

Planning (Regulatory) Committee

Date: **Friday 30 June 2023**

Time: **11am**

Venue: **Council Chamber, County Hall, Martineau Lane,
Norwich. NR1 2UA**

Advice for members of the public:

This meeting will be held in public and in person.

It will be live streamed on YouTube and members of the public may watch remotely by clicking on the following link: [Norfolk County Council YouTube](#)

We also welcome attendance in person, but public seating is limited, so if you wish to attend please indicate in advance by emailing committees@norfolk.gov.uk

We have amended the previous guidance relating to respiratory infections to reflect current practice but we still ask everyone attending to maintain good hand and respiratory hygiene and, at times of high prevalence and in busy areas, please consider wearing a face covering.

Please stay at home if you are unwell, have tested positive for COVID 19, have symptoms of a respiratory infection or if you are a close contact of a positive COVID 19 case. This will help make the event safe for attendees and limit the transmission of respiratory infections including COVID-19.

Members of the public wishing to speak about an application on the agenda, must register to do so at least 48 hours in advance of the meeting. Further information about how to do this is given [below](#). Anyone who has registered to speak on an application will be required to attend the meeting in person and will be allocated a seat for this purpose.

Persons attending the meeting are requested to turn off mobile phones

Membership

Cllr Brian Long (Chair)

Cllr Graham Carpenter (Vice-Chair)

Cllr Stephen Askew

Cllr William Richmond

Cllr Rob Colwell

Cllr Steve Riley

Cllr Chris Dawson

Cllr Mike Sands

Cllr Mark Kiddle-Morris

Cllr Martin Storey

Cllr Paul Neale

Cllr Tony White

Cllr Matt Reilly

Registering to speak:

At meetings of this Committee, members of the public are entitled to speak before decisions are made on planning applications. There is a set order in which the public or local members can speak on items at this Committee, as follows:

- Those objecting to the application
- District/Parish/Town Council representatives
- Those supporting the application (the applicant or their agent.)
- The Local Member for the area.

Anyone wishing to speak regarding one of the items going to the Committee must give written notice to the Committee Officer (committees@norfolk.gov.uk) at least 48 hours before the start of the meeting. The Committee Officer will ask which item you would like to speak about and in what respect you will be speaking. Further information can be found in [Part 2A of the Constitution](#).

For further details and general enquiries about this Agenda please contact the Committee Officer:

Hollie Adams on 01603 223029 or email committees@norfolk.gov.uk

Under the Council's protocol on the use of media equipment at meetings held in public, this meeting may be filmed, recorded or photographed. Anyone who wishes to do so must inform the Chairman and ensure that it is done in a manner clearly visible to anyone present. The wishes of any individual not to be recorded or filmed must be appropriately respected

When the County Council have received letters of objection in respect of any application, these are summarised in the report. If you wish to read them in full, Members can request a copy from committees@norfolk.gov.uk

A g e n d a

1. To receive apologies and details of any substitute members attending

2. Minutes

To confirm the minutes from the Planning (Regulatory) Committee meetings held on 27 January 2023

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3. Declarations of Interest

If you have a **Disclosable Pecuniary Interest** in a matter to be considered at the meeting and that interest is on your Register of Interests you must not speak or vote on the matter.

If you have a **Disclosable Pecuniary Interest** in a matter to be considered at the meeting and that interest is not on your Register of Interests you must declare that interest at the meeting and not speak or vote on the matter

In either case you may remain in the room where the meeting is taking place. If you consider that it would be inappropriate in the circumstances to remain in the room, you may leave the room while the matter is dealt with.

If you do not have a Disclosable Pecuniary Interest you may nevertheless have an **Other Interest** in a matter to be discussed if it affects, to a greater extent than others in your division

- Your wellbeing or financial position, or
- that of your family or close friends
- Any body -
 - Exercising functions of a public nature.
 - Directed to charitable purposes; or
 - One of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union);

Of which you are in a position of general control or management.

If that is the case then you must declare such an interest but can speak and vote on the matter.

4. **Any items of business the Chair decides should be considered as a matter of urgency**
5. **FUL/2022/0057 - Wymondham Silfield Primary School, Land South Page 12**
Of Rightup Lane, Silfield, Wymondham, NR18 9NB
Report by the Executive Director of Community and Environmental Services

Tom McCabe
Chief Executive
County Hall
Martineau Lane
Norwich
NR1 2DH

Date Agenda Published: 22 June 2023



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STANDING DUTIES

In assessing the merits of the proposals and reaching the recommendation made for each application, due regard has been given to the following duties and in determining the applications the members of the committee will also have due regard to these duties.

Equality Act 2010

It is unlawful to discriminate against, harass or victimise a person when providing a service or when exercising a public function. Prohibited conduct includes direct discrimination, indirect discrimination, harassment and victimisation and discrimination arising from a disability (treating a person unfavourably as a result of their disability, not because of the disability itself).

Direct discrimination occurs where the reason for a person being treated less favourably than another is because of a protected characteristic.

The act notes the protected characteristics of: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The introduction of the general equality duties under this Act in April 2011 requires that the Council must in the exercise of its functions, have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by this Act.
- Advance equality of opportunity between people who share a relevant protected characteristic and those who do not.
- Foster good relations between people who share a relevant protected characteristic and those who do not.

The relevant protected characteristics are: age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation.

Crime and Disorder Act, 1998 (S17)

Without prejudice to any other obligation imposed on it, it shall be the duty of the County Council to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.

Human Rights Act 1998

The requirements of the Human Rights Act 1998 must be considered.

The human rights of the adjoining residents under Article 8, the right to respect for private and family life, and Article 1 of the First Protocol, the right of enjoyment of property are engaged. A grant of planning permission may infringe those rights but they are qualified rights, that is that they can be balanced against the economic interests of the community as a whole and the human rights of other individuals. In making that balance it may also be taken into account that the amenity of local residents could be adequately safeguarded by conditions albeit with the exception of visual amenity.

The human rights of the owners of the application site may be engaged under the First Protocol Article 1, that is the right to make use of their land. A refusal of planning permission may infringe that right but the right is a qualified right and may be balanced against the need to protect the environment and the amenity of adjoining residents.

**Planning (Regulatory) Committee
Minutes of the Meeting Held on Friday 27 January 2023
at 11am in the Council Chamber, County Hall**

Present:

Cllr Brian Long (Chair)
Cllr Graham Carpenter (Vice-Chair)

Cllr Stephen Askew	Cllr Paul Neale
Cllr Rob Colwell	Cllr William Richmond
Cllr Chris Dawson	Cllr Matt Reilly
Cllr Barry Duffin	

Also Present:

Hollie Adams	Committee Officer
Rachel Crosbie	Senior Lawyer/Subject Lead (Special Projects)
Nick Johnson	Head of Planning
Angelina Lambert	Principal Planner
Kate Lawty	Senior Planner
Andrew Willeard	Engineer - Major & Estate Development

1 Apologies and Substitutions

- 1.1 Apologies were received from, Cllr Mike Sands, Cllr Tony White. Also absent were Cllr Steve Riley and Cllr Martin Storey.

2 Minutes

- 2.1 The minutes from the Planning (Regulatory) Committee meeting held on 23 September 2022 were agreed as an accurate record and signed by the Chair.

3 Declarations of Interest

- 3.1 No declarations were made.

4 Urgent Business

- 4.1 No urgent business was discussed.

Applications referred to the Committee for determination.

5. FUL/2021/0060 Existing crossroad junction of the B1146 Hempton Green Road/Dereham Road/C550 Hempton Green Road/Dereham Road (Hempton Crossroads).

5.1.1 The Committee received the report setting out a proposal for planning permission being sought to construct a four-arm roundabout on land adjoining, and to the north of, the existing crossroad junction of the B1146 Hempton Green Road/Dereham Road/C550 Hempton Green Road/Dereham Road (Hempton Crossroads).

5.1.2 The Senior Planner gave a presentation to the Committee:

- The Senior Planner introduced information about the application and application site as detailed in the report
- St Stephen's priory, scheduled monument, lay to the East of the site and public rights of way ran across the common land and to the County wildlife site to the west of the site.
- Residential properties, a vicarage, church and a bowling green were in proximity to the site. Grade 2 listed buildings were located near to the site.
- The proposed layout included realignment of the bus layby, realignment of Pond Road and position of the roundabout and introduction of connecting pedestrian crossings to link existing crossings, along with retention of vehicular laybys and landscaping.
- Due to the character and location of the site, the opportunity for biodiversity net gain was limited so offsite net gain was proposed of 0.88 hectares linking to the existing County wildlife site.
- The nearest building to the site was a Grade 2 listed building
- Concerns had been received from 35 residents and from the parish council.
- On balance it was concluded that the application could be supported subject to conditions and signing of a section 106 agreement. The degree of harm was less than substantial and would be outweighed by the benefits of the scheme.
- One late response had been received from a member of the public related to the position of the roundabout, asking for traffic lights at the junction and traffic calming. This had raised no new issues, and these concerns had been considered within the Committee report.

5.2 The Committee asked questions to the Planning Officer:

- Clarification was requested on the size of the trees that would replace the large, existing trees that were proposed for removal. The Senior Planner confirmed that the arboricultural officer had raised no concern over the scale and size of the trees which were due to be planted. She agreed to look up the size of the trees and report back later in the meeting. See paragraph 5.4, bullet point 3.
- A Committee Member asked whether the emerging National Planning Policy Framework would be taken into account, as this updated framework might be adopted by the time the application came to be built. The Chairman confirmed

that applications should be taken forward with policy as it was on the day they were agreed. The Head of Planning also confirmed this.

5.3 The Committee heard from registered speakers.

5.3.1 Chris Harding spoke in objection to the application:

- Mr Harding objected to the size and location of the roundabout but did not disagree that there was a need to address problems at the crossroad, noting that there had been many accidents there. He felt it should be located further from the houses as it had the potential to cause light pollution from cars going around the roundabout.
- Mr Harding noted that changes had been proposed to roads around the crossroad and felt that, at a time when finances were tight, making additional changes to roads with additional costs was not necessary.
- Mr Harding had circulated a scheme to the Committee showing an alternative location for the roundabout (see appendix A of these minutes) further from the houses and which did not involve changing the roads across Hempton Common.
- Mr Harding reported that he had not met one person in Hempton who supported the proposed scheme
- Mr Harding reported that the scheme he had drawn would reduce costs and the impact of the scheme and meet the needs of local people. He felt the roundabout was needed further away from houses as a safety measure.
- Mr Harding noted that the proposed roundabout was larger than a roundabout put in at a nearby Shell garage, which he felt was too large for the size of the roads at this site.

5.3.2 The Committee heard from the Local Member, Cllr Tom FitzPatrick:

- Cllr FitzPatrick reported that the road in question was busy and dangerous and a main road into Dereham which could be busy on race day. In 2013 when he was elected, people asked him about a roundabout being built in this location. Cllr FitzPatrick spoke about his hope to stop the air ambulance having to attend this junction for accidents regularly.
- Social media campaigning in 2022 had been set up objecting to the roundabout however most people who used the social media page had shown support for a roundabout.
- The area was a historic site but Cllr FitzPatrick reported that the buildings closest to the proposed roundabout were built recently, splitting the historic site from the crossroads.
- Cllr FitzPatrick had promised local residents that he would support a roundabout being built here when money became available. Police had said traffic lights would not be suitable here and first responders who lived nearby said they were concerned that someone may be killed in an accident.
- Cllr FitzPatrick noted that the experts who designed the roundabout had said that traffic lights and realigning the crossroads would not be a viable solution but that a roundabout would be, allowing the road to be kept open during construction. He therefore believed this was the best option here.

- Cllr FitzPatrick reported that most people who had contacted him had supported this scheme, with most objections coming from the parish council.

5.4 The Committee debated the application:

- A Committee Member asked why the roundabout could not be further down the road, as mentioned by the objector. The Chair pointed out that the Committee were not a re-design Committee however asked for clarification. The Engineer - Major & Estate Development confirmed that the roundabout had been designed in accordance with national standard as a 40m ICD (Inscribed Circle Diameter) roundabout; this was the standard size for a roundabout and no objections had been raised from statutory consultees. The Head of Planning added that the proposal accorded with the development plan. Alternative options to the proposed scheme were something which should have little weight to the Committees considerations.
- The Chair further added that the scheme had been considered and met the required safety standards; the Committee were required to make a decision on the scheme as presented.
- The Senior Planner, in response to the earlier query at paragraph 5.2, bullet point 1, confirmed that the trees to be planted to replace the removed, existing trees, would be 600x600mm in size. Cllr Paul Neale proposed that the Committee put forward an amendment to the application requesting that larger trees were planted. The Head of Planning noted that the ecologist had stated that the number and scale of trees to be planted was acceptable in line with biodiversity and net gain policies.
- Cllr Neale suggested that officers could go back and investigate if trees for replanting could be bigger, with 2-4 metres being suggested as a more suitable size. The Chair proposed that a condition be delegated to the Chairman and Vice-Chairman to liaise with officers to investigate the size of trees that could be planted as part of this scheme and put in place changes as appropriate." Cllr Neale agreed with the suggestion for this to be delegated to the Chairman.
- Committee Members discussed the application, with one Member stating that a roundabout was sensible, with safety outweighing other concerns raised, and another stating that they were concerned that someone may lose their life in an accident here if the proposals were not put in place.
- Cllr Neale stated that he would vote against the application because was concerned that no weight had been given to consideration about moving the alignment of the roundabout.

5.5.1 With 8 votes for and 1 vote against, the Committee **AGREED** that the Executive Director of Community and Environmental Services be authorised to:

A)

1. Grant planning permission subject to the conditions outlined in section 11 and the satisfactory completion of the S106 Agreement relating to off site biodiversity net gain;
2. Discharge conditions where those detailed above require the submission and implementation of a scheme, or further details, either before development commences, or within a specified date of planning permission being granted;

3. Delegate powers to officers to deal with any non-material amendments to the application that may be submitted.

And B)

1. Refuse planning permission if the S106 is not completed within 6 months of the date of the resolution to approve the application due to a failure to secure off-site biodiversity net gain.

- 5.5.2 The Committee unanimously **AGREED** for the Chairman and Vice-Chairman to consult with officers about the size of trees for replanting in the application, with a view for larger sized trees of at least 2-4 metres to be planted, with changes to be put in place as appropriate.

