

A47/A11 Thickthorn Junction

Scheme Number TR010037

Volume 8

8.6 Statement of Common Ground with South Norfolk Council

The Infrastructure Planning (Examination Procedure) Rules 2010
Rule 8(1)(c)

Planning Act 2008

February 2022

Infrastructure Planning

Planning Act 2008

**The Infrastructure Planning
(Examination Procedure) Rules 2010**

**A47/A11 Thickthorn Junction
Development Consent Order 202[x]**

**STATEMENT OF COMMON GROUND -
SOUTH NORFOLK COUNCIL**

Regulation Number:	8(1)(c)
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Author:	A47/A11 Thickthorn Junction Project Team, Highways England

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Rev.0	November 2021	Deadline 5
Rev.1	February 2022	Deadline 7

STATEMENT OF COMMON GROUND

This Statement of Common Ground has been prepared and agreed by (1) Highways England Company Limited and (2) South Norfolk Council.

Signed.....
Victoria Pardoe
Project Manager
on behalf of Highways England
Date: [DATE]

Signed.....
[NAME]
[POSITION]
on behalf of South Norfolk Council Date:
[DATE]

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1 Introduction

1.1 Purpose of this document

- 1.1.1 This Statement of Common Ground ("SoCG") has been prepared in respect of the proposed A47/A11 Thickthorn Junction ("the Application") made by Highways England Company Limited ("Highways England") to the Secretary of State for Transport ("Secretary of State") for a Development Consent Order ("the Order") under section 37 of the Planning Act 2008 ("PA 2008").
- 1.1.2 This SoCG does not seek to replicate information which is available elsewhere within the Application documents. All Application documents are available on the Planning Inspectorate website.
- 1.1.3 The SoCG has been produced to confirm to the Examining Authority where agreement has been reached between the parties to it, and where agreement has not (yet) been reached. SoCGs are an established means in the planning process of allowing all parties to identify and so focus on specific issues that may need to be addressed during the examination.

1.2 Parties to this Statement of Common Ground

- 1.2.1 This SoCG has been prepared by (1) Highways England (HE) as the Applicant and (2) South Norfolk Council (SNC).
- 1.2.2 Highways England became the Government-owned Strategic Highways Company on 1 April 2015. It is the highway authority in England for the strategic road network and has the necessary powers and duties to operate, manage, maintain and enhance the network. Regulatory powers remain with the Secretary of State. The legislation establishing Highways England made provision for all legal rights and obligations, including in respect of the Application, to be conferred upon or assumed by Highways England.
- 1.2.3 SNC is responsible for housing, leisure and recreation, environmental health, waste collection, planning, economic growth and local taxation collections.

1.3 Terminology

- 1.3.1 In the table in the Issues section of this SoCG:
- "Agreed" indicates area(s) of agreement
 - "Under discussion" indicates area(s) of current disagreement where resolution remains possible, and where parties continue discussing the issue to determine whether they can reach agreement by the end of the examination
 - "Not agreed" indicates a final position for area(s) of disagreement where the resolution of divergent positions will not be possible, and parties agree on this point
- 1.3.2 It can be assumed that any matters not specifically referred to in the Issues section of this SoCG are not of material interest or relevance to South Norfolk Council, and therefore have not been the subject of any discussions between the parties. As such, those matters can be read as agreed, only to the extent that they are either not of material interest or relevance to South Norfolk Council.

2 Record of Engagement

2.1.1 A summary of the meetings and correspondence that has taken place between Highways England and South Norfolk Council in relation to the Application is outlined in table 2.1. Names of personnel involved below are provided in Appendix A.

Table 2-1 - Record of Engagement

Date	Form of correspondence	Key topics discussed and key outcomes (the topics should align with the Issues table)
2017 to present	Emails & Letters	Various communication to share information, update on design changes and to discuss potential scheme impacts.
16/12/2019	Meeting (inc. site visit)	Multi-party meeting (HE, Sweco & Galliford Try & Big Sky Developments) Scheme update and initial discussions following review of statutory consultation response.
20/07/2020	Email	July 2020 Scheme update leaflet and cover letter issued by HE.
15/02/2021	Teams meeting	Multi-party presentation (HE, Sweco & Galliford Try) to provide a Scheme update to South Norfolk District Council Members.
02/12/2021	Teams meeting	Meeting with SNC to discuss status of Statement of Common Grounds

2.1.2 It is agreed that this is an accurate record of the key meetings and other forms of consultation and engagement undertaken between (1) Highways England and (2) South Norfolk Council in relation to the issues addressed in this SoCG.

