NOTE:
Conditions of approval or reasons for refusal of planning permission as determined by the Committee are in summary form only and subject to the Director of Growth and Localism’s final determination.

1 Appl. No : 2013/1793/O
Parish : CRINGLEFORD
Applicants Name : Barratt Eastern Counties and John Innes Foundation
Site Address : Land South-west Of Newfound Farm, Colney Lane, Cringleford
Proposal : Outline planning permission for a development of 800 dwellings together with a small local centre, primary school with early years facility, Two new vehicular accesses off Colney Lane, associated on-site highways, pedestrian and cycle routes, public recreational open space, allotments, landscape planting and community woodland.

Decision : Members voted 7-3 (with one abstention) to authorise the Director of Growth and Localism to APPROVE subject to no new material matters being raised from the submission of and consultation on Thickthorn Junction Improvement Scheme

Approved with conditions

1. Standard time limit
2. Approval of reserved matters
3. A phasing plan to be submitted and agreed
4. Overarching landscaping strategy for whole Housing Site Allocation Area to be agreed and implemented
5. Replacement landscaping within 5 years of planting
6. Retention of trees and hedges unless otherwise agreed
7. Tree protection measures to be agreed as required
8. Hedgerow mitigation measures to compensate for loss of some hedgerow on site
9. Overarching design code for whole Housing Site Allocation Area to be submitted, agreed and implemented through reserved matters applications
10. Materials to be used in construction of all development to be agreed
11. Mineral extraction to be further assessed and agreed as appropriate
12. Ecological enhancements and habitat management plan to be agreed
13. Roads, footways and cycleway layout to be agreed
14. Construction traffic management plan to be agreed
15. Compliance with the construction traffic management plan
16. Wheel cleaning facilities to be agreed
17. Compliance with agreed wheel washing facilities details
18. Access to site from Colney Lane details
19. Colney Lane/Round House Way roundabout improvement works
20. A11 Newmarket Road/.Roundhouse Way signalisation works to be agreed by 400th dwelling and completed by 500th dwelling occupation
21. A11/A47 Thickthorn Interchange improvement works to be agreed by 50th dwelling and completed by 100th dwelling occupation
22. Additional access onto Colney Lane to be completed by 750th dwelling occupation if no site access achieved on land to east by this point
23. Travel plan
24. Provision of cycle parking
25. Provision of refuse storage
26. Layout and provision of land for servicing and parking at non-residential uses
27. Surface water – compliance with submitted Flood Risk Assessment
28. Foul water disposal strategy to be agreed
29. Contaminated land – site investigation, verification report and long term monitoring report
30. Unknown contamination to be reported if found
31. External lighting to be agreed
32. Construction management – noise and dust
33. Scheme of archaeological investigation to be agreed
34. Hours of use of uses within local centre to be agreed
35. Hours of servicing and delivery to non-residential uses
36. Position and specification of any plant and machinery on non-residential uses to be agreed
37. Restriction of retail to convenience goods only
38. Restriction of only 500sq.m. floorspace in local centre
39. 10% renewable or low-carbon energy of total requirement for residential and non-residential uses
40. Water efficiency of 105 litres per person per day for all new dwellings
41. Control measures for noise from surrounding roads to be submitted and agreed
42. Provision of fire hydrants for residential and commercial areas

Subject to Section 106 agreement to ensure the delivery of affordable housing, land for the primary school, the local centre, open space (including allotments and a community orchard) and a travel plan.

The outline permission would also be liable for Community Infrastructure Levy, which would be collected at the reserved matters stage.

Members noted that there was potential for the application to be called in the Secretary of State. Once a decision has been made by Members the SoS will advise as to whether he will call-in the application to make the final decision on this application.

