and to inform the final masterplan for development of the site.

30. No development shall take place within the site in pursuance of this permission and any subsequent reserved matters applications until a detailed scheme to manage surface water run-off has been submitted to and agreed in writing with the Local Planning Authority. The scheme shall identify the net change in impermeable surfacing at the site which is the subject of this permission and provide details of measures to mitigate any increase in surface water run-off. These details shall include an assessment of the potential for disposing of surface water by means of a sustainable drainage system.

The scheme shall address the following matters:

- (a) Detailed infiltration testing in accordance with BRE Digest 365 (or equivalent) along the length and proposed depth of the proposed attenuation basin/s;

or

- (b) If infiltration is proven to be unfavourable then Greenfield runoff rates for the site shall be agreed with the Lead Local Flood Authority and subject to Anglian Water Agreement;
- (c) 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% annual probability rainfall event including allowances for climate change;
- (d) Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:
 - (i) 3.33% annual probability critical rainfall event to show no above ground flooding on any part of the site.
 - (ii) 1% annual probability critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g., pumping station or electricity substation) within the development;

- (e) The design of the any infiltration basin will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1% annual probability rainfall event;
- (f) Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding or 150mm above ground level, whichever is the more precautionary;
- (g) Details of how all surface water management features are 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.

Reason for condition

To prevent flooding by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development in accordance with section 14 of the NPPF, and policy DM5 of the emerging Development Management Policies Local Plan 2014. The condition is pre-commencement as is it essential that the drainage issues on site are investigated and a remediation plan drawn up before construction commences to ensure that a proposed scheme adequately deals with linked issues of drainage, contamination and ground conditions to avoid any future harm to local facilities and residents and to inform the final masterplan for development of the site.

31. For each construction phase, as agreed for under condition 4 above, unless the prior written approval of the Local Planning Authority has first been sought and obtained to any variation in the phasing of delivery of development, no buildings which form part of the development approved by this planning permission and any subsequent reserved matters applications for that phase of development shall be occupied until the sustainable urban drainage scheme for that area of the site has been completed in accordance with the details as agreed under condition 30 above and a surface water drainage management and maintenance plan has been submitted to and agreed in writing with the Local Planning Authority. The management and maintenance plan shall:
- (a) provide a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker; or
 - (b) identify a private organisation or company that will be utilised to manage and maintain the facilities and include details of ownership and organisational structure, and its source of funds; and
 - (c) any organisation or company agreed in b) above shall produce a report annually by 31st March for the previous calendar year identifying the state of the SuDS features, the maintenance undertaken, the anticipated maintenance in the following 12 months, the anticipated long term

maintenance over the following 10 years, the amount spent over the previous 12 months, the anticipated expenditure over the next 12 months and 10 years and the balance of monies available for maintenance at the end of the calendar year and the proposed charges and income for the next year. The report shall be made available to all owners of properties on the site and be available on demand to the Local Planning Authority within 14 days of any such request. If the content of the document is not considered to be acceptably managing the long-term maintenance adequately a further revised report shall be submitted and agreed with the Local Planning Authority within 2 months of its request.

The sustainable urban drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason for condition

To prevent flooding by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development in accordance with section 14 of the NPPF, and policy DM5 of the emerging Development Management Policies Local Plan 2014.

32. No drainage systems for the infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason for condition

Infiltration through contaminated land has the potential to impact on groundwater quality. Thus it should be demonstrated that any proposed drainage systems will not result in contamination of groundwater. The National Planning Policy Framework paragraph 170 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk or affect from unacceptable levels of water pollution.

33. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason for condition

Piling or any other foundation designs using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus, it should be demonstrated that any proposed piling will not result in contamination of groundwater. The National Planning Policy Framework paragraph 170 states that the planning system should contribute to and enhance

the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk or affect from unacceptable levels of water pollution.