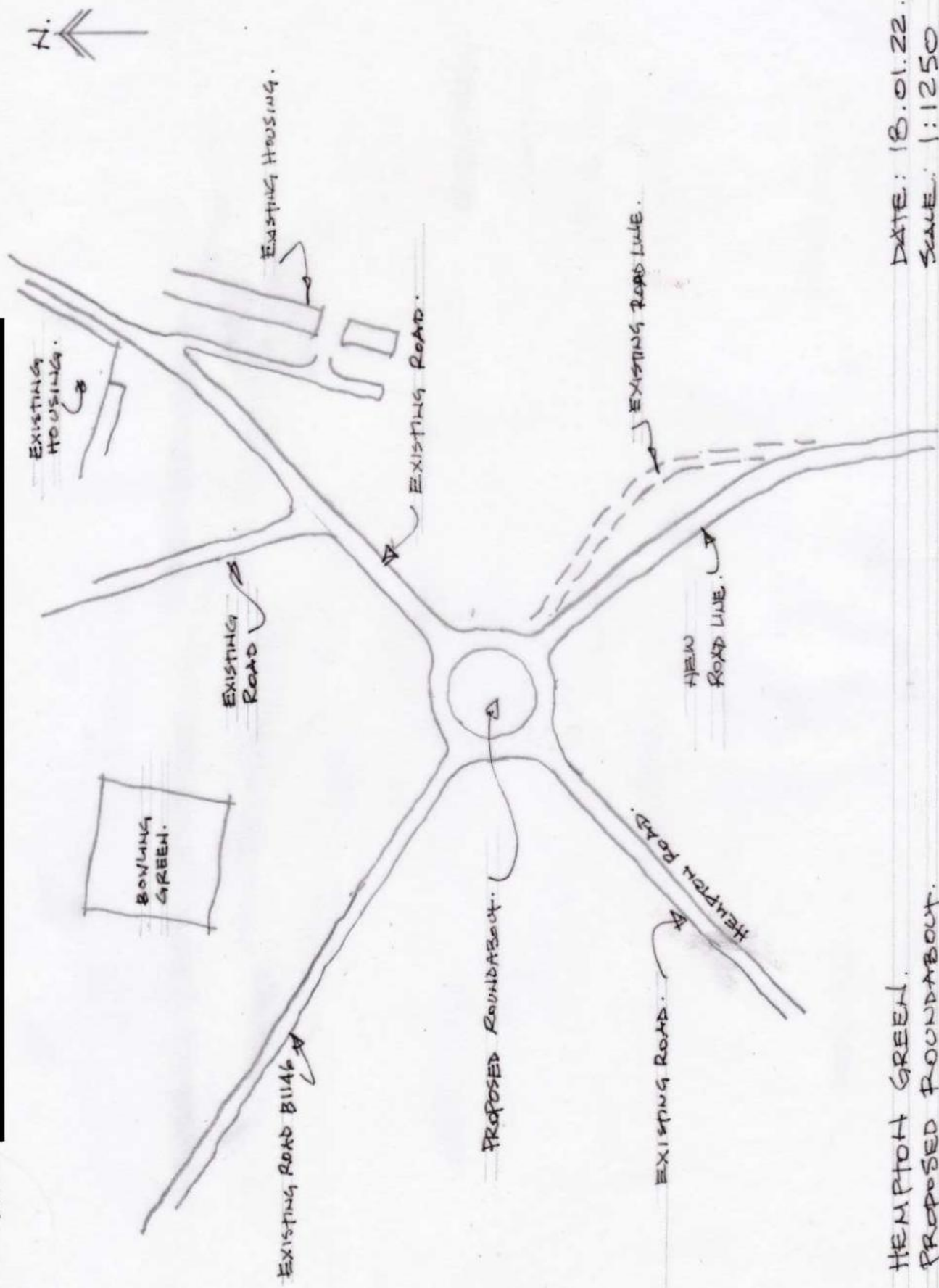
The meeting ended at 11:43

Chair



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REVISED PROPOSED ROUNDABOUT.
 [REDACTED]
 SUBMITTED



DATE: 18.01.22.
 SCALE: 1:1250

HEMPTON GREEN.
 PROPOSED ROUNDABOUT.

Planning (Regulatory) Committee

Item No: 5

Report Title: FUL/2022/0057 - Wymondham Silfield Primary School, Land South Of Rightup Lane, Silfield, Wymondham, NR18 9NB

Date of Meeting: 30 June 2023

Responsible Cabinet Member: N/A

Responsible Director: Tom McCabe, Executive Director of Community and Environmental Services

Is this a Key Decision? No

Proposal & Applicant: Proposed new 420 place (2FE) Primary School with associated works including parking, hard play/hard standing and school playing field - Executive Director, Children's Services, Norfolk County Council.

Executive Summary

This application is for the construction of a 2 Form Entry (FE) / 420 place Primary School along with associated vehicular and pedestrian access, car parking, playing fields and landscaping. The site is located within a major new residential area and is part of an approved, mixed-use development which includes outline consent for a new primary school. The main aim is to provide a new primary school to serve the identified need for primary school places resulting from the immediate residential development as well as demand in south Wymondham from other recent housing approvals.

The school building will provide 14 classrooms and group rooms along with a central library and resource area and a multipurpose hall. A range of ancillary spaces including WCs, changing rooms and storage will also be provided, along with staff and admin areas and a full cook kitchen.

In accordance with the Council's Constitution, the application is being reported to the Planning (Regulatory) Committee because 8 non-statutory representations have been received objecting to the development raising concerns about trees, security at the school, traffic and congestion and restrictive covenants.

It is considered that the proposal would be in accordance with the policies contained within the development plan and that in accordance with the National Planning Policy Framework, significant weight should be afforded to the need for an enhanced education provision to cater for the growing needs of the town. Conditional full planning permission is therefore recommended.

Recommendations:

That the Executive Director of Community and Environmental Services be authorised to:

1. **Grant planning permission subject to the conditions outlined in section 11;**
2. **Discharge conditions where those detailed above require the submission and implementation of a scheme, or further details, either before development commences, or within a specified date of planning permission being granted;**
3. **Delegate powers to officers to deal with any non-material amendments to the application that may be submitted.**

1. Background

- 1.1 A major new housing development is under construction to the south of Wymondham, which was initially granted outline planning permission in 2014 by South Norfolk Council. As part of this mixed-use development, land for a new Primary School was required to be transferred to the County Council, (secured by a S106 planning obligation). Based on population projections and new development, a 2 Form Entry (FE) / 420 place Primary is needed.
- 1.2 This application seeks to deliver the primary school identified in the outline consent and also to deliver the additional primary school places required in south Wymondham as a result of this outline and other recent housing approvals. Accordingly, Norfolk County Council (NCC) Children's Services has commissioned NPS to design the new Primary School based on DFE Design Guidance and County Council requirements.
- 1.3 The site has been subject to numerous planning applications at district level, relating to the mixed-use development, although none at county level. The South Norfolk Council planning application site history most relevant to this site is:
 - 2022/0787 - Variation to condition 2 of 2021/0125 following outline application 2012/0371 - Amendments to the approved plans following the re-plan of plots 331, 347, 424, 440-442, 481-494 due to reduction of developable area - Under consideration.
 - 2020/2434 - Reserved matters following outline permission 2012/0371/O for the construction of vehicular and pedestrian access points, network of pedestrian and cycle routes, informal public open spaces, formal sports provision, play spaces, location of pumping station, biodiversity measures, strategic planting and grassland, allotments, orchard and sustainable drainage ponds, basins and swales - Under consideration.
 - 2015/2168 - Reserved Matters for Phase 1 of development following planning consent 2012/0371 - Development of 153 Residential Dwellings, Access, Public Open Space and associated Infrastructure - Approved
 - 2021/0054 - Reserved Matters application following outline planning permission 2012/0371/O for the erection of 35 dwellings. - Under consideration

- 2021/0055 - Reserved matters following outline planning permission 2012/0371/O for the erection of 217 residential dwellings. - Under consideration
- 2021/0125/D - Reserved Matters application following outline planning permission 2012/0371/O for the erection of 231 dwellings - Approved
- 2012/0371/O - Mixed use development of up to 730 dwellings, up to 128 bed care home / homes (in one or two buildings), up to 250 square metres of retail / commercial floor space, a new primary school together with all other associated temporary and permanent infrastructure and green infrastructure, including new access arrangements, sports pitches, allotments and community orchard - Approved 06/02/2014

- 1.4 The site falls within the parish of Wymondham, where the elected body is Wymondham Town Council. The area is under the jurisdiction of South Norfolk Council.

2. Proposal

2.1 SITE

- 2.2 The application site is located on the southern side of Rightup Lane. The eastern part of the site has previously been used in connection with the former mill on Right Up Lane and the remainder is unoccupied, former agricultural land.
- 2.3 To the north are residential properties set in a cul-de sac known as Millbrooks Close, and two pairs of semi-detached bungalows on the southern side of Rightup Lane.
- 2.4 The land to the south and west is former agricultural land, which is being developed as part of the wider housing development / housing allocation site in south Wymondham. The residential development is known as 'The Alders', being constructed by the housebuilder, Taylor Wimpey, and will extend across land further north of Rightup Lane.
- 2.5 The application site measures 1.75 hectares. Vehicle and pedestrian access to the school site is proposed to be via road infrastructure to the south of the site which serves the wider new residential development.
- 2.6 The site is situated within Flood Zone 1 (low risk) although some areas within the site are at risk of surface water flooding as defined by the Environment Agency.
- 2.7 The nearest boundary with Wymondham Conservation Area is approximately 520m to the north west, separated by existing buildings along Rightup Lane.
- 2.8 Wymondham Railway Station (Main Building), the North Platform and the Old Goods Shed are the nearest listed buildings, which are at least 540m to the

north west as the crow flies, separated by existing buildings along Rightup Lane.

- 2.9 The Lizard & Wade's Pit County Wildlife Site is located approximately 215m to the east of the site.

2.10 PROPOSAL

- 2.11 Permission is sought for the construction of a new 420 place (2FE) Primary School which comprises the following:

- New two storey stand-alone building (approximately 2386m² of floorspace) to accommodate 14 no. classrooms, group rooms, main hall, dining hall and kitchen, offices, stores and WCs etc.;
- New external hard and soft play pitches and play spaces;
- New vehicle access point
- New staff and visitor car park with 59 no. car spaces (including 3 no. Disabled spaces and 5 no. EV charging spaces)
- New cycle/scooter store for up to 66 no. cycles and 40 no. scooters;
- New standalone substation and related works;
- New standalone electric switchroom and related works;
- Solar photovoltaic panels to the roof;
- New boundary treatment in the form of 2.4m high weld mesh perimeter fencing to the boundary.

- 2.12 The school building is shown to consist of 14 classrooms and group rooms along with a central library and resource area and a multipurpose hall. A range of ancillary spaces including WCs, changing rooms and storage are also shown to be provided, along with staff and admin areas and a full cook kitchen.

- 2.13 The gross internal floor area of the new school building is proposed to be 2386m², and the proposed building is shown to be two storey throughout, other than the plant/kitchen and changing room area which is single storey. The main hall will be a double height space to accommodate an increased internal ceiling height for sports.

- 2.14 The proposed building is of a simple, regular, linear form with a parapet flat roof to the main two storey element of the building. This allows for roof mounted photovoltaics and mechanical ventilation equipment to be installed, with the parapet helping to shield the equipment from public view. Details showing the position of the photovoltaics and roof mounted equipment have been provided.

- 2.15 The school building façade is shown to be clad with buff and brown facing brick to both floors, with dark salmon coloured brick panelled detail. Stand-alone external canopies are provided to parts of the southern elevation of the building to provide covered, shaded areas. The windows, doors and canopies are proposed to be constructed from moss grey coloured powder coated aluminium.

- 2.16 The vehicle and pedestrian access points are shown to the front of the school building, to the southern boundary of the site. Car parking facilities are located to the western end of the site, surrounded by proposed new areas of landscaping and tree planting.
- 2.17 The hard surfaced play areas are to the north of the school building with soft areas and playing fields to the north and east.
- 2.18 There are established boundary trees to the north and south boundaries which are shown to be retained. Other trees to the central part of the site will need to be removed to accommodate the building and associated works.
- 2.19 The application is supported by a raft of documents including a Planning Statement, Design and Access Statement, Construction Site Traffic Management Plan, Noise Assessment and Energy Statement, Flood Risk Assessment, Lighting Assessment, Ground Investigation Report, Landscape Management & Maintenance Plan, Transport Statement, Tree Survey and Arboricultural Statement, Ecology Survey, Energy Statement Report, Archaeological Report, Fire Engineering and an Acoustic Survey.

3. Impact of the Proposal

3.1 DEVELOPMENT PLAN POLICIES

The following policies of the Norfolk Minerals and Waste Development Framework (adopted 2011) (NMWDF), Joint Core Strategy for Broadland Norwich and South Norfolk (adopted 2014) (JCS), Broadland Development Management Plan Document (DPD) (2015), and the Adopted Neighbourhood Plan for Wymondham Parish provide the development plan framework for this planning application. The following policies are of relevance to this application:

Norfolk Minerals and Waste Development Framework

CS16: – Safeguarding mineral and waste sites and mineral resources

South Norfolk Joint Core Strategy (JCS) Adopted 2011, updated 2014

Policy 1: Addressing climate change and protecting environmental assets

Policy 2: Promoting good design

Policy 3: Energy and water

Policy 7: Supporting communities

Policy 10: Locations for major new or expanded communities in the Norwich Policy Area

Policy 19: The hierarchy of centres

Policy 20: Implementation

South Norfolk Local Plan Site Specific Allocations and Policies Document (SSAPD), Adopted Version October 2015

No specific relevant policies

South Norfolk Local Plan Development Management Policies Document (DMPD), Adopted Version October 2015

Policy DM 1.1 Ensuring development management contributes to achieving sustainable development in South Norfolk
Policy DM 1.3 The sustainable location of new development
Policy DM 1.4 Environmental quality and local distinctiveness
Policy DM 3.8 Design Principles applying to all development
Policy DM 3.10 Promotion of sustainable transport
Policy DM 3.11 Road Safety and the free flow of traffic
Policy DM 3.12 Provision of vehicle parking
Policy DM 3.13 Amenity, noise and quality of life
Policy DM 3.14 Pollution, health and safety
Policy DM 3.15 Outdoor play facilities/recreational space
Policy DM 3.16 Improving the level of community facilities
Policy DM 4.2 Sustainable drainage and water management
Policy DM 4.4 Natural environmental assets - designated and locally important open space
Policy DM 4.5 Landscape Character and River Valleys
Policy DM 4.8 Protection of Trees and Hedgerows
Policy DM 4.9 Incorporating landscape into design

**South Norfolk Local Plan Wymondham Area Action Plan (WAAP),
Adopted Version October 2015**

Policy WYM 3 Land at South Wymondham
Policy WYM 8 General green infrastructure requirements for new developments within Wymondham AAP area
Policy WYM 10 General green infrastructure requirements for new developments in the south of Wymondham
Policy WYM 13 New recreation provision in Wymondham

Wymondham Neighbourhood Plan 2022-2038 Submission Draft February 2022

The Neighbourhood Plan and supporting documentation was submitted to South Norfolk Council in February 2022 and in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 and representations invited. The publication period took place between 9th November and 21st December 2022.