3 Summary of South Norfolk Council Issues

Ref No.	Issue	Status	Date Agreed
1	Council is fully supportive of the principle of the scheme	Agreed	02/12/2021
2	Pedestrian and cycle connectivity	Agreed	02/12/2021
3	Requirements for residential development	Agreed	02/12/2021
4	existing planned committed growth has been accommodated in the assessment and design	Agreed	02/12/2021
5	Traffic Growth	Agreed	02/12/2021
6	slip road access to an expanded Park and Ride site	Agreed	02/12/2021
7	S106 obligations from the Hethersett residential development	Agreed	21/01/2021
8	Cultural Heritage	Agreed	02/12/2021
9	Scheduled ancient monument	Agreed	02/12/2021
10	Estate Homes	Agreed	02/12/2021
11	Landscape, visual impact and heritage assets	Agreed	02/12/2021
12	Veteran trees	Not agreed	
13	Ancient woodland	Agreed	02/12/2021
14	Hedgerows.	Agreed	02/12/2021
15	Nosie and Air Quality - Impacts on Residents	Under Discussion	
16	Environmental Management Plan	Under Discussion	
17	Requirement 5 – Landscaping	Not agreed	03/02/2021
18	Requirement 17 – Details of consultation	Agreed	21/01/2021

3 Issues

Ref No	Document References (if relevant)	South Norfolk Council Position	Highways England Position	Status	Date
General					
1	RR-001.10	The Council is fully supportive of the principle of the scheme and the economic benefits and planned growth that this supports and unlocks. The Council wishes to continue to work pro-actively with the applicants as the application is progressed through to Examination to try to resolve some of the outstanding matters	The Applicant notes the support of South Norfolk Council for the Scheme and will work pro-actively with the Council to resolve outstanding matters.	Agreed	02/12/21
2	Consultation	The Council wishes to ensure that the proposed scheme maintains and improves pedestrian and cycle connectivity across the junction.	Connectivity through the junction will be maintained. The Cantley Lane Link will provide additional connectivity between the B1172 and the areas to the south of the A11 and the east of the A47.	Agreed	02/12/21
3	Consultation	There are existing condition requirements for a number of residential development sites in the area for improvements to the Thickthorn junction (1). Evidence is needed to demonstrate how the proposed Highways England junction improvement scheme takes account of these existing commitments in its design and delivery.	The traffic model takes account of all committed and planned developments as provided by NCC including the developments along B1172 and the planned Park & Ride expansion for its forecast opening year of 2025 and the design year of 2040. The list of all developments provided by NCC is included in Chapter 4 of the Case for the Scheme (APP-125). The traffic growth associated with these developments and the background growth are all reported in the TFP report and if required further information can be provided. In summary, with the introduction of the Scheme, a high proportion of the forecast traffic will be removed from the Thickthorn junction due to the proposed opening of the A11/A47 Connector Road and as a result the Thickthorn	Agreed	02/12/21

Ref No	Document References (if relevant)	South Norfolk Council Position	Highways England Position	Status	Date
			junction is expected to operate significantly better than without the proposed connector road.		
4	Consultation	The evidence needed to demonstrate that the existing planned committed growth in the area has been accommodated in the assessment and design; the Park and Ride expansion (as set out above) and the impacts this has on the committed slip road; and the wider distributional effects of the proposal on the local minor road network including that from the Cantley Lane link.	The traffic model takes account of all committed and planned developments as provided by NCC including the developments along B1172 and the planned Park & Ride expansion for its forecast opening year of 2025 and the design year of 2040. The list of all developments provided by NCC are included in Chapter 4 of the Case for the Scheme (APP-125). The traffic growth associated with these developments and the background growth are all reported in the TFP report plus a separate technical note on the proposed Park & Ride expansion which can be made available if required. In summary, with the introduction of the Scheme, a high proportion of the forecast traffic will be removed from the Thickthorn junction due to the proposed opening of the A11/A47 Connector Road and as a result the Thickthorn junction is expected to operate significantly better than without the proposed connector road.	Agreed	02/12/21
5	Consultation	South Norfolk Council supports the planned improvements to the Thickthorn junction. It however also seeks assurance that the committed growth in the greater Norwich area and the obligations already required at the junction to support the growth have been factored into the design and delivery of the proposed works. (1) Planning permissions 2011/0505 Wymondham; 2012/0371	The traffic model takes account of all committed and planned developments as provided by NCC including the developments along B1172 and the planned Park & Ride expansion for its forecast opening year of 2025 and the design year of 2040. The list of all developments provided by NCC are included in Chapter 4 of the Case for the Scheme (APP-128). The traffic growth associated with	Agreed	02/12/21