34. No development shall take place until an archaeological Written Scheme of Investigation has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall include an assessment of significance and research questions, and:
- (a) The programme and methodology of site investigation and recording;
 - (b) The programme for post investigation assessment;
 - (c) Provision to be made for analysis of the site investigation and recording;
 - (d) Provision to be made for publication and dissemination of the analysis and records of the site investigation;
 - (e) Provision to be made for archive deposition of the analysis and records of the site investigation;
 - (f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

No demolition/development, shall take place within the site in pursuance of this permission unless in accordance with the approved archaeological Written Scheme of Investigation.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved archaeological Written Scheme of Investigation and provision has been made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason for condition

To protect potential archaeological remains (Heritage Assets) on the site and to comply with section 16 of the NPPF, policy 1 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 as amended 2014 and policy DM9 of the Development Management Policies Local Plan 2014. The condition is pre-commencement as it is essential that the archaeological assets of the site are investigated prior to commencement in order to avoid any harm to those assets.

35. No development shall take place within the site in pursuance of this permission and any subsequent reserved matters applications until a programme of investigation of the ground conditions on the site and in adjoining residential and parking areas to the east / north/east of the site, in line with the recommendations of the Archibald Shaw desk study report GN21484_DS and point 3 of their letter dated 4 September 2018 reference VLC/SD/28960, have taken place and a proposed engineering solution based on the results of those investigations and designed by a suitably qualified engineer have been submitted to and approved in writing by the Local Planning Authority.

Reason for condition

To ensure that the ground conditions of the site are fully evaluated prior to the development taking place in accordance with Section 15 of the NPPF and policy DM11 of the Development Management Policies Local Plan 2014. The condition is pre-commencement as it is essential that the ground conditions on and adjoining the site are investigated and a remediation plan drawn up before construction commences to ensure that site works avoid future harm to residents and property and to ensure that a proposed scheme adequately deals with linked issues of drainage, contamination and ground conditions to avoid any future harm to local facilities and residents and to inform the final masterplan for development of the site.

36. No development shall take place within the areas of the site identified by the ground conditions survey details as being susceptible to or are adjacent to areas susceptible to ground movement and collapse, as agreed under condition 35 above, in pursuance of this permission until the proposed programme for ground stabilisation works on and adjoining the site has taken place in accordance with the engineering solution as agreed and details showing that these works have taken place have been submitted to and approved in writing by the Local Planning Authority.

All work on site shall be in accordance with the engineering solution as agreed.

Reason for condition

To ensure that the ground conditions of the site are fully evaluated prior to the development taking place in accordance with Section 15 of the NPPF and policy DM11 of the Development Management Policies Local Plan 2014.

37. No development shall take place within the site in pursuance of this permission and any subsequent reserved matters applications until the following components of a scheme to deal with the risks associated with contamination of the site have each been submitted to and approved, in writing, by the Local Planning Authority as necessary:

- (a) A preliminary risk assessment which has identified:
 - (i) all previous uses
 - (ii) potential contaminants associated with those uses
 - (iii) a conceptual model of the site indicating sources, pathways and receptors
 - (iv) potentially unacceptable risks arising from contamination at the site;
- (b) If the preliminary risk assessment identifies a potential unacceptable risk from contamination, a site investigation scheme, based on the preliminary risk assessment, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;

- (c) A written report containing the site investigation results and the detailed risk assessment of the risk to all receptors that may be affected and based on these, if required, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

Any works on site shall be in accordance with the scheme as approved and any changes to any of the details specified above would require the further express consent of the Local Planning Authority.

Reason for condition

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with section 15 of the NPPF, and policy DM11 of the Development Management Policies Local Plan 2014. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 178). The condition is pre-commencement as it is essential that the contamination on site is investigated and a remediation plan drawn up before construction commences to ensure that pollutants are not mobilised and to avoid any future harm to residents and to ensure that a proposed scheme adequately deals with linked issues of drainage, contamination and ground conditions to avoid any future harm to local facilities and residents and to inform the final masterplan for development of the site.

38. No occupation of each phase of the development, as agreed for under condition 4 above, shall take place until a verification plan and a proposed monitoring, maintenance and contingency plan have been submitted to and agreed in writing by the Local Planning Authority. The verification plan shall provide details of the data that has been collected in order to demonstrate that the works set out in the approved remediation strategy are complete for that phase of development and shall identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The proposed monitoring, maintenance and contingency plan shall identify how these requirements will be met.

Reason for condition

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with section 15 of the NPPF, and policy DM11 of the Development Management Policies Local Plan 2014. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 178).