Since the consultation finished, the Plan has been subject to an independent examination and the final report was received on 26 January 2023.

South Norfolk Council considered the examiner's recommendations at its Cabinet meeting of 20 March 2023 and has issued a Decision Statement detailing the Council's intention to send the Neighbourhood Plan to a referendum, subject to modifications being made as specified by the examiner. A referendum date is yet to be announced.

In the meantime, where a local planning authority has made a decision detailing its intention to send a Neighbourhood Plan to referendum (as in this case), that Plan can be given significant weight in decision-making, so far as the plan is material to the planning application being considered.

Policy 2: Sustainable Communities
Policy 4: Excellence in Design
Policy 6: Strategic Green Infrastructure Network
Policy 8: Integration and Accessibility for All
Policy 9: Access to The Countryside
Policy 10: Surface Water Flood Risk

3.2 OTHER MATERIAL CONSIDERATIONS

The Communities and Local Government ministerial policy statement on planning for schools development was issued in August 2011 and sets out the Government's commitment to support the development of state-funded schools and their delivery through the planning system. The statement confirms the Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities. The creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations. Accordingly, the following applies:

- There should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework.
- Local authorities should give full and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions.
- Local authorities should make full use of their planning powers to support state-funded schools applications.
- Local authorities should only impose conditions that clearly and demonstrably meet the tests set out in Circular 11/95.
- Local authorities should ensure that the process for submitting and determining state-funded schools' applications is as streamlined as possible.
- A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.
- Appeals against any refusals of planning permission for state-funded schools should be treated as a priority.
- Where a local planning authority refuses planning permission for a state-funded school, the Secretary of State will consider carefully whether to recover for his own determination appeals against the refusal of planning permission.

The Revised National Planning Policy Framework (NPPF) was published in July 2021 and sets out the Government's planning policies for England and how these should be applied. Whilst not part of the development plan, policies within the NPPF are also a further material consideration capable of carrying significant weight. The NPPF places a presumption in favour of sustainable development. Paragraph 47 states that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The following sections are of relevance to this application:

- 2. Achieving sustainable development
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land

- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

- 3.3 Paragraph 48 of the NPPF states, in summary, that local planning authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies in the emerging plan to the NPPF.
- 3.4 National Planning Practice Guidance (NPPG) provides supporting information to the NPPF but has lower standing than the NPPF as it is not consulted upon or subject to external scrutiny, unlike the NPPF.
- 3.5 Whilst not constituting development plan policy, in November 2019, Norfolk County Council adopted an Environmental Policy to support the Councils commitment to foster the environmental, social and economic well-being of the community from an enhanced environment and quality of life. Whilst not carrying the status of development plan policy for planning application determination purposes, as NCC would be both applicant and determining authority, it identifies a key driver for NCC developments.
- 3.6 South Norfolk Council has also produced the South Norfolk Place-Making Guide as Supplementary Planning Guidance
- 3.7 **MHCLG National Design Guide (2021)**
Ten characteristics reflect the Government's priorities and provide a common overarching framework. These are summarised as:
- Context – enhances the surroundings.
 - Identity – attractive and distinctive.
 - Built form – a coherent pattern of development.
 - Movement – accessible and easy to move around.
 - Nature – enhanced and optimised.
 - Public spaces – safe, social and inclusive.
 - Uses – mixed and integrated.
 - Homes and buildings – functional, healthy and sustainable.
 - Resources – efficient and resilient.
 - Lifespan – made to last

3.8 Emerging Development Plan Policy

Policies within emerging plans are capable of being material considerations. The County Council is currently preparing a Minerals and Waste Local Plan to extend the plan period to the end of 2038. The pre-submission Publication period, under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, ended in December 2022 and therefore the following policies have been given some weight in the planning balance:

Norfolk Minerals and Waste Local Plan

3.9 CONSULTATIONS

South Norfolk District Council – No comments received

Wymondham Town Council - Support the application but have a small number of concerns.

1. Flood Risk.
2. Impact on bio-diversity in respect of proposed schools' proximity to nearby wildlife sites.
3. Need for some form of drop off provision.
4. Provision of flashing speed awareness signage (wigwag's) outside the school and a light controlled crossing.

South Norfolk District Council Environmental Health Officer – No objection, conditionally re: Asbestos precautionary; Unknown contamination; Imported material; Noise assessment; Implementation of approved noise remediation scheme and validation; Hours of illumination; Construction Management Plan

Lead Local Flood Authority – First consultation - Objection in the absence of an acceptable Flood Risk Assessment (FRA) / Drainage Strategy / supporting information.

Second consultation following submission of additional information – Objection in the absence of an acceptable Flood Risk Assessment (FRA) / Drainage Strategy / supporting information; require peak water levels for the 3.33% and 1.0% (plus climate change allowances); further ground investigation evidence; evidence of an agreement in principle for the location and rate of discharge into the surface water sewer from the owner of the surface water sewer asset; explain why the 1 in 1 year greenfield runoff rate has not been utilised as the discharge rate for this site; updated Drainage Maintenance Plan to remove the paragraph suggesting the LLFA will provide guidance/assistance in the event of an impaired drainage system.

Third consultation following submission of additional information - No objection, conditionally – re: development to be built in accordance with submitted FRA and Drainage Strategy

Environment Agency – No response received

Norfolk Rivers Internal Drainage Board - Water Management Alliance - No objection but made comment. Acknowledge that the drainage strategy reliant on infiltration is likely to be achievable for the northern half of the development; recommend that the discharge from the remainder of this site is attenuated to the Greenfield Runoff Rates wherever possible; Support the LLFA comments requesting that further information be submitted.

Natural England – No response received

Highway Authority – No objection, conditionally re: provision of parking, turning areas and EV charge points; detailed drawings for the school warning signs; completion of off-site highway improvement works; submission of school travel plan.

County Council Arboricultural and Woodland Officer – First consultation - Holding objection - additional information and retention of mature Oak required

Second consultation following submission of amended plans - No objection, conditionally re: implementation of landscaping scheme; implementation of Landscape Management and Maintenance Schedule; adherence to the approved Tree Survey and Report.

County Council Principal Landscape Architect - First consultation - Holding objection - retention of Oak tree and revision of landscape plan required

Second consultation following submission of amended plans - No objection, conditionally re: fencing to have the provision for a 100mm wildlife gap

County Council Ecologist – First consultation - Holding objection – additional information required, retention of Oak tree, use the Defra Metric to demonstrate net gains for biodiversity can be achieved

Second consultation following submission of amended plans - No objection, conditionally re: carried out in strict accordance with the Protected Species mitigation measures; carried out in strict accordance with the BNG Management and Monitoring Plan outlined in the Biodiversity Net Gain Assessment; full details of the proposed ecological enhancement measures including details of bat and bird boxes and timetable for implementation.

County Council Historic Environmental Officer (Archaeology) – No objection, archaeological works already undertaken means no conditions required.

County Council Sustainability Manager – No objection - the application is in line with the ambitions set out by the client with regard to meeting its net zero objectives in relation to its energy footprint.

County Council Minerals and Waste – No objection - the underlying mineral resources have been largely worked out and so do not constitute a viable resource from a Mineral Safeguarding viewpoint.

Norfolk Constabulary – No objection but made comments re: layout and potential for improvements to natural surveillance to west elevation; security fencing; car parking; drop off points; cycle storage, bin stores; external lighting; roof security; external glazing and internal layouts.

Norfolk Fire and Rescue Service – Fire Safety Officer – No objection but submitted comments re: Building Regulations relating to vehicle access, fire mains and fire hydrants and access for firefighting personnel

Norfolk Fire and Rescue Service – Water department - No objection subject to condition re: fire hydrant

Local Member (County Electoral Division) Cllr Daniel Elmer – no comments received

3.10 REPRESENTATIONS

The application was advertised by means of neighbour notification letters, site notices, and an advertisement in the Eastern Daily Press newspaper. Letters of correspondence have been received from 8 members of the public with 4 of these objecting to the planning application. 4 letters support the principal of the proposal but raise issues. The grounds of objection, concerns raised and supporting comments are summarised as follows:

- Object to the removal of an oak tree within my property boundary, no discussion has taken place with me on this issue.
- Concern over tree species, heights of trees planted close to boundary
- my garden will be backing onto the school grounds. Whilst I approve of the building of the school especially as the town does need this due to the increasing number of houses being built in the area, I do, however, object to the type of tree planting taking place in the habitat area behind my garden fence.
- I was told the boundary trees would allow high amounts of light to pass through so this would not affect sunlight to my garden and the use of my solar panels being a south facing house. However 6 out of the 7 trees planning to be put behind my garden are all large with lots of foliage that will grow 50+ meters and which are also fairly wide, this will have a serious effect on the light coming into my garden/house.
- Concern about the size of the roots that could end up feeding under my back garden. Can this please be investigated, and changes considered?
- Clarity sought over distance of new planting from boundary
- Clarity sought over ownership and maintenance of hedge boundary with Millbrooks Close and that there will be access left between this hedge and the School boundary fence for maintenance
- Clarity sought over safety and whether the school and car park gates will be locked overnight and at weekends to stop people gaining access to the car park etc and whether there will be any form of CCTV?
- Concern regarding the vehicular access with all the additional traffic using Swallow Drive. The Silfield Road already suffers severe congestion at peak times, and this will swamp it.
- Concern over additional traffic and use by the emergency services, a disaster waiting to happen
- With no designated drop off what parking restrictions are going to be placed on surrounding roads to keep these locations safe for vulnerable road users?

- Question whether the development is deliverable as there is a restrictive covenant over the land
- Absolutely support this; many schools are overflowing with the massive extent Silfield is becoming, I think this is much needed

3.11 APPRAISAL

The key issues for consideration are:

- A. Principle of Development
- B. Design/Layout
- C. Landscape/ Trees
- D. Amenity
- E. Ecology and Biodiversity Net Gain
- F. Heritage Assets
- G. Transport/Highways
- H. Sustainability
- I. Flood Risk/Drainage
- J. Contamination
- K. Crime Prevention

3.12 A – Principle of Development

- 3.13 A basic principle when assessing planning applications is outlined in Section 38(6) of the Town and Country Planning Compulsory Purchase Act 2004 which states:

“if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise”.

- 3.14 Relevant development plan policy, as detailed above, is set out in; South Norfolk Joint Core Strategy (JCS) Adopted 2011, updated 2014, the South Norfolk Local Plan Site Specific Allocations and Policies Document (SSAPD), Adopted Version October 2015, the South Norfolk Local Plan Development Management Policies Document (DMPD), Adopted Version October 2015, the South Norfolk Local Plan Wymondham Area Action Plan (WAAP), Adopted Version October 2015, and the Wymondham Neighbourhood Plan 2022-2038 Submission Draft February 2022. In addition, the policies set out in the National Planning Policy Framework (2021) are a material consideration.
- 3.15 The development proposes a new Primary School on land to the south of Wymondham. As referred to above, the site has previously been the subject of outline planning permission as part of a major new housing development to the south of Wymondham, which was initially granted outline planning permission in 2014 by South Norfolk District Council (Ref: 2012/0371/O). The residential development and road infrastructure is already under construction.
- 3.16 As part of this mixed-use development, land for a new Primary School was required to be transferred to the County Council, (secured by a S106 planning obligation). Based on population projections from existing and new

development, a 2 Form Entry (FE) / 420 place primary school is needed. This application seeks to provide a school to meet this need.

- 3.17 In this case, the principle of development on this site in 2014 for a new school has previously been considered and found to be policy compliant. The approval of the outline consent, which is valid, establishes this principle and, as part of the planning history, is therefore a material consideration.
- 3.18 However, this planning application has been submitted not as a reserved matter to the previous outline planning approval but as a full planning application. Accordingly, whilst the principle of the development has been established, the application should stand on its own merits and determination of the proposed development still needs to be in accordance with the development plan.
- 3.19 In terms of policy, the site falls within the development boundary for the town as defined within the South Norfolk Joint Core Strategy (JCS), Development Management Policies Document and Wymondham Area Action Plan, October 2015.
- 3.20 Several policies of the DMPD, including Policy DM 1.3, and JCS Policies 9 and 10 are supportive of new development in this part of Wymondham and refer to the provision of a new primary school. Policy 7 of the JCS also requires provision to be made for sufficient, appropriate and accessible education opportunities, including wider community use of schools, through their design and the provision of new primary schools to serve the major growth locations.
- 3.21 Policy WYM3 of the Wymondham Area Action Plan is the site specific policy relating to the development of the 67 hectare area to the south of Wymondham for approximately 1230 dwellings, infrastructure, landscaping and open space. Point 2 of this policy specifically requires the 'site to contribute to the delivery of infrastructure and facilities in Wymondham through S106 or the payment of CIL, including Education, Library and on-site Fire Hydrant provision, Bus Rapid Transit, improvements to the Thickthorn junction and Green Infrastructure enhancements.'
- 3.22 Site specific Policy WYM13 of the Wymondham Area Action Plan refers to the requirement for the provision of new recreation facilities in this area of the town.
- 3.23 The outline consent for this site, referred to above, covers part of the area within Policies WYM3 and WYM13. This proposed school site is then a small part of the area covered by the outline consent.
- 3.24 The Wymondham AAP refers to the need for a 2.0ha area of land for a Primary School as part of policy WYM3. However, the planning obligation linked to the outline planning permission has resulted in the developer only providing a 1.75ha area of land for the school. Whilst the application site is below the size suggested in the WAAP, the proposal for a new primary school does accord with the overarching, general provisions of this policy.