Ref No	Document References (if relevant)	South Norfolk Council Position	Highways England Position	Status	Date
		Wymondham; 2011/1804 Hethersett; 2013/1793 Cringleford; 2013/1494 Cringleford (2) Planning permission 2011/1804 Hethersett.	these developments and the background growth are all reported in Chapter 4 of the Case for the Scheme (APP-128). A summary of the permitted developments can be found in the Case for the Scheme (APP-128) DCO document.		
Park and Ride					
6	Consultation	The proposals to the Thickthorn junction prevent construction of a slip road access to an expanded Park and Ride site. The Council has no objection to the loss of the slip road provided that assurances are given that the proposed scheme has been designed to create the capacity to service the committed larger Park and Ride site.	The traffic model takes account of all committed and planned developments as provided by NCC including the developments along B1172 and the planned Park & Ride expansion for its forecast opening year of 2025 and the design year of 2040. The list of all developments provided by NCC are included in Chapter 4 of the Case for the Scheme (APP-128). The traffic growth associated with these developments and the background growth are all reported in the in Chapter 4 of the Case for the Scheme (APP-128) plus a separate technical note on the proposed Park & Ride expansion. In summary, with the introduction of the Scheme, a high proportion of the forecast traffic will be removed from the Thickthorn junction due to the proposed opening of the A11/A47 Connector Road and as a result the Thickthorn junction is expected to operate significantly better than without the proposed connector road.	Agreed	02/12/21
7	S106 obligations from the Hethersett residential development	The obligation in respect of the slip road in the Section 106 Agreement for the Hethersett Development (South Norfolk Council Planning Permission Ref: 2011/1804/O) has been discharged. The land was dedicated to Norfolk County Council for delivery of the slip	In order to provide clarity and certainty for the parties involved, the Applicant has included drafting in the latest dDCO to amend the Section 106 Agreement for the Hethersett Development to delete the obligations relating to dedication of the slip road (paragraph 2.6 of	Agreed	21/01/22

Ref No	Document References (if relevant)	South Norfolk Council Position	Highways England Position	Status	Date
		road as required by the agreement, so it is not considered that any variation or expediency advice is necessary.	Part 9 of the Schedule and paragraph 3 of Part 15 of the Schedule).		
Heritage Assets					
8	RR-001.2	The Council is broadly happy with Cultural Heritage Statement. Our main concern is the protection of the grade II listed milestone along Norwich Road. The submitted statement indicated the scheme has been designed around this to stay in place and it will be protected during construction, this approach is endorsed.	The Applicant notes the support of South Norfolk Council for the Scheme and the Schemes Cultural Heritage Statement.	Agreed	02/12/21
9	RR-001.3	The scheduled ancient monument to the south is close to the new link road between Norwich Road and Cantley Lane South, however the Council is aware that the applicant has been liaising directly with Historic England and so we would defer to Historic England's view on the matter. Likewise, other archaeological features potentially impacted upon that require assessment, mitigation and consideration in the planning balance in determining the application are being picked up by Norfolk County Council in their representations on the application.	The Applicant acknowledges the points raised by South Norfolk Council in relation to the Scheduled Ancient Monument.	Agreed	02/12/21
10	RR-001.4	There are some former estate houses next to the lodge on Norwich Road and along Cantley Road South (the latter quite altered) which have not been identified as non-designated heritage assets. The Council does not consider that the impact will be that significant on these properties	As per the requirement of para 194 of the National Planning Policy Framework (NPPF), Norfolk County Council Historic Environment Record (HER) data was gathered to aid the cultural heritage assessment in August 2018, November 2019, and updated again in July 2020.	Agreed	02/12/21