39. If, during development phases, as agreed for under condition 4 above, contamination not previously identified is found to be present, then no further

development shall be carried out in pursuance of that agreed phase until a scheme has been submitted to and approved by the Council as Local Planning Authority detailing how this contamination shall be dealt with in accordance with the remediation scheme as set out above. Only when evidence is provided to confirm the contamination no longer presents an unacceptable risk, can development continue.

Reason for condition

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with section 15 of the NPPF, and policy DM11 of the Development Management Policies Local Plan 2014.

40. For each phase of development all imported topsoil and subsoil for use on the site for that construction phase shall either (a) be certified to confirm its source and that it is appropriate for its intended use or (b) in the absence of suitable certification, analysis of the imported material will be required along with evaluation against the derived assessment criteria for this site. No occupation of each phase of the development, as agreed for under condition 4 above, shall take place until a copy of the certification for that phase has been submitted to the Local Planning Authority.

Reason for condition

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with section 15 of the NPPF, and policy DM11 of the Development Management Policies Local Plan 2014.

41. No plant or machinery shall be installed or erected on the site unless in accordance with a scheme including the reduction, where necessary, of the level of noise and vibration emanating from the premises that has been first submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that noise levels emanating from the application premises shall not exceed 45dB at 63Hz C.B.F., 40dB at 125Hz C.B.F. and NR30 over the frequency range from 250Hz to 8KHz as measured at a position 1 metre outside any noise sensitive premises and shall not exceed 37 dB AT 63Hz C.B.F., 30dB at 125Hz C.B.F and NR20 over the frequency range from 250Hz to 8KHz as measured inside any adjoining noise sensitive premises. Once installed, any such plant or machinery and noise protection measures shall be retained as such thereafter unless otherwise as agreed in writing by the Local Planning Authority.

Reason for condition

To protect the visual and general amenities of the area and prevent nuisance from noise and odour in accordance with policy 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments

adopted January 2014) and policies DM2, DM3 and DM11 of the Development Management Policies Local Plan 2014.

42. No extract ventilation or fume extraction system shall be installed or erected on the site unless in accordance with a detailed scheme that has been submitted to and approved in writing by the Local Planning Authority. The detailed scheme shall include the position of ventilation, fume or flue outlet points and the type of filtration or other fume treatment to be installed and used in the premises in pursuance of this permission, together with a schedule of maintenance. No use of the premises included within any phase of development as hereby permitted shall take place until the approved scheme for use within that phase has been installed and is operational and thereafter it shall be retained in full accordance with the approved details and the maintenance of the system, including any flue, shall be carried out in accordance with the scheme as agreed unless otherwise as agreed in writing by the Local Planning Authority.

Reason for condition

To protect the visual and general amenities of the area and prevent nuisance from noise and odour in accordance with policy 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policies DM2, DM3 and DM11 of the Development Management Policies Local Plan 2014.

43. The building envelope of dwellings and care uses approved as part of this permission shall be constructed, or in the case of the conversion of existing building shall be altered, so as to provide sound attenuation against external noise and ensure internal sound levels no greater than:
- (a) 35dB LAeq(16 hour) in the main living rooms of the dwelling(s) (for daytime and evening use); and
 - (b) 30dB LAeq(8 hour)/45dB LAmx(fast) in the bedrooms of the dwelling(s) (for nighttime use) in line with World Health Organisation guidance, with windows shut and other means of ventilation provided.

Reason for condition

To ensure adequate protection between different uses takes place to avoid unacceptable noise and disturbance and to ensure adequate living conditions for future occupiers, in accordance with policies DM2 and DM11 of the Development Management Policies Local Plan 2014.

44. No development shall take place until the applicant, or their agents or successors in title, have put in place a scheme for the provision of a liaison contact for use by local residents during construction phases to enable local residents to raise operations issues with the developers of the site and such agreed scheme shall be maintained for the duration of construction works on site.

Reason for condition

In the interests of the amenity and safety of the area and to ensure the proper planning of the area in accordance with saved policies DM2, DM11 and DM30 of

the Development Management Policies Local Plan 2014. Given that the condition relates to construction details it is essential that it is a true condition precedent.