- 3.25 Within the Design and Access Statement (DAS) the applicant has provided a Statement of Need regarding the proposal, which refers to the Norfolk County Council Children's Services document 'Schools' Local Growth and Investment Plan 2022'. The submitted Planning Statement also notes there is significant pressure on places at existing schools and there is no primary school in the south of the town where large new housing is being delivered. The location of the proposed new primary school in this location will therefore reduce pressure for travel to existing schools in the town.
- 3.26 In terms of the National Planning Policy Framework (NPPF), Paragraph 95 states 'it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications and work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.
- 3.27 In this case the proposal for a new school in this part of town accords with the general provisions of the development plan which identifies this as a growth area to the south of Wymondham with a need for associated community services and infrastructure. The planning history of the site, where the principle of the development including the provision of a new school has already been established through the approval of the outline consent, is also a material consideration.
- 3.28 No significant policy changes at either national or local level have been identified to consider that the principle of the development can no longer be supported. Accordingly, it is recommended that the application can be supported, subject to the proposal being in accordance with the aims and objectives of the policies listed above and the issues and policy set out below.
- 3.29 **B - Design/Layout**
- 3.30 Of particular relevance are Policies 2 and 3 of the South Norfolk Joint Core Strategy (JCS) Adopted 2011, updated 2014 and Policies DM 1.4 and DM 3.8 of the South Norfolk Local Plan Development Management Policies Document (DMPD), Adopted Version October 2015. Policy 4 of the Wymondham Neighbourhood Plan 2022-2038 also applies.
- 3.31 Joint Core Strategy Policy 2 and South Norfolk Local Plan Development Management Policies Document Policy DM 3.8 make clear that all development should be designed to the highest possible standards, creating a strong sense of place. Further detailed guidance is provided in the South Norfolk Place-Making Guide Supplementary Planning Document and the National Design Guide. These refer that development proposals for major development should be master planned, using an inclusive recognised process demonstrating how the whole scheme will be delivered and related

to adjacent areas, including the programming of infrastructure requirements. The policies also emphasise the importance of ensuring that new development is designed so that the scale, height, massing, form and appearance is satisfactory in terms of the relationship with structures, spaces and routes within and around the site and the surrounding area and that it uses appropriate building materials, finishes and incorporates effective landscaping.

- 3.32 The application site is located within a new housing development where the dwellings to the south and west are currently under construction. It is part of a wider, planned development of 730 dwellings already permitted under outline and reserved matters applications (see history above). The whole of the major growth development is accompanied by a site wide Design Code (South Wymondham Design Code – Endurance Estates, January 2015).
- 3.33 The proposed school, by reason of its function, will have a different form to the domestic scale and design of the residential development in the growth area. Notwithstanding this, as a wholly new area for development, the design seeks to integrate the new school into the wider area and ensure that it is appropriate in terms of its overall design, layout and scale and follows the principles set out in the masterplan for the area.
- 3.34 The application is accompanied by a Design and Access Statement, which sets out the design aims and objectives, approach to building layout, appearance and the design rationale. Additionally, the submitted Planning Statement refers that the proposed layout makes the most efficient use of the site with the main building and car park to the southern part of the site and the playing fields to the north.
- 3.35 The shape and dimension of the site restricts layout options for the way it can be used and has shaped the siting of the school building and its associated facilities. The proposed layout plan shows the detached school building located towards the southern part of the site with car parking located in front and to the side of the building. Vehicle access is directly to the (currently unnamed) estate road to the south. The hard and soft playing fields are located to the north and east of the main building.
- 3.36 The proposal is accompanied by a comprehensive landscaping scheme which responds to the shape of the site and helps to assimilate the school building and the ancillary uses into the landscape.
- 3.37 The proposed main school building is two storey in scale, with a flat roof. In design terms this approach keeps the massing of the built form to a minimum and provides an area for the installation of the solar panels to the roof. A higher parapet wall to part of the roof will help to screen the panels and any associated plant from longer views.
- 3.38 The surrounding development is a mix of two, two and a half and three storey dwellings. Clearly the massing of the school building will not match the domestic scale of the residential properties, However, the dimensions of the

building are necessary to deliver the educational use, and a school building of this proportion would not appear unexpected in a typical mixed use development.

- 3.39 The proposed school building is shown to be constructed of brick with different coloured brick panels to add interest and break up the elevations. A palette of external materials has been submitted which shows the use of gault cream and ash grey bricks with dark salmon coloured panels. Window and door frames are proposed to be a contrasting mouse grey colour. The choice of brick colours and other external building materials reflects building characteristics found locally and promotes local distinctiveness. The material choices therefore compliment the housing in the wider area and meets the key aspirations of the wider Design Code.
- 3.40 In terms of layout the proposed school building has been based on the 'model school' design and accords with the provisions of DfE Building Bulletin 103 (BB103). The floor area of the school is larger than the range recommended in BB103.
- 3.41 Similarly, the external area proposals, including school playing fields hard and soft playing areas, informal areas and habitat area, have been developed alongside recommendations contained with BB103.
- 3.42 The breakdown of uses across the site show that the overall gross site area exceeds the recommended size for this type of school, although the net site area (useable external area available to pupils) falls slightly under the recommended minimum Net Site Area for a school of this size outlined in BB103 Part B (12,739 m² provided against recommended amount of 15,996 m²). The amount of soft and hard outdoor PE space is below the recommended amount (648 m² below) but the hard and soft informal and social area, along with the habitat area exceeds the recommended amount (1,687 m² over).
- 3.43 In terms of policy, South Norfolk Local Plan Development Management Policies Document Policy DM 3.8, refers to 'Design Principles applying to all development', and makes clear that new development should seek to ensure it will: function well; create attractive places and support community cohesion; optimise the potential of the site; respond to local character, history and distinctiveness; and be visually attractive as a result of good architecture and landscaping. In this regard the proposed school building and layout will provide the necessary community facilities, will function well and respond to local character through sympathetic building materials and will assimilate into the area through the submitted landscaping scheme
- 3.44 In design terms it is considered that the proposal is compliant with relevant development plan policy, including Policies 2 and 7 of JCS (2014), Policies DM 1.4, DM 3.8, DM 4.1 of DMPD (2015) and section 8 of the NPPF (2021).
- 3.45 **C – Landscape /Trees**

- 3.46 Joint Core Strategy Policy 2, Policies DM 4.4, 4.5, 4.8 and 4.9 of the South Norfolk Local Plan Development Management Policies Document 2015, Policies WYM 8 and WYM10 of the South Norfolk Local Plan Wymondham Area Action Plan (WAAP) 2015 and Policies 6, 8 and 9 of the Wymondham Neighbourhood Plan 2022-2038 are particularly relevant.
- 3.47 The proposed site was previously used in connection with an old factory/mill site and the footprint of former buildings cover part of the site. There is planting to some of the site, predominantly to the site boundaries of the former use.
- 3.48 Trees - The application has been supported by an Arboricultural Impact Assessment (AIA), containing a Tree Survey, Tree Constraints Plan a Tree Protection Plan and a draft Arboricultural Method Statement
- 3.49 Initially the proposed development sought the removal of one tree and three tree groups to allow the development to proceed. During the course of the planning application objection to the loss of the oak tree on the northern boundary, referred to in the AIA as tree T80, was received from the Arboricultural Officer, the Landscape Officer and neighbours. The tree survey showed the tree to be in good physiological and structural condition and the reason for the loss of this oak tree was to make way for the football pitch.
- 3.50 In response to the objections the application has subsequently been amended to retain this boundary tree and this is reflected in the amended AIA and Landscape Plan. The position of the football pitch has been adjusted to ensure that the impact on the oak tree has been removed.
- 3.51 The AIA, as amended, now concludes that three tree groups will need be removed for development purposes. Two of these are B category tree groups (moderate quality and amenity value) and one C category tree group (low quality and amenity value). These are proposed to be replaced with twenty-five new standard containerised trees (8 to 10 cm stem girth and 2.75 – 3.00m in height) in locations predominantly to the north, west and south of the site, shown on the Proposed Landscape General Arrangement (Hamson Barron Smith dwg. No 108070-HBS-00-XX-DR-L-800 P06).
- 3.52 Again, during the course of the application concern has been raised from neighbours regarding the proximity and species of trees to be planted close to the boundary with neighbouring properties to the northern boundary of the school site. Concerns relate to the loss of light to their south facing rear gardens, as they consider the proposed replacement tree planting species would not allow high amounts of light to pass through them.
- 3.53 Concerns also relate to potential overshadowing due to the height that the trees will grow to, and to the proximity of the trees to the properties to the north and potential impact of encroaching tree roots.
- 3.54 In response to this the applicant has made amendments to the proposed tree species along the northern boundary, closest to these properties. These

trees include species that will either not grow so tall or will allow light through to reduce loss of light and overshadowing. These species now include crab apple, wild service tree and a dawn redwood.

- 3.55 The AIA confirms that all other trees on or adjacent to the site will be retained and protected according to British Standards BS5837: 2012 throughout the course of the construction works.
- 3.56 Third party concerns have also been raised over the ownership and maintenance of existing hedge boundaries. The applicant has now amended the plans to ensure that the proposed boundary fencing is set back from existing hedge along Rightup Lane to allow for maintenance from the roadside. This also prevents encroachment of works into the roots of the trees and hedgerow.
- 3.57 The application, as amended, has been reviewed by the County Council's Arboriculturist. No objection has been made to the types of trees proposed to be planted, the proximity to boundaries or that the planting scheme would ultimately lead to concerns over shading of adjoining properties.
- 3.58 The County Council's Arboriculturist does request that the development should be carried out strictly in accordance with the requirements of the AIA, Arboricultural Method Statement and Tree Protection Plan, and that the mitigation planting is carried out and managed in accordance with the Proposed Landscape General Arrangement Plan, drawing 108070-HBS-00-XX-DR-L-800-P06 and Landscape Management & Maintenance Plan.
- 3.59 Accordingly, it is recommended that this information is secured through planning condition.
- 3.60 Landscape - A Proposed Landscape Plan has been submitted showing the proposed layout of the site, incorporating fencing locations and details, surfacing materials, planting areas and planting schedules. A Landscape Management & Maintenance Plan has also been submitted. This sets out the planned management and maintenance objectives and operations for the ongoing future protection of the proposed landscape scheme. The management plan period extends to the full lifetime of the development.
- 3.61 The Principal Landscape Architect has been consulted. Her initial response raised concerns regarding the loss of an oak tree on the site to make way for the football pitch. Given that the tree is now to be retained, these concerns have been removed.
- 3.62 The Principal Landscape Architect has commented that some of the fencing appears to have the provision for a 100mm wildlife gap, but not all. In response the applicant has amended the scheme to incorporate a 100mm wildlife gap at the base of the perimeter fence and this is now shown on the landscape plan and the fencing details.

- 3.63 The details submitted of all hard surfacing materials, boundary treatments and structures including canopies/planters are considered to be appropriate and in keeping and raise no policy conflict.
- 3.64 Accordingly, the proposal is considered to be in accordance with the spatial planning objectives of Policies 2, 10, 20 of the JCS (2014), Policies DM 4.4, DM 4.5, DM 4.8 and DM 4.9 of the DMPD (2015), Policies WYM 8 and WYM 10 of the WAAP (2015) and the objectives of sections 14 and 15 of the NPPF (2021).
- 3.65 **D – Amenity**
- 3.66 Policies 2 and 7 of JCS (2014), Policy DM 3.8 and 3.13 of DMPD (2015) and sections 8 and 12 of the NPPF (2021) Policy 4 of the Wymondham Neighbourhood Plan are particularly relevant.
- 3.67 The amenity impacts relevant to this proposal include the visual impact from the development and potential for adverse impacts from outdoor activity and sports noise, lighting and operation of the proposed mechanical extraction and ventilation units.
- 3.68 General – The proposal will result in a new school building, parking area, playing fields and vehicular access being created. The application site is in proximity to several existing residential properties to the northern boundary on Rightup Lane and Millbrook Close as well as the new dwellings under construction to the south and west.
- 3.69 The main school building is located towards the southern part of the site, facing the new (unnamed) estate road and is an average of approximately 31 – 33m from the shared boundary between the school and the properties on Millbrook Close and an average distance of 58 – 60m from the rear boundary of properties on Rightup Lane.
- 3.70 Distance between the proposed new school building and the nearest dwellings to the west will be more than 30m and a distance of more than 40m to the new properties to the south.
- 3.71 Given the distances between the proposed new building and the existing dwellings to the north and also the dwellings under construction to the south and west, it is not considered that the proposal would cause any significant detrimental impact upon residential amenity in the form of overlooking of windows of habitable rooms and private amenity space, overbearing impact/visual dominance, overshadowing of private amenity space or loss of daylight and/or sunlight to existing windows of habitable rooms.
- 3.72 In terms of outdoor activity, the proposed layout shows the main sports pitches to the north and east of the school building. Soft informal play space is located to the northern part of the site, immediately adjacent to the southern boundaries of the existing properties to the north.

- 3.73 The soft pitch, including football pitch and running track are located to the eastern end of the application site. The northern part of the football pitch will be sited close to the boundary with the property shown as Norlee on the layout plan on Rightup Lane. The hard surface play area is located in a more central location, closer to the main school building, and set back approximately 25m from the nearest boundaries with properties to the north on Rightup Lane.
- 3.74 The proposal shows that the school hard and soft pitches and informal play areas will close to existing properties. Accordingly, the proposal would introduce a degree of noise and activity into an area where there is currently no such similar activity. That said, it is not considered that this arrangement would result in such an increase in general noise and disturbance that would result in a significant detrimental impact upon residential amenity such as to warrant refusal of the development.
- 3.75 Lighting – As referred to above, a lighting assessment has been provided giving details of the types of lighting proposed to the building perimeter, car park area, emergency lighting and pathways. This focuses on preserving the local lighting environment so external lighting will be low source intensity and will be direct downward with no direct upward light, to minimise sky glow.
- 3.76 In terms of neighbour amenity, the proposed lighting scheme avoids lighting that shines directly into any neighbouring residential properties. Given the layout of the site and its relationship with adjoining residential properties, the position of the lighting units within the site, the type of lighting units proposed and that a timed system will be in place to control the use of the lighting, it is considered that there should be no significantly detrimental impact upon the amenity of the occupants of future properties as a result of the lighting scheme. There is no policy conflict in this regard
- 3.77 The Environmental Quality Team at South Norfolk Council has been consulted in connection with the proposal. Having reviewed the application documentation, they do not object to the proposed development, but do recommend the imposition of a planning condition restricting the hours of illumination across the site. It is recommended that this is included to ensure controlled timing of the lighting in the interests of general amenity.
- 3.78 Noise – A Ventilation and Noise Assessment has been submitted in support of the planning application. This refers to the use of a natural ventilation strategy that functions without the need for mechanical ventilation systems. This means that space for plant is not required, and operating and maintenance costs should also be lower, as no fans are required to move air.
- 3.79 Mechanical ventilation with heat recovery will be provided, however, to serve the rooms with no windows and large sanitary areas with smaller toilet areas having extract only ventilation.
- 3.80 The new primary school building has been designed to provide heat by means of Air Source Heat Pumps (ASHPs) located in their own dedicated

external compound. Data sheets have been provided for noise levels for the ASHPs, which will be programmed to operate during the school opening times 8am until 5pm during weekdays and operate in night set back mode outside of these hours during the heating season. A data sheet based on 75% load has been included to demonstrate likely noise generated outside of occupied hours.