Ref No	Document References (if relevant)	South Norfolk Council Position	Highways England Position	Status	Date
		in terms of heritage significance to make changes to the scheme, however we would question why these are not identified as Non designated heritage assets (NDHAs) at least potential NDHAs as these too have heritage connections to the house.	The reason that the former estate houses next to the lodge on Norwich Road and along Cantley Road South buildings are not identified in the environmental assessment is because they are not identified in the HER as NDHAs		
Land and Visual Impact					
11	RR-001.5	The ES includes a Landscape and Visual Impact Assessment and this is fit for purpose; the viewpoints used within this are as agreed with the Council. It was our suggestion that, as the likely master plan was known for the emerging ST Giles Park development, that viewpoint 5 might be better positioned on the known extremity of the housing area, but it remained at the PRow. We do not consider that this has significantly affected the findings of the study. I do not dispute the findings of the LVIA in terms of the significance of the anticipated landscape and visual effects.	The Applicant acknowledges South Norfolk District Council's acceptance of methodology of the landscape and visual assessment.	Agreed	02/12/21
12	RR-001.6	There is concern about the proposed losses of veteran trees and would welcome any further evolution of the proposal to avoid these. Notwithstanding the description of themes expressed at 7.3.2 of Chapter 7 of the ES, it will be difficult to replace these trees with ones of a similar amenity.	Highways England has undertaken reviews of the proposed Scheme design. Delivery of the required modern highway standards has necessitated realignment of a section of Cantley Stream and the creation of a wider, standard highway junction at Cantley Lane South (which is currently a narrow rural lane). As a result of this, removal of two veteran trees (T13 and T14 north of the A11) has been determined as unavoidable.	Not agreed	

Ref No	Document References (if relevant)	South Norfolk Council Position	Highways England Position	Status	Date
13		Furthermore, there appears to be some ambiguity regarding the status of woodland W2; whether it is ancient woodland needs to be confirmed and the consideration adapted accordingly	Woodland W2 is not shown as ancient woodland, based on mapping information on the Multi Agency Geographic Information for the Countryside (MAGIC) website, www.magic.defra.gov.uk, which is managed by Natural England, (Natural England is a partner organisation of MAGIC)	Agreed	02/12/21
14	RR-001.7	The scheme appears to have differentiated between 'important' and other hedgerows (as defined by the Hedgerows Regulations. Seemingly only one short section of 'important' hedgerow is proposed to be removed as part of the current proposals and this is not contested.	The Applicant acknowledges the points raised by South Norfolk Council in relation to the hedgerows.	Agreed	02/12/21
Noise and Air Quality					
15	RR-001.8	<p>The key concerns from an Environmental Heath Viewpoint are the impacts on residents (including future residents of dwellings not yet built/occupied but having a valid planning permission) as a result of the:</p> <ul style="list-style-type: none"> • Construction Phase - particularly: <ul style="list-style-type: none"> o Air Quality <ul style="list-style-type: none"> <input type="checkbox"/> Dust from construction operations <input type="checkbox"/> Increased traffic emissions as a result of construction operations e.g. traffic congestion and traffic diversions. o Noise and vibration from construction works including traffic congestion and traffic diversions. 	<p>During the Construction phase of the works, the contractor shall follow all Health, Safety and Environmental regulations to ensure any impacts on residents, including future dwellings, are kept to a minimum.</p> <p>Impacts on the listed areas are contained within the following references</p> <ul style="list-style-type: none"> - Air Quality – ES Chapter : Air Quality (APP-041) - Noise and Vibration – ES Chapter 11: Noise and Vibration (APP-048) - Lighting - ES Chapter 14: Climate (APP-051) 	Under discussion	

Ref No	Document References (if relevant)	South Norfolk Council Position	Highways England Position	Status	Date
		<ul style="list-style-type: none"> o Lighting – it is assumed lighting will be required for the construction operations • Operational Phase – particularly: o Air Quality – any increase in traffic emissions at residential premises (including future residents of dwellings not yet built/occupied but having a valid planning permission) as a result of the proposal once completed. o Noise and vibration – any increase in noise and vibration at residential premises (including future residents of dwellings not yet built/occupied but having a valid planning permission) as a result of the proposal once completed. o Lighting – it is assumed lighting will be required for the proposal once completed which could be at a significant height relevant to neighbouring residential premises (including future residents of dwellings not yet built/occupied but having a valid planning permission). 	<p>There are no expected significant impacts on residents. Refer to Population and Human Health section of the ES (APP-049)</p>		
16	RR-007.9	<p>Requirement 4 of the draft DCO requires an Environmental Management Plan which in turn includes a Construction noise and dust management plan and a Construction communication strategy. This would go some way to addressing concerns regarding the Construction Phase. The Statement Relating to Statutory Nuisance implies lighting will be managed via the lighting plan and thus it would appear sensible for it to be specifically mentioned</p>	<p>The impacts of any lighting have been assessed fully in the lighting assessment (APP-086) and all mitigation is set out in the table 3-1 of the EMP (APP-128).</p>	Under discussion	