Informatives:

1. You are advised that the council expects the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary shall only be carried out between 7.30am and 5.30pm Monday to Friday, between 7.30am and 1.00pm Saturday and not at all on Sundays or Bank Holidays.
 - (b) The quietest available items of plant and machinery shall be used on site. Where equipment such as generators are necessary, they should be enclosed to reduce noise levels, if applicable.
 - (c) Deliveries shall only be received within the hours detailed in (a) above.
 - (d) Adequate steps shall be taken to prevent dust-causing nuisance beyond the site boundary. Such steps include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There shall be no burning on site;
 - (f) Only minimal security lighting shall be used outside the hours stated above; and
 - (g) Building materials and machinery shall not be stored on the highway and contractors' vehicles shall be parked with care so as to not cause an obstruction or block visibility on the highway.

Any divergence from these recommendations should be referred to the council's environmental protection team (or highways team for matters which may affect highway safety) for approval.

The council also recommends membership of a scheme, such as the Considerate Constructors Scheme.

2. The developer is advised that any asbestos encountered on the site, either as part of the existing buildings or as fill material, should be handled and disposed of as per current Government guidelines and regulations.
3. The area around Merton Road, Holly Drive and the site car park is known to be affected by subsidence due to chalk works. The responsibility and subsequent liability for safe development of the site rests with the developer and/or applicant. Site investigations may need to be carried out prior to commencement in order to satisfy Building Regulations requirements.
4. Clearance of the site should have due regard to the need to minimise the impact on wildlife, in particular the following is recommended:

- (a) caution must be exercised when demolishing buildings on the site due to the possibility that bats may be present. If a bat is found, work should cease immediately and a suitably qualified ecologist consulted;
- (b) vegetation (particularly hedgerows, trees, shrubs, brambles and climbing plants) should not be removed or trimmed back during the bird nesting season (1st March to 31st August) unless it has been demonstrated by a suitably qualified ecologist that their removal will not have any detrimental impacts on protected species including nesting birds
- (c) caution should be exercised during site clearance and due regard given to the possibility of hedgehog presence in vegetation on the site; particular care needs to be taken in clearance of any log and leaf litter piles

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act.

- 5. A Landscape Management Plan will be expected to set out the overall objectives of a landscape scheme and the steps (e.g. legal arrangements including ownership and management responsibilities, planned maintenance tasks, phased works, monitoring procedures etc.) that will be taken after implementation to ensure that the scheme becomes successfully established and reaches maturity.
- 6. A schedule of maintenance operations will be expected to set out the routine physical tasks (e.g. mowing, pruning, weeding, watering etc.) required to satisfy appropriate standards of aftercare and to enable the design and implementation objectives in respect of planting to be satisfactorily achieved. It is essential to identify who will be responsible for these tasks.
- 7. The developer is advised that the application site is the subject of a tree preservation order, reference number 323.
- 8. It is an OFFENCE to carry out any works within the Public Highway without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a legal agreement between the developer and Norfolk County Council. Please note that it is the applicants' responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the County Council's Transport Team based at County Hall, Martineau Lane, Norwich.

Refuse and recycling bins and storage areas

A technical note is available that specifies the city council's requirements for residential development and advice for commercial refuse storage.

For residential development all bins to be purchased by the applicant prior to occupation and an occupation date confirmed with Norwich City Council city wide services department. www.norwich.gov.uk/requestbinnewproperty
The applicant must notify the city council of occupation of the site, and purchase bins in good time.

Vehicle crossovers; for creation of dropped kerbs

Contact Norfolk County Council highways team

Traffic regulation orders

Contact Norfolk County Council highways team in relation to Traffic Regulation Order fee for legal and admin costs (plus applicant to pay for any signs and lines costs and procure them)

Once TRO has been subject to consultation and agreed for implementation, the relevant council should in relevant circumstances issue signs and lines plans for your contractor to implement.

9. The applicant's attention is drawn to the comments from the Environment Agency in their letters of 14 August 2018
10. The applicant's attention is drawn to the comments from Anglian Water in their letter of 23 April 2018.
11. The applicant's attention is drawn to the comments from Norfolk Constabulary (architectural liaison) in their letter of 8 May 2018

Article 35 (2) statement

The Local Planning Authority in making its decision has had due regard to paragraph 38 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments at the pre-application and application stage the application has been approved subject to suitable land management, appropriate conditions and for the reasons outlined within the committee report for the application.



David Parkin
Area Development Manager
Planning Services

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.