- 3.81 The Ventilation and Noise Assessment concludes that noise generating mechanical plant design will be further developed during detailed design stage (RIBA Stage 4) and will meet BB101 ventilation criteria and be provided with suitable attenuation to meet BB93 acoustic performance standards and the projects acoustic engineers' recommendations.
- 3.82 During the construction phase of any project, there is potential for noise and disturbance. Whilst this already exists on the nearby housing construction sites, for the new school a Construction Considerations Statement has been submitted. The purpose of this is to give certainty to any nearby residents of the approach to limit disturbance.
- 3.83 The Environmental Health Officer (EHO) in the Environmental Quality Team at South Norfolk Council raises no objection, subject to conditions. Given that ASHPs have the potential to have an adverse impact on the adjacent vulnerable receptors, the EHO recommends imposing a condition to provide a noise assessment to determine the level of noise both internally and externally and that the scheme is implemented in accordance with any remediation scheme that is deemed necessary following the assessment. It is recommended that a condition to secure this is imposed.
- 3.84 The EHO also requests a Construction Management Plan is submitted to protect the occupants of existing dwellings surrounding the site from noise, dust and smoke prior to commencement of development. However, information on how the site will be managed to reduce the impact on neighbouring properties and wider environment during the construction / demolition phase of the works is already provided within the submitted Construction Considerations Statement (CCS). Accordingly a condition securing the implementation of this CCS is recommended to be attached.
- 3.85 Overall, subject to the aforementioned conditions, it is not considered that the proposal would have a significantly detrimental effect on the residential amenity of occupiers of adjacent properties, either during or after construction, and accords with relevant development plan Policies 2 and 7 of JCS (2014), Policy DM 3.13 of DMPD (2015) and section 8 of the NPPF (2021).
- 3.86 **E - Ecology and Biodiversity Net Gain**
- 3.87 Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2011), Policies DM 1.4 and DM 4.4 of the South Norfolk Local Plan Development Management Policies Document 2015 and Chapter 15 of the NPPF (2021) are relevant.

- 3.88 The application has been supported by an Ecological Report (15 June 2022) and a Biodiversity Net Gain Assessment (07 March 2023).
- 3.89 The Ecological Report confirmed there are no designated nature conservation sites within 2km of the application site. The Report found that a neutral impact on designated and non-designated nature conservation sites is predicted both for the construction of the new school and its use.
- 3.90 The Report identified a mature oak tree (TN1 or T62, but also referred to as T47 in previous tree surveys) that is proposed to be retained. This tree provides suitable bat roost features and is therefore considered to have moderate bat roost potential.
- 3.91 The Report finds that minor negative impacts on local badger, brown hare and hedgehog populations are unlikely but conceivable, and the risks can be mitigated by applying precautionary measures.
- 3.92 There is potential for a minor negative impact on local nesting birds, which can be mitigated by avoiding tree felling during the main nesting season or have a qualified pre-works site inspection.
- 3.93 The site has been trapped out under Great Crested Newt (GCN) mitigation licences and is fenced to prevent the re-entry of amphibians and reptiles into the proposed development site. The construction phase of the development must comply with the terms of the active mitigation licences that encompasses the site.
- 3.94 A modest biodiversity enhancement can be supplied with the proposed school development site by provisioning a small number of bat roost box and bird nest box fitted on buildings or trees in suitable locations.
- 3.95 The application has been reviewed by the County Council's Ecologist. The County Ecologist comments that the Ecological Report highlights the retention of the mature oak tree (T47) that has bat roost potential and must be retained and protected from damage and notes that external lighting must be designed so that no artificial light spills directly onto the tree during the operation of the site as a school. The County Ecologist confirms that the information contained within the lighting plan shows the school lighting will not illuminate the mature tree and is acceptable in terms of protecting the bat roost.
- 3.96 Initial concerns from the County Ecologist about the removal of the oak tree T80 have now been removed, following the submission of amended plans and the retention of this tree. The County Ecologist's initial response also commented that the Ecological Report did not use the biodiversity metric or demonstrate that net gains for biodiversity on the site can be achieved. She recommended using the Defra Metric to demonstrate that net gains for biodiversity on the site can be achieved.
- 3.97 In response to this the applicant has now submitted a Biodiversity Net Gain (BNG) Assessment (dated 07/03/2023) which provides a summary of the results of a Biodiversity Net Gain assessment of the proposed development. The Natural England Biodiversity Metric 3.1 has been used to calculate the habitat and hedgerow units pre- and post-development. The BNG

Assessment includes the proposal to create neutral grassland within the site boundary, managed to achieve moderate condition. The scheme also proposes to retain the western boundary hedgerow and create new hedgerows on both the southern and northern boundaries.

- 3.98 Overall, the proposed habitat measures will result in a net gain of 15% (or 0.49 habitat units). The proposed hedgerow measures will result in a net gain of 82% (or 1.47 hedgerow units).
- 3.99 These net gains in biodiversity units meet the current requirements of both NPPF and, going forward, the targets of the Environment Act 2021 for a minimum of 10% BNG which are set to be introduced later this year.
- 3.100 The BNG Assessment also includes a Management and Maintenance Plan (MMP) which sets out the prescribed management actions for years 1 – 5, and broader management aims for the lifetime of the BNG commitment following regular monitoring and review. In order for the MMP to succeed, the Principal Contractor (yet to be determined) will need to ensure certain documents are provided alongside the MMP. These include detailed landscape planting schedules, management proposals, a construction handover checklist, a timetable for implementation, and should specify those responsible for activities. This can be provided in advance through a BNG Implementation Plan, which can be secured by way of a planning condition.
- 3.101 The County Ecologist confirms that the submitted Biodiversity Net Gain Assessment (Norfolk Wildlife Services; March 2023), Biodiversity Metric Spreadsheet and Ecological Report (Norfolk Wildlife Service; June 2022) are all fit for purpose.
- 3.102 Accordingly, the County Council's Ecologist raises no objection to the proposed development, subject to the development proceeding in accordance with the mitigation and enhancement measures outlined in sections 5.3 and 6 of the Ecological Report (Norfolk Wildlife Service; June 2022), in addition to the BNG Management and Monitoring Plan outlined in the Biodiversity Net Gain Assessment (Norfolk Wildlife Services; March 2023). These can be secured by way of a planning condition.
- 3.103 WAAP Policies WYM 8 and 10 and Neighbourhood Plan Policy 6 refer to the general green infrastructure network and general requirements for new developments in the south of Wymondham. A Green Infrastructure Management Plan for the wider housing development has been approved under a separate planning application (South Norfolk District reference 2015/2575). This provides a strategy to protect the nearby non-designated nature conservation sites, showing the green corridors, existing landscape and biodiversity features to be retained and to be integrated into the Green Infrastructure. The school site has been taken into consideration as part of this wider Green Infrastructure Management Plan process. This current proposed school development raises no conflict with the aims and objectives of the approved Green Infrastructure Management Plan.
- 3.104 In their response, whilst not objecting to the proposed school, Wymondham Town Council referred to its impact on biodiversity in respect of the proposed schools' proximity to nearby wildlife sites. As referred to above,

the information submitted in the Ecological Report demonstrates that there will be a neutral impact on designated and non-designated nature conservation sites when considering both the construction and use of the new school. Accordingly, the impact of the proposed development upon nearby wildlife sites has been assessed and found to be acceptable.

3.105 In terms of policy, the applicant has demonstrated that the proposal accords with the provisions of Policies 2, 10, 20 of the JCS (2014), Policies DM 4.4, DM 4.5, DM 4.8 and DM 4.9 of the DMPD (2015), Policies WYM 8 and WYM 10 of the WAAP (2015) and the objectives of sections 14 and 15 of the NPPF (2021).

3.106 **F – Heritage Assets**

3.107 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest. Paragraph 194 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. Paragraph 195 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.

3.108 In this case the nearest boundary with Wymondham Conservation Area is approximately 520m to the north west of the application site boundary, separated by existing buildings along Rightup Lane.

3.109 The nearest listed buildings are Wymondham Railway Station (Main Building), the North Platform and the Old Goods Shed, which are at least 540m to the north west as the crow flies, separated by existing buildings along Rightup Lane.

3.110 Accordingly, given the separation distances the proposed development raises no issues in regard to its impact or harm upon listed buildings, their setting or the character or appearance of the Wymondham Conservation Area.

3.111 In terms of below ground archaeological potential, the proposed development site lies within an area that has already been subject to a geophysical survey. This identified a number of circular anomalies potentially relating to the remains of prehistoric burial mounds. Fieldwalking and a metal detector survey in the eastern part of the development area in 1994 recovered prehistoric flints and a limited amount of prehistoric, Roman and medieval pottery sherds. This former survey work therefore identified potential heritage assets with archaeological interest (buried archaeological remains) where their significance could be adversely affected by the proposed development.

3.112 Accordingly, the application has been supported by a Written Scheme of Investigation (WSI) for a Programme of Archaeological Mitigatory Works (POAMW), for the first phase of mitigation (trial trenching). Additionally, since the submission of the application, archaeological trial

- trenching has been undertaken and a report detailing the results of the findings of the investigation has been completed.
- 3.113 The report states the trial trenching identified a post-medieval field boundary, seven modern features and a brick wall, while a medieval copper alloy token from the top/subsoil was the earliest small find. There was no evidence for earlier activity, bar the post-medieval field boundary ditch, and the archaeological evidence for activity on the site pre-dating the modern period is very slight and of minimal significance.
 - 3.114 The County Archaeologist has received the hard copies of the approved report and, as a result of the findings of the archaeological trenching, will not be recommending that any further mitigation is necessary. Accordingly, para 205 of the NPPF has been satisfied and there is not a requirement for any archaeological planning conditions to be imposed should planning permission be forthcoming.
 - 3.115 The impact of the proposed development on designated and non-designated heritage assets has been assessed. No harm has been found to the significance of any designated heritage assets. The effect on non-designated heritage assets of archaeological interest has been evaluated and, in accordance with para 203 of the NPPF, the County Archaeologist is satisfied that no further works are required and that the scale of any harm or loss, combined with the significance of the heritage asset, is outweighed by the public benefits of the proposed development. Accordingly, the proposal raises no planning policy issues in regard to heritage assets and is in accordance requirements set out in the paragraphs 189 and 199 of the NPPF.
 - 3.116 **G – Transport/ Highways**
 - 3.117 Policy DM 3.8, Policy DM 3.10, Policy DM 3.11 and Policy DM 3.12 of the South Norfolk Local Plan Development Management Policies Document (DMPD), Adopted Version October apply. Also, the objectives of the Norfolk Local Transport Plan 2021-2036 and section 9 of the NPPF (2021), and are relevant to this proposal.
 - 3.118 The application has been supported by a Transport Statement which identifies and describes the transport matters that relate to the proposed development. It considers all transport modes along with public transport infrastructure that impacts upon the proposed development, identifying measures to mitigate the effects of the development if required, and considers methods for encouraging a modal shift towards more sustainable forms of transport.
 - 3.119 Access and parking are key issues in any new school proposal. In this case, the shape and dimension of the site play an important part in the design and layout of the proposal, including the position of the vehicle access point, siting and layout of the car parking spaces and servicing arrangements.
 - 3.120 In terms of location, the proposed school is within a new residential development, where the masterplan provides new and upgraded vehicular routes throughout the area. Vehicular access to the school is directly off the

primary access route. Traffic calming is planned around the proposed school, and this takes the form of speed tables and speed bumps. These engineered measures will limit traffic speeds on roads in the vicinity of the school to 20mph.

- 3.121 In this case, no specific vehicle drop off points for pupils are proposed within the school site. Given its location on the primary access route within the proposed residential development, more sustainable methods of travel will be available offering a choice of modes of travel. Pedestrian access will be provided at two locations along the same boundary from a footpath installed as part of the wider residential development. Both pedestrian access points will be facilitated by a 3m wide manually controlled gate, with the eastern most being the main pupil access gate.
- 3.122 Links via footway/cycleways are proposed to provide safe walking and cycling routes throughout the residential development. Cycle parking provision is incorporated on-site in accordance with Norfolk County Council standards and provides for up to 66 no. cycles and 40 no. scooters.
- 3.123 In terms of public transport, bus routes will be extended to serve the new residential development via a primary public transport corridor providing links to Hethersett village, Little Melton, Mulbarton, Wymondham, Watton, Cringleford, Norwich and the Norfolk and Norwich Hospital. Bus stops will be provided to ensure that all new dwellings are within five minutes of a bus stop.
- 3.124 Wymondham is also served by a train station which is approximately 1000m from the school and provides links to Norwich, Attleborough, Thetford, Ely and Cambridge and other smaller outlying villages.
- 3.125 The Highway Authority has been consulted as part of the application process. They note that the proposed primary school has been planned as part of the masterplan for this new community. Consequently, this proposal benefits from being sited within a road layout that has been designed to support compliance with a 20mph speed limit, pedestrian crossing refuge, shared use cycle/pedestrian route on the opposite side of the road, a footway already adjacent to the site and the provision of visitor cycle parking spaces.
- 3.126 A package of waiting restrictions has also been planned as part of the S38 Highways Adoption Agreement, which include double yellow lines that will help ensure that there is adequate traffic and parking management on adjacent roads.
- 3.127 The site access has adequate visibility splays in both directions and is of suitable width for expected vehicular use. The vehicle access is assumed to be constructed as shown on the S38 layout plan as part of that agreement and will meet the required standards.
- 3.128 The Highway Authority confirms that adequate provision of car and cycle spaces has been provided within the layout. The Transport Statement cites there is adequate access for service vehicles, and this has now been demonstrated by vehicle tracking plans.