Ref No	Document References (if relevant)	South Norfolk Council Position	Highways England Position	Status	Date
		<p>in Requirement 4 of the draft DCO. Arguably the issues relating to the operational phase need to be resolved up front as they may be difficult / impracticable to resolve once any DCO is issued.</p>			
17	dDCO Requirement 5 – Landscaping	<p>South Norfolk Council request that the period for replacement for failed or dead trees be extended to 10 years rather than the currently drafted 5 years</p>	<p>With regards managing and rectifying failed planting, Requirement 5(f) of the dDCO (AS-028) requires: “measures for the replacement, in the first available planting season, of any tree or shrub planted as part of the landscaping scheme that, within a period of 5 years after the completion of the part of the authorised development to which the relevant landscaping scheme relates, dies, becomes seriously diseased or is seriously damaged.”</p> <p>The 5 year period referred to in Requirement 5 of the dDCO is the period during which the Applicant must take measures to replace any trees or shrubs which have died, or become diseased or damaged. This requirement has been included in the last five highway DCOs which have been granted.</p> <p>However, the Applicant acknowledges the duration of ‘management’ may extend beyond the five year after care period (see Objectives of the LEMP in Table B.1 of the Environmental Management Plan (REP4-020). It will keep this under review as the landscape and ecology mitigation design is developed during the detailed design stage. For example, monitoring periods remain to</p>	Not Agreed	

Ref No	Document References (if relevant)	South Norfolk Council Position	Highways England Position	Status	Date
			be confirmed in consultation with Natural England for habitat developed as mitigation to be managed under conditions of the European Protected Species Licences.		
18	dDCO Requirement 17 – Details of consultation	South Norfolk Council pointed to the turnaround time of 15 days where consulting with the LPA, requesting that this instead be changed to 28 days as had been agreed on A47 Blofield to North Burlingham.	The Applicant is prepared to accept this amendment in this instance and has amended the timescale to 20 business days in the latest version of the dDCO submitted at this deadline (Deadline 6).	Agreed	21/01/22

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Appendix A – RESPONSE TO LOCAL IMPACT REPORT POLICY

RELEVANT PLANNING HISTORY

Comment	Response
2011/1804 – Land north of Hethersett Village Centre, Little Melton Road., Outline planning for residential led mixed use development of 1196 dwellings and associated uses including Primary School, Local Services (up to 1,850 sq. mtrs (GIA) of A1, A2, A3, A4, A5, D1 & B1 uses) comprising shops, small business units, community facilities/doctors' surgeries, sports pitches, recreational space, equipped areas of play and informal recreation spaces. Extension to Thickthorn Park and Ride including new dedicated slip road from A11. Approved conditionally.	This comment is acknowledged and no response is required from the Applicant.
2015/1059 – Land north of Hethersett Village Centre, Little Melton Road Reserved matters application following outline planning permission 2011/1804/O for road layout. Approved conditionally.	This comment is acknowledged and no response is required from the Applicant.
2015/1594 – Phase A1-A Land north of Hethersett Village Centre, Little Melton Road Residential development of 95no dwellings with associated open space and infrastructure. Approved conditionally.	This comment is acknowledged and no response is required from the Applicant.
2015/1681 - Land north of Hethersett Village Centre, Little Melton Road Reserved Matters for appearance, layout, scale and landscaping of the first phase of development for 126 dwellings in relation to outline permission 2011/1804. Approved conditionally.	This comment is acknowledged and no response is required from the Applicant.
2016/2230 - Land north of Hethersett Village Centre, Little Melton Road Reserved Matters following planning permission 2011/1804 (Mixed Use Development) - Structural Landscaping. Approved conditionally.	This comment is acknowledged and no response is required from the Applicant.
2017/0151- Land north of Hethersett Village Centre, Little Melton Road Reserved matters following outline planning permission 2011/1804/O - proposed residential development (phase A1-B) comprising 91 dwellings including 20% affordable housing and associated open space and infrastructure. Approved conditionally.	This comment is acknowledged and no response is required from the Applicant.

<p>2017/1104 - Land north of Hethersett Village Centre, Little Melton Road Reserved Matters Application