Updates

Officer updates to report

1) Amendment to recommendation to be delegated authority for the Director of Growth and Localism to approve, subject to no new material matters being raised from the submission of and consultation on Thickthorn Junction Improvement scheme already agreed with the Highways Agency. (See update 8 below for further detail for this change)

2) Additional condition:
   - In accordance with plans
3) Paragraph 4.11 – affordable housing tenures proposed should read 85% social rented, 15% intermediate tenure as reported in paragraph 5.76 later in the report. This is as per policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk.

4) Numbering of appendices referred to in report should be:

Appendix 1 – site location plan of site
Appendix 2 – Technical notes from consultants working on behalf of Highways Agency
Appendix 3 – Response of Norfolk County Council Highways Authority
Appendix 4 – Cringleford Parish Council responses to application
Appendix 5 – Colney Parish Council response to application

5) An additional section to Appendix 2 is to be circulated at the meeting. This is the final response from the Highways Agency on the application.

Other updates to report

Additional consultation response:

6) UK Power Networks have confirmed they would not raise a formal objection to the potential playing pitch provision, but would suggest the applicants consider the need to ensure clearance is maintained under power cables.

7) Cringleford Parish Council have submitted a report on the published committee report. It recommends rejection of the planning application and covers the following issues. Responses to the points are raised under each point:
- Too much emphasis on five year land supply
- Not enough attention to Localism and the Cringleford Neighbourhood Development Plan (CNDP)
- Risk of 1,200 dwellings across site being exceeded
- 28 dwellings per hectare (dph) not close to 25 dph agreed
- Density proposed would result in an urban character
- Harm to the natural environment and wildlife routes
- Concern over approving indicative plan
- Concern over medical facility capacity
- Access to Colney Lane issues not resolved
- Implications of development of land in immediate vicinity of New Found Farm not considered

Officer response to Parish Council concerns:
The report considers the majority of issues above. The compliance with the neighbourhood plan has been given due consideration, and whilst the concern of the parish council are noted the recommendation of the report is not recommended to be altered. The concerns raised would be mitigated through condition or consideration of the development at the reserved matters stage. Only access is sought for approval at outline, the policies of the CNDP would be considered through any reserved matter applications.

8) Additional letter of representation:

From Turley who represent Land Fund on the adjacent site of the recently refused application 2013/1494:

i) Proposed density – consider the policy interpretation of HOU3 of the CNDP should be net.

Officer response:
This has been given thorough consideration in paragraphs 5.29 to 5.40 of the report and the officer recommendation is that the density referred to in policy HOU3 should be gross.
ii) Concern that application 2013/1494 was refused on highway grounds but this application is now recommended for approval.
Officer response:
The highway improvements required for this application currently being considered could be accommodated within the conditions listed on the committee report. The reason 2013/1494 was refused was due to land proposed for housing potentially being required for the Thickthorn Interchange highway improvement scheme, leading to the scheme being contrary to policy TRA2 of the CNDP.

iii) Suggested highway condition 21 refers to a plan that has not been submitted with this application or had public consultation on this plan identifying junction improvement scheme for Thickthorn Interchange.
Officer response:
In light of this point, the recommendation is changed to ‘Delegated Authority to Director of Growth and Localism Approve subject to further consultation on a plan to demonstrate Thickthorn Interchange upgrades, provided no substantial new material matters raised’.

iv) Query over open space provision in relation to playing pitches and how this would be dealt with in the accompanying S106 agreement.
Officer response:
This is covered in paragraph 5.70 to 5.73 of the committee report, and the update above refers to the additional response from UK Power Networks.

v) Consistency of approach has been questioned over considering whether housing policies in the CNDP are out-of-date and the approach to Thickthorn Interchange.
Officer response:
In relation to housing policies, as a recommendation for approval has been made detailed consideration of the weight of housing policies has been made under this application. The Highway Agency and Highway Authority are content this application to be considered meets the requirements of the development plan. The previously refused application did not meet the requirements due to the reason outlined above in response to point number 2.

vi) Numbering of appendices wrong in published report.
Officer response:
This has been amended in the above updates.