- 3.129 Provision of electric vehicle (EV) charge points is required for a minimum of 10% of car spaces on site, and passive provision of 20% of car spaces on site (i.e., the infrastructure is installed but electricity supply is not activated and charging equipment not supplied). These are now incorporated into the site layout plan.
- 3.130 The Highway Authority confirms that the proposed Site Construction Traffic Management Plan is adequate to accommodate contractor parking and suitable means of access. The site access is likely to need to be constructed to a temporary specification, but as this is not yet an adopted road, the applicant can manage this process as they see fit.
- 3.131 The Highway Authority recommends that school warning signs are placed on approach to the school either side. These signs may be procured and installed as part of the S38 process.
- 3.132 A School Travel Plan will be required, and this can be secured by way of a planning condition.
- 3.133 In their response, whilst not objecting to the proposed school, Wymondham Town Council referred to the need for some drop off provision for pupils at the school site. However, for the reasons given above, it has not been considered necessary to incorporate a drop off point into the scheme for this site.
- 3.134 The Town Council comments regarding the provision of flashing speed awareness signage (wigwag's) outside the school and a light controlled crossing are noted. As stated above, school signage will form part of the highway safety measures outside the school, and these will be provided as part of the Highway works.
- 3.135 The access, parking and travel arrangements have been considered in the light of the tests set out in the relevant development plan policies including Policy DM 3.8, Policy DM 3.10, Policy DM 3.11 and Policy DM 3.12 of the Development Management Policies Document October 2015 and the objectives of section 9 of the NPPF (2021). The proposal accords with their aims and objectives and, subject to appropriate conditions, can be supported.
- 3.136 **H - Sustainability**
- 3.137 Policy DM 3.8 (f) of DMPD (2015) requires that buildings and spaces are orientated to gain benefit from sunlight and passive solar energy and wherever possible designed around a Sustainable Drainage system.
- 3.138 The proposed school has been designed to incorporate sustainability features and energy efficiency measures, which have been detailed in the supporting Sustainability Statement. The proposal sets a goal to reduce net carbon in the operational energy demands of the proposed school building fabric and superstructure and includes increased insulation, thermal mass and shading to protect from overheating. The submitted background information explains that operable windows allow for natural ventilation

making the building work more passively at peak times. A more passive building requires less energy to operate.

- 3.139 The design brief has been to achieve an EPC A+ energy rating by utilising future homes standard fabric performance and low zero carbon / renewable technologies, for which air source heat pumps and photovoltaic panels are currently proposed. The proposal also includes an all-electric kitchen eliminating the need to use natural gas.
- 3.140 Incorporating a passive design approach to the building envelope, reducing the operational energy demand, generating on-site electricity and eliminating direct use of fossil fuels, all contribute to mitigating the building's environmental impact. Additional sustainable measures include the use of energy efficient LED lighting and absence control lighting incorporated where appropriate to switch off the lighting when areas are unoccupied. Power and lighting electricity consumption is proposed to be separately sub-metered to enable the building users to readily identify their energy demand and encourage them to take practical steps to reduce their energy use and operating costs.
- 3.141 Rainwater harvesting has not been considered for this scheme due to ongoing specialist maintenance required and the limited use for any site recycled water. However, flow restrictors are proposed to be fitted at all outlets to limit the amount of water wastage. Matters of sustainable drainage have also been considered and are covered in the drainage section of this report.
- 3.142 Additionally, the Planning Statement highlights the importance of supporting sustainable travel alternatives, including providing facilities that support active travel (cycling, walking and scooting) to the school, which will in turn reduce peak flow congestion. It also recognises that there still needs to be car parking provision, and this will provide electric vehicle charging infrastructure to support site users as they switch to zero emission cars.
- 3.143 The NCC Sustainability Manager has been consulted and raises no objection to the proposal, adding that the application is in line with the ambitions set out by the client with regard to meeting its net zero objectives in relation to its energy footprint.
- 3.144 It is considered that the proposal accords with the provisions of Policy DM 3.8 of DMPD (2015).
- 3.145 **I - Flood Risk/Drainage**
- 3.146 Policy 1 of the Joint Core Strategy, Policy DM 4.2 of the South Norfolk Local Plan Development Management Policies Document (2015), Policy 10 of the Wymondham Neighbourhood Plan and, Section 14 of the NPPF apply.
- 3.147 Flood Risk / Surface Water Drainage - The preamble to Policy DM 4.2 of DMPD (2015) sets out that the use of sustainable drainage is an integral

part of the strategy to control flooding and protect the water quality of receiving water courses. Sustainable drainage systems (SuDS) are required as a vital element of the design of new developments and will often influence the form and features of open spaces and the design of green infrastructure. Drainage systems must therefore be developed as an integral part of the design process.

- 3.148 Policy DM4.2 also states that applications which do not demonstrate how sustainable drainage has been considered in the design may be refused.
- 3.149 The application site is located wholly within Flood Zone 1 so there is a low risk of flooding. Non-residential educational establishments are identified as 'more vulnerable' in the table of Flood Risk Vulnerability Classification as set out in Planning Practice Guidance (PPG). PPG further advises that 'more vulnerable' uses are appropriate in Flood Zone 1. On this basis, the proposal is considered acceptable in terms of development within Flood Zone 1.
- 3.150 The application is supported by a Flood Risk Assessment and Drainage Strategy (FRA) and Drainage Strategy Plan. A surface water drainage strategy to manage the surface water runoff serving the new two storey school building and the sports pitches has been produced.
- 3.151 The FRA confirms that the site is at low risk from all other sources of flooding and there are no recorded historical flood events that have affected the site. It concludes that there are no flood risk issues.
- 3.152 The land to the north and west of the site formed part of a former factory development which has now been demolished with only the hardstanding's remaining. Land to the south and east is agricultural, although recent residential development has occurred to the west (Heron Rise - on the former factory site) and south (Dunlin Drive – on former agricultural land).
- 3.153 The NPPF requires the surface water drainage strategy to follow a sustainable (SuDS) approach. The emphasis of SuDS is to first consider source control (i.e., disposal of runoff within the plot boundary, followed by site control (site wide disposal) and then regional control (appropriate for larger development with strategic drainage infrastructure. Where possible the drainage strategy should target a zero runoff from the immediate development area.
- 3.154 Using the surface water hierarchy, the applicant has set out the most appropriate method of surface water management and disposal for this site, which is a hybrid scheme. Infiltration testing has been undertaken and, where infiltration is feasible to the north of the school, the drainage strategy is based on infiltration, meeting the first level of the SuDS hierarchy.
- 3.155 To the south of the school, where infiltration is not feasible, the drainage strategy relies on attenuation storage. To the south a restricted discharge will be linked to the nearby surface water sewer, meeting the third level of

the SuDs hierarchy. The discharge to the surface water sewer will be limited to 1.8l/s as agreed by the adjoining house builder, Taylor Wimpey, as per the wider development masterplan.

- 3.156 Micro Drainage calculations for each storage structure (cellular soakaway and cellular attenuation tank) have been provided for all storm events, critical storm events and the 1 in 1000 year storm event. The calculations demonstrate that there is adequate space within the curtilage of the site for the required storage areas designed to accommodate storm flows up to the 1 in 100 year plus climate change (45%) event. The 1 in 1000 year storm event calculations show that there is no above ground flooding for this event.
- 3.157 The Drainage Strategy Plan has been provided along with construction details for the soakaway and attenuation tank. A Drainage Maintenance Plan is provided which shows the drainage features will remain in private ownership and be maintained by the school.
- 3.158 The Lead Local Flood Authority (LLFA) has been consulted on the application. Their initial comments raised objection in the absence of an acceptable Flood Risk Assessment (FRA) and Drainage Strategy. Their concerns related to construction detail drawings not incorporating peak water levels for the 3.33% and 1.0% (plus climate change allowances) for all drainage feature, and a need for further ground investigation evidence to confirm that all infiltration features have an unsaturated zone of at least 1.2m between the base of the features and the seasonably high groundwater level. They also requested evidence of an agreement in principle for the location and rate of discharge into the surface water sewer from the owner of the surface water sewer asset.
- 3.159 In response to the earlier LLFA concerns the applicant has submitted additional details in relation to microdrainage outputs, borehole logs, a revised Drainage Strategy drawing, a reworded Drainage Maintenance Plan and evidence of an agreement in principle for the location and rate of discharge into the surface water sewer from the owner of the surface water sewer asset.
- 3.160 Following consideration of this additional data, the LLFA now raise no objection, subject to a condition requiring development to be implemented only in accordance with the approved plans and drawings.
- 3.161 The LLFA has also recommended that an informative be added to the permission relating to the current scheme making minimal use of green/surface SuDS features which would provide greater biodiversity, amenity, and water quality benefits. They would like to see future schemes for all developments of this nature, consider sustainable drainage design from the earliest stages of the design process so that space can be efficiently allotted to such drainage features. However, whilst useful, this is considered generic advice and has no specific relevance to this particular

planning application and is not necessary to add this to any permission in this case.

- 3.162 The LLFA has also request an informative be added relating to the need for formal connection approval for the discharge of water into the surface water sewer. It is recommended that this is added to any permission, should it be forthcoming.
- 3.163 Norfolk Rivers IDB - Water Management Alliance made no objection to the proposed development but supported the LLFA in their request for further information. Now this has been received and the LLFA no longer object, there are no outstanding issues regarding matters raised by the IDB.
- 3.164 Additionally, whilst supporting the application, Wymondham Town Council raised general concern over flood risk. However, now that the appropriate information has been submitted to overcome the earlier LLFA objections, officers are satisfied that there are no outstanding flood risk concerns.
- 3.165 In summary it is considered that the development would not materially increase the risk of flooding and, subject to the imposition of the condition requiring development to be implemented only in accordance with the approved plans and drawings, the proposal would not be in conflict with the relevant planning policies and objectives of the NPPF.
- 3.166 Groundwater / Foul Drainage - The site is currently undeveloped with no key services installed. The incumbent sewerage provider for the area is Anglian Water Services Ltd (AWS) but the submitted FRA confirms that Anglian Water do not currently have assets within the area.
- 3.167 Foul sewage is proposed to be discharged to a foul sewer which will be installed in the estate road. This is part of the network to be installed as part of the wider development.
- 3.168 Again, the LLFA has been consulted and they confirm that the amended and additional information submitted during the course of the planning application is sufficient to overcome their initial objections.
- 3.169 Given the above, it is considered that adequate provision has been made to dispose of foul sewage and the proposed development would not cause any adverse effects in terms of groundwater pollution. The proposal accords with the relevant planning policies and is in compliance with the NPPF, Planning Policy Guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems.
- 3.170 **J - Contamination**
- 3.171 A fundamental principle of sustainable development is that the condition of land, its use and its development should be protected from potential hazards. The National Planning Policy Framework (NPPF) states that 'to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate

for its location.' At a local level, Policy DM 3.14 of the DMPD (2015) refers to matters of pollution, health and safety.

- 3.172 The site already benefits from outline consent for a school and matters of contamination were considered at outline stage. A Preliminary Land Contamination and Geotechnical Risk Assessment, a Ground Investigation Report and a Soakaway Test report were conducted in 2017 in connection with this earlier planning application.
- 3.173 In support of this current application a new Ground Investigation Report has been undertaken by Hamson Barron Smith Limited (Report 23-12-108070/GIR1, dated December 2021), which includes a contamination risk assessment. Although this investigation work indicates that asbestos containing materials (ACM) were encountered on one sample on one part of the site, the handling of these soils during construction phase can be considered as part of the Remediation Method Statement and the Construction Management Plan.
- 3.174 The Environmental Quality Team at South Norfolk Council has been consulted in connection with the proposal. Having reviewed the application documentation, they raise no objection, subject to the imposition of appropriately worded planning conditions relating to the management of risks associated with contamination, the dealing of unknown contamination, recording of imported topsoil and subsoil material and the provision of a construction management plan. Conditions regarding noise and lighting are also recommended but these are referred to within the relevant parts of this report.
- 3.175 Since the EHO response has been received the applicant has submitted more information, including a Remediation Method Statement and reference to the condition of imported topsoil being logged within the Turf Specification Document. The EHO is now satisfied that the Remediation Method Statement, as revised, specifies the necessary required works, and the previously recommended pre-commencement condition can now be removed.
- 3.176 Accordingly. subject to the implementation of these conditions it is considered the proposal accords with the provisions of Policy DM 3.14 of the DMPD (2015).
- 3.177 **K - Crime Prevention**
- 3.178 Local authorities are duty bound to adhere to Section 17 of the Crime and Disorder Act 1998 and exercise their functions with due regard to their likely effect on crime and disorder and do all that they reasonably can to prevent crime and disorder.
- 3.179 Chapter 8 of the NPPF states that planning decisions should promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. At a local level, Policy DM 3.8 of DMPD (2015) requires that the entire development is designed to reduce any actual or perceived opportunities for anti-social activity on the site and in the surrounding area. Similarly, 'designing out

crime' and facilitating pedestrian movement will also have a bearing on landscape design.

- 3.180 The Design and Access Statement (DAS) makes several references to the school security strategy, confirming that child welfare and security is paramount. The design of the building, including its layout and relationship with outside uses, and the position of security fencing and boundary treatment has been carefully considered in regard to safety and crime prevention.
- 3.181 The Designing Out Crime Officer at Norfolk Constabulary has been consulted and raises no objection to the proposal overall. Comment has been made that there is a lack of potential surveillance over the west elevation, adjacent to the school hall and air source pump area, and on the east elevation overlooking the cycle store.
- 3.182 However, on examination there are already windows proposed facing both east and west looking out towards each of these aspects. To the west these windows serve some of the more ancillary uses, including an office, store and main hall, but the combination of windows plus activity from the adjoining car park area means this area should not feel isolated or vulnerable. The air source heat pumps are shown to be contained within a 2.1m high timber fenced compound, which is located within an area secured by a 1.83m high flat panel weld mesh fence.
- 3.183 Similarly, to the east there are windows proposed serving the rear lobby, corridor and the main staircase, which already offer a degree of overlooking. The cycle stores are also visible from the front of the site and will be overlooked by the surrounding residential properties to the south (once constructed) and are not isolated. They are also located within securable grounds.
- 3.184 The Designing Out Crime Officer commends the height, design, construction and position of the boundary fence, which will help staff manage the school site by limiting trespass and by channelling visitors to the site through appropriate entrances.
- 3.185 The Designing Out Crime Officer supports the fact that the waste containers, including those with wheels which can be used for anti-social behaviour and as a stepping platform to gain access to the roof, are stored within fenced areas. Comments regarding use of CCTV and lighting, security rated windows and doors, and roof security and use of security rated skylights are noted.
- 3.186 Advice has been given regarding the management of the site where it is recommended that the main entrance gates of site are closed and locked during quieter periods of school day as the car park does not benefit from any direct surveillance from the main building and would be vulnerable if the access is left open.

- 3.187 The Designing Out Crime Officer also advises that the planting scheme should not conflict with any lighting or CCTV camera coverage and offers advice regarding internal arrangements to prevent anti-social behaviour e.g., use of intruder alarms, surveillance over staircases. This advice has been passed on to the applicant.
- 3.188 In summary, it has been satisfactorily demonstrated that crime prevention and security measures have been designed into the proposed school scheme, in order to reduce the opportunities for crime and disorder. There is no conflict with planning policy in this respect.
- 3.189 **Other matters**
- 3.190 Nutrient Neutrality - On 16 March 2022 Natural England wrote to a cohort of 42 councils including the County Council reviewing its position on nutrient neutrality. In this instance the proposed site is located within Natural England's identified Norfolk Catchment Map which includes the nutrient neutrality surface water catchment area for the River Yare.
- 3.191 Current guidance states that nutrient neutrality only needs to be considered for development of all types of overnight accommodation including new homes, camping sites etc. However, it can also be a requirement for 'other types of business or commercial development, not involving overnight accommodation, if it has other (non-sewerage) water quality implications'.
- 3.192 Following the 'Advice for development proposals with the potential to affect water quality resulting in adverse nutrient impacts on habitats sites' produced by Natural England, including the supporting information and flow diagrams contained within Annexes A – G, and the information provided by the applicant on drainage matters, it is not considered there are any water quality implications for this proposed development. On this basis, given that the proposal will not have an impact on habitats sites or an adverse effect on the integrity of a habitats site, mitigation is not necessary.
- 3.193 In this instance there are considered no outstanding issues in regard to nutrient neutrality.
- 3.194 Statement of Community Involvement - The application has been supported by a Statement of Community Involvement (SCI) (contained within the DAS) which confirms that a public consultation event was arranged to give members of the public and any other interested parties the opportunity to view the proposals and put questions to members of the NPS Design Team and Norfolk County Council Children's Services.
- 3.195 The event took place at Ketts Park Community & Recreation, Wymondham between 14:30 -18:00 on June 15th, 2022. The SCI confirms that members of the public attended this event and comments were made relating to issues of communication with local neighbours regarding the development, generation of dust, access for construction vehicles, access for residents to maintain boundaries and soakaways, proximity of the school building, the height of the proposed new trees and proximity of stored construction materials to residential properties.

- 3.196 These issues have been taken into consideration as part of the planning application design process.
- 3.197 Minerals Safeguarding - The school site is on a safeguarded mineral resource according to the policies map (sand and gravel). However, the Minerals and Waste Policy Team confirm they already hold information confirming that the underlying mineral resource has been largely worked out and therefore no mineral safeguarding issues are raised for this site.
- 3.198 **Appropriate Assessment**
- 3.199 There are no designated nature conservation sites within 2km of the application site. The application has been assessed in accordance with Regulation 63 of The Conservation of Habitats and Species Regulations 2017 and based on the information submitted to the County Planning Authority (CPA), it is considered that, due to both the nature of the development and the distance from the European Sites, the proposal would not have a significant impact on these or any other protected habitat. Accordingly, no Appropriate Assessment of the development is required/or an Appropriate Assessment has been undertaken.
- 3.200 **ENVIRONMENTAL IMPACT ASSESSMENT**
- The application was screened on receipt and re-screened at the determination stage and it is not considered that the development would have significant impacts on the environment. No Environmental Impact Assessment is therefore required.
- 3.201 **RESPONSES TO REPRESENTATIONS RECEIVED**
- The application was advertised by means of neighbour notification letters, site notices, and an advertisement in the Eastern Daily Press newspaper in accordance with statutory requirements.
- 3.202 Most of the issues raised have already been addressed in the Appraisal section above. However, one comment referred to there being a restrictive covenant over the land, linking to land located outside the red line boundary of the application site, and questioned whether the development is deliverable.
- 3.203 In response to this, covenants or other restrictions set out in titles to property or land may require a third party agreement before carrying out some kinds of development. However, they fall outside planning legislation and the presence of a restrictive covenant is not a material consideration to the grant of planning permission. The contents and/or effect of the covenant cannot be taken into account as part of the consideration of the planning merits of the proposed development.
- 3.204 **INTENTIONAL UNAUTHORISED DEVELOPMENT**
- Following the Chief Planner's letter of 31 August 2015 to planning authorities, intentional unauthorised development is now a material consideration in the determination of all planning applications received after 31 August 2015. This is therefore capable of being a material consideration in the determination of this application.

- 3.205 In this instance no such unauthorised development has taken place and there are no implications for this current application.

4 Conclusion, Reasons for Decision and Planning Balance

- 4.1 In line with the provisions of para 95 of the NPPF, it is important that a sufficient choice of school places is available to meet the needs of existing and new communities and that local planning authorities take a proactive, positive and collaborative approach to meeting this requirement. Great weight should be given to the need to create new schools where required which will assist the County Council as Local Education Authority (LEA) in its statutory duty of providing the necessary school pupil places.
- 4.2 A new primary school on this site has previously been considered and found to be acceptable through the determination of a previous outline planning approval relating to the mixed use major development in this part of Wymondham. A S106 legal agreement transferring the land to NCC Children's Services to provide a school on this site has already been entered into in line with the terms of the earlier outline planning permission. There is, therefore, already a degree of commitment for this development to be delivered.
- 4.3 The application has been submitted by a raft of planning documents to support the proposal. The Planning Statement and DAS show that the current full application seeks to provide the required school places associated with the major new housing development and for the projected need from existing surrounding development.
- 4.4 The key issues to be assessed in the determination of this full application have been addressed above and include matters of access, traffic, pedestrian safety and parking, amenity impacts, design, landscaping and ecology. Sustainability, contamination, archaeology and the provision of fire hydrants, have also been addressed. The applicant has demonstrated that earlier LLFA concerns relating to flooding and drainage can now be overcome, subject to appropriately worded planning conditions.
- 4.5 No objections have been raised by statutory consultees subject to the imposition of suitably worded conditions on any grant of planning permission
- 4.6 There have been 7 no. third party representations, including objections and supporting comments. The representations received are primarily concerned with tree planting and boundary issues and the issues raised by neighbours have now either been addressed, clarified or resolved through amendments to the scheme during the course of the application.
- 4.7 Your officers consider the application accords with the development plan and can be considered to be a sustainable form of development in line with the advice set out in the NPPF, subject to implementation of the proposal to comply with relevant planning conditions. There are no other material

considerations that indicate that planning permission should not be permitted. Accordingly, conditional planning permission is recommended subject to the conditions set out in Section 11 below.

5. Alternative Options

- 5.1 Members of the Planning (Regulatory) Committee can only resolve to make a decision on the planning application before them whether this is to approve, refuse or defer the decision.

6. Financial Implications

- 6.1 The development has no financial implications from the Planning Regulatory perspective.

7. Resource Implications

- 7.1 **Staff:** The development has no staffing implications from the Planning Regulatory perspective.
- 7.2 **Property:** The development has no property implication from the Planning Regulatory perspective.
- 7.3 **IT:** The development has no IT implications from the Planning Regulatory perspective.

8. Other Implications

- 8.1 **Legal Implications:** There are no legal implications from the Planning Regulatory perspective.

8.2 Human Rights Implications:

The requirements of the Human Rights Act 1998 must be considered. Should permission not be granted Human Rights are not likely to apply on behalf of the applicant.

The human rights of the adjoining residents are engaged under Article 8, the right to respect for private and family life and Article 1 of the First Protocol, the right of enjoyment of property. A grant of planning permission may infringe those rights but they are qualified rights, that is that they can be balanced against the economic interests of the community as a whole and the human rights of other individuals. In making that balance it may also be taken into account that the amenity of local residents could be adequately safeguarded by conditions albeit with the exception of visual amenity. However, in this instance it is not considered that the human rights of adjoining residents would be infringed.

The human rights of the owners of the application site may be engaged under the First Protocol Article 1, that is the right to make use of their land. An approval of planning permission may infringe that right but the right is a

qualified right and may be balanced against the need to protect the environment and the amenity of adjoining residents.

8.3 Equality Impact Assessment (EqIA) (this must be included):

The Council's planning functions are subject to equality impact assessments, including the process for identifying issues such as building accessibility. None have been identified in this case.

8.4 Data Protection Impact Assessments (DPIA): None

8.5 Health and Safety implications (where appropriate):

There are no health and safety implications from a planning perspective.

8.6 Sustainability implications (where appropriate):

This has been addressed in the sustainability section of the report above.

8.7 Any Other Implications:

There are no other implications from a planning perspective.

9. Risk Implications / Assessment

9.1 There are no risk issues from a planning perspective.

10. Select Committee Comments

10.1 Not applicable.

11. Recommendations

11.1 That the Executive Director of Community and Environmental Services be authorised to:

- 1. Grant planning permission subject to the conditions outlined below.**
- 2. Discharge conditions where those detailed above require the submission and implementation of a scheme, or further details, either before development commences, or within a specified date of planning permission being granted.**
- 3. Delegate powers to officers to deal with any non-material amendments to the application that may be submitted.**

11.2 CONDITIONS:

1. The development hereby permitted shall commence within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development must be carried out in strict accordance with the application form and the following plans and documents:

- Drawing No. NPS-DR-A-001 Rev P4 Existing Site Plan, dated 11.05.22
- Drawing No. NPS-DR-A-002 Rev P2 Location Plan, dated 11.05.22
- Drawing No. NPS-DR-A-011 Rev P9 Proposed Site Plan, dated 29.03.23
- Drawing No. NPS-DR-A-020 Rev P3 Ground Floor Plan, dated 23.05.22
- Drawing No. NPS-DR-A-021 Rev P3 First Floor Plan, dated 23.05.22
- Drawing No. NPS-DR-A-023 Rev P2 Roof Plan, dated 23.05.22
- Drawing No. NPS-DR-A-100 Rev P4 Elevations, dated 11.11.22
- Drawing No. NPS-DR-A-120 Rev P01 Proposed Substation and Switchroom Elevations, dated 10.11.22
- Drawing No. NPS-ZZ-00-DR-E-005 Rev P1 External Lighting and Lux Isolines, dated 18.09.22
- Drawing No. NPS-ZZ-00-DR-C-100 Rev P1 Construction Site Traffic Management Plan, dated 02.03.22
- Drawing No. VES1812 Topographic Survey, dated July 2021
- Drawing No. 108070-HBS-00-XX-DR-L-800 Rev P06 Proposed Landscape General Arrangement, dated 29.03.23
- Drawing No. 108070-HBS-00-XX-DR-L-810 Rev P01, Proposed Site Boundary Treatments & Fencing Systems, dated 15.03.23
- Drawing No. 108070-NPS-ZZ-00-DR-E-006 Rev P1, Electrical Services Site Plan, dated 18.09.22
- Drawing No. 108070-NPS-00-00-DR-M-001 Rev P1 Site Plan, dated 31.03.22 (fire hydrant)
- Drawing No. NPS-00-XX-D-C-115 Vehicle Tracking Fire Tender, dated 04.05.22
- Drawing No. NPS-00-XX-D-C-116 Vehicle Tracking Refuse, dated 04.05.22
- Drawing No. NPS-00-XX-D-C-117 Vehicle Tracking Delivery Van, dated 04.05.22
- Drawing No. NPS-00-XX-DR-C- 600 Rev P6 Drainage Strategy, dated 19.04.23

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The external materials and finishes used in the construction of the development hereby permitted shall be as detailed on the approved Drawings and as detailed in Section 2 Materials Palette of the Design and Access Statement.

Reason: To ensure the satisfactory appearance of the development, in accordance with Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2011), Policies DM 3.8 of the South Norfolk Local Plan Development Management Policies Document 2015 and Chapter 12 of the NPPF (2021).

4. Prior to the first use of the development hereby permitted the proposed access/on-site car and cycle parking/ servicing/ loading/ unloading/ turning/ waiting area shall be laid out, demarcated, levelled, surfaced and drained and EV chargepoints provided in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with Policies DM 3.10 and DM 3.12 of the South Norfolk Local Plan Development Management Policies Document 2015.

5. Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise agreed in writing until detailed drawings for the school warning signs have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor in accordance with Policy DM 3.11 of the South Norfolk Local Plan Development Management Policies Document 2015.

6. Prior to the first occupation/use of the development hereby permitted the off-site highway improvement works referred to in condition 5 shall be completed to the written satisfaction of the Local Planning Authority.

Reason: To ensure that the highway network is adequate to cater for the development proposed in accordance with Policy DM 3.11 of the South Norfolk Local Plan Development Management Policies Document 2015.

7. Within 6 months of the first occupation of the development hereby permitted a school travel plan shall be submitted to and approved in writing by the County Planning Authority. The travel plan shall be implemented in accordance with the timetables and targets contained therein and shall continue to be implemented subject to any modifications agreed by the County Planning Authority in writing as part of an annual review. The travel plan reviews shall monitor pupil numbers and provide accordingly for the phased development of the future cycle parking.

Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment in accordance with Policy DM 3.11 of the South Norfolk Local Plan Development Management Policies Document 2015.

8. The development shall be built in accordance with the submitted Flood Risk Assessment and Drainage Strategy (Flood Risk Assessment and Drainage Strategy Report, Proposed New 2FE Primary School, Silfield, Wymondham by BHA Consulting, Ref: 3220 Rev: Version 8, Dated: 29 March 2023) and the following additional supporting documents:
 - Response to LLFA Letter FW2023_0314, NPS Engineering, Ref: N/A Rev: N/A, Dated: 19 April 2023
 - All Storm Events Rev 2, MicroDrainage outputs, Ref: Pipe Network, Rev: 2, Dated: 19 April 2023
 - Critical Storm Events Rev 2, MicroDrainage outputs, Ref: Pipe Network, Rev:2, Dated: 19 April 2023

• Drainage Maintenance Plan, NPS Property Consultants Ltd Ref: N/A Rev: V3, Dated: N/A

The schematic drainage layout adopted must be that demonstrated in the final submitted drainage strategy drawing (Drainage Strategy drawing NPS Property Consultants Ltd, Ref: NPS-00-XX-DR-600 Rev: P6, Dated:19 April 2023). The approved scheme will be implemented prior to the first use of the development and thereafter retained.

Reason: To prevent flooding in accordance with National Planning Policy Framework paragraph 167, 169 and 174 by ensuring the satisfactory management of local flood risk, 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.

9. The landscaping scheme hereby permitted (as set out on. Drawing No. 108070-HBS-00-XX-DR-L-800 Rev P06 Proposed Landscape General Arrangement, dated 29.03.23) shall be implemented within the first planting season (October to March), following completion the development. Any plants which, within a period of five years from the completion of the planting, die, are removed or become seriously damaged or diseased, shall be replaced with others of a similar size and species. All planting shall be retained for a period of five years after initial planting has been completed and any trees and shrubs which are substantially damaged, seriously diseased or die, shall be replaced within twelve months of removal or death, with plants of a similar species and size.

Reason: To ensure the satisfactory appearance of the development, in accordance with policies Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2011), Policies DM 3.8 and DM 4.9 of the South Norfolk Local Plan Development Management Policies Document 2015 and Chapter 12 of the NPPF (2021).

10. The development shall be carried out in strict accordance with the Landscape Management & Maintenance Schedule contained within the Landscape Management & Maintenance Plan by Hamson Barron Smith Landscape Architecture ref: 108070 LMMP- Silfield New Primary, Version P01 dated 21.04.2022, and the BNG Management and Monitoring Plan (MMP) contained at section 6 of the Biodiversity Net Gain Assessment by Norfolk Wildlife Service Ref: 2021.275.1, dated 07/03/2023 – Final, unless agreed in writing by the Local Planning Authority.

Reason: To ensure the satisfactory appearance of the development, in accordance with Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2011), Policies DM 3.8 and DM 4.9 of the South Norfolk Local Plan Development Management Policies Document 2015 and Chapter 12 of the NPPF (2021).

11. The approved Tree Survey and Report, BS5837:2012 - Arboricultural Impact Assessment at Silfield Primary, Wymondham, Norfolk by A.T. Coombes Associates Ltd., dated 10 March 2023 shall be adhered to and implemented through the construction phases strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard existing trees and/or hedgerows on site and prevent damage during construction works and in the interests of the visual amenity of the area in accordance with Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2011), Policies DM 3.8, DM 4.8 and DM 4.9 of the South Norfolk Local Plan Development Management Policies Document 2015 and Chapter 12 of the NPPF (2021).

12. Notwithstanding the details already submitted, full details of the proposed ecological enhancement measures as set out in section 6 of the Ecological Report: Silfield Primary School, Norfolk by Norfolk Wildlife Services ref: 2021.275, dated 15/06/2022 Final for the provision of 2 bat boxes and 2 bird boxes, to include finalised specifications and locations on the building/tree, along with a timetable for installation, shall be submitted to and approved in writing prior to their installation.

Reason: In the interests of protecting and enhancing biodiversity, in accordance with UK and European Law and in accordance with Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2011), Policy DM 1.4 of the South Norfolk Local Plan Development Management Policies Document 2015 and Chapter 15 of the NPPF (2021).

13. The development shall be carried out in strict accordance with the Protected Species mitigation measures set out in section 5.3 of the Ecological Report: Silfield Primary School, Norfolk by Norfolk Wildlife Services ref: 2021.275, dated 15/06/2022 Final and the BNG Management and Monitoring Plan outlined in section 6 of the Biodiversity Net Gain Assessment by Norfolk Wildlife Services ref: 2021.275.1 dated 07/03/2023) unless agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting and enhancing biodiversity, in accordance with UK and European Law and in accordance with Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2011), Policy DM 1.4 of the South Norfolk Local Plan Development Management Policies Document 2015 and Chapter 15 of the NPPF (2021).

14. The development shall be carried out in strict accordance with the remedial actions, verification and validation reporting identified within the Silfield New Primary School Wymondham Remediation Method Statement by Hamson Barron Smith Ltd, (Project No. 23-12-108070,

Report No. 23-12-108070/RMS1, Revision B – Final remediation option confirmed) dated 1 June 2023, unless agreed in writing by the Local Planning Authority. No occupation of the development shall take place until the verification report has been submitted to and approved in writing by the local planning authority, unless a revised timetable for submission of the verification report has been first agreed in writing by the local planning authority.

Reason: 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 sections 178 and 179 of the NPPF, and Policy DM 3.14 of the South Norfolk Development Management Policies 2015.

15. If, during development, contamination not previously identified is found to be present, then no further development shall be carried out in pursuance of this permission 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: 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 179 of the NPPF, and Policy DM 3.14 of the South Norfolk Development Management Policies 2015.

16. Notwithstanding the information submitted with the application, including the Silfield Turf Specification V2, by Agrostis Sports Surface Consulting dated 16 April 2023, all imported topsoil and subsoil for use on the site 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 the development shall take place until a copy of the certification has been submitted to the Local Planning Authority and agreed in writing.

Reason: 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 179 of the NPPF, and Policy DM 3.14 of the South Norfolk Development Management Policies 2015.

17. Notwithstanding the details submitted, no development above foundation level shall take place on site until a comprehensive noise assessment to determine the level of noise relating to the Air Source Heat Pumps (ASHPs) has been completed in accordance with a scheme to be first agreed in writing by the Local Planning Authority. This shall assess noise levels both internally and externally and the written report(s) shall identify and consider the potential impacts on all identified receptors. All investigation and reports must be carried out in accordance with current best practice. Based on the findings of this study, details of whether remediation is required together with a remediation method strategy as appropriate shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the locality in accordance with Policy DM3.13 of the South Norfolk Local Plan Development Management Policies Document 2015.

18. If condition 17 above determined that remediation is required, the development hereby permitted shall be carried out in accordance with the approved noise remediation scheme. Following completion of remediation and prior to first occupation of the dwelling(s), a verification report that scientifically and technically demonstrates the effectiveness and success of the remediation scheme shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the locality in accordance with Policy DM3.13 of the South Norfolk Local Plan Development Management Policies Document 2015.

19. Notwithstanding the details contained within in the Lighting Assessment, the external lighting shall not at any time be on except between 07:00 and 18:00 Monday to Friday, 07:00 to 13:00 Saturdays and not at all on Sundays or Bank Holidays.

Reason: In the interests of highway safety in accordance with Policy DM3.11 of the South Norfolk Local Plan Development Management Policies Document 2015 and amenity in accordance with Policy DM3.13 of the South Norfolk Local Plan Development Management Policies Document 2015.

20. The construction of the development shall be carried out in accordance with the principles set out in the NPS Group Construction Consideration Statement (CCS) dated 12.05.2022, Version V1. Implementation of the works in accordance with the CCS shall occur throughout each phase of the development.

Reason: In the interests of the amenities of the locality in accordance with Policy DM3.13 of the South Norfolk Local Plan Development Management Policies Document 2015.

21. The school building shall not be brought into use until the fire hydrant/s has been installed in accordance with the details shown Drawing No. 108070-NPS-00-00-DR-M-001 Rev P1 Site Plan, dated 31.03.22, unless agreed in writing by the Local Planning Authority.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire in accordance with Policy DM1.4 d) of the South Norfolk Local Plan Development Management Policies Document 2015.

Background Papers

- 12.1 Planning Application reference: FUL/2022/0057 available here:
<http://eplanning.norfolk.gov.uk/Planning/Display/FUL/2022/0057>

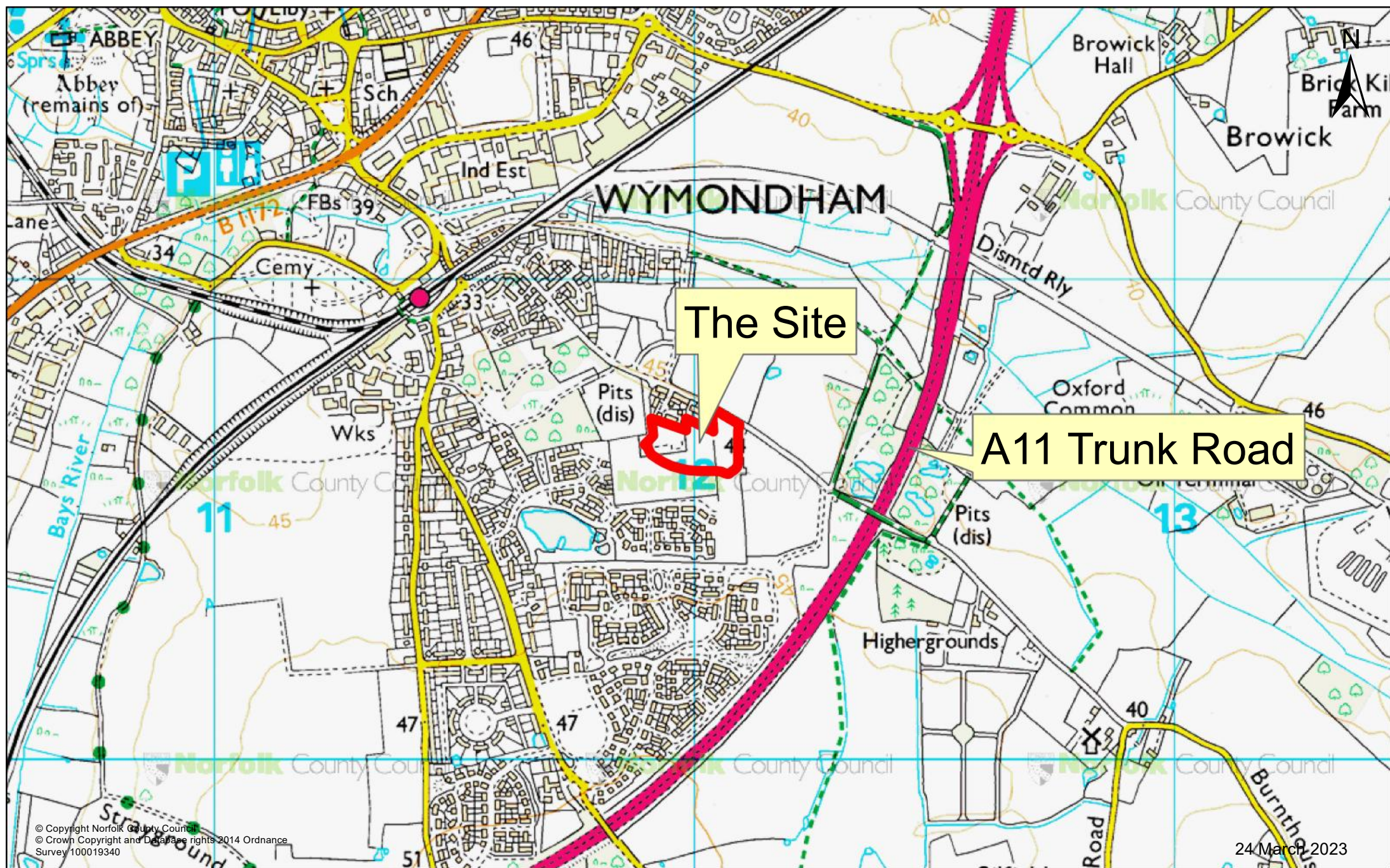
Officer Contact

If you have any questions about matters contained within this paper, please get in touch with:

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Telephone no.: 01603 555751
Email: kate.lawty@norfolk.gov.uk



If you need this report in large print, audio, braille, alternative format or in a different language please contact 0344 800 8020 or 0344 800 8011 (textphone) and we will do our best to help.



Wymondham Silfield Primary Location Plan

0 250 500 1,000 Metres

Norfolk County Council

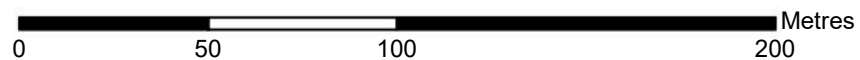
Appendix A

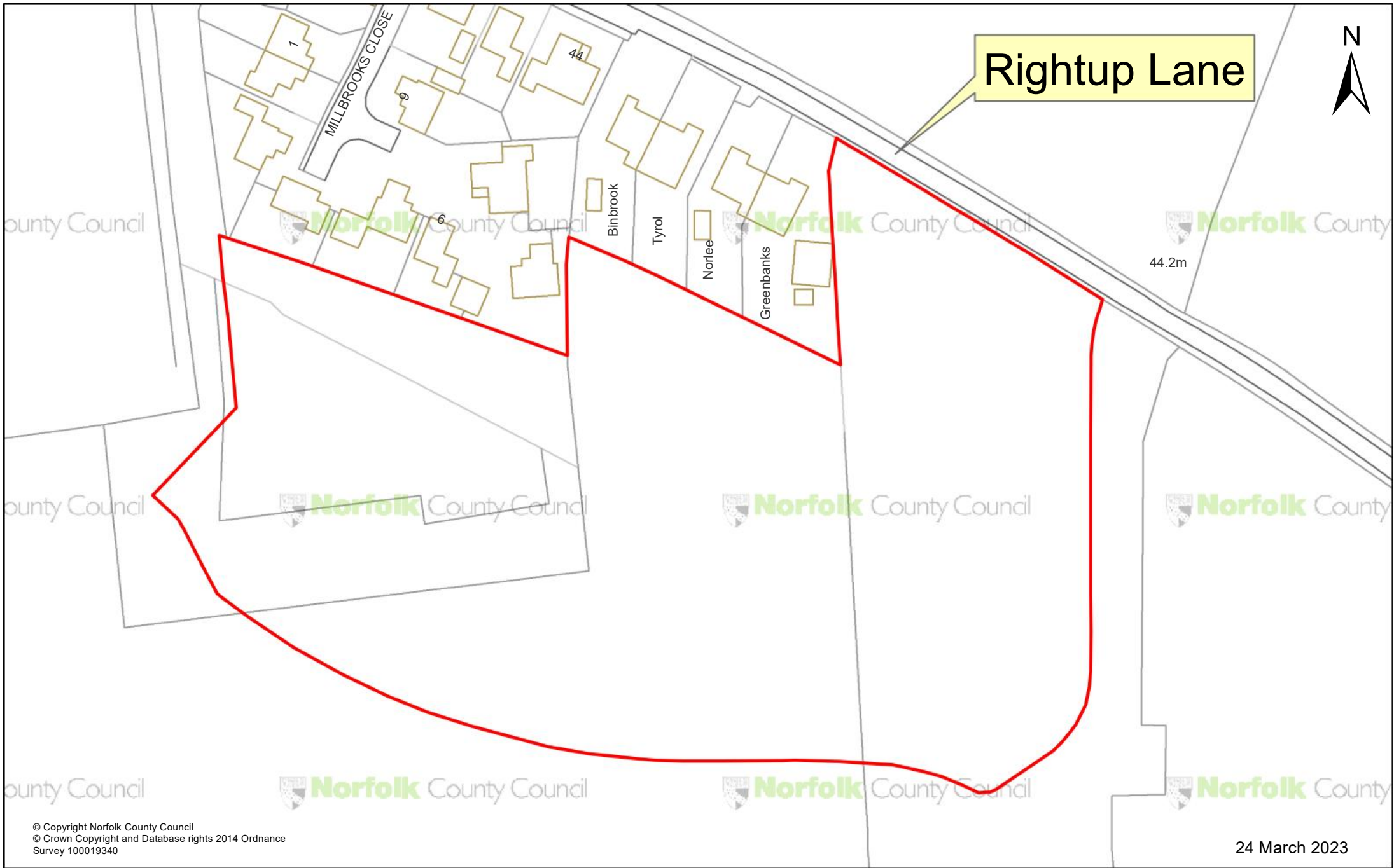
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Wymondham Silfield Primary Location Plan





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Survey 100019340

24 March 2023

Wymondham Silfield Primary Site Plan



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Appendix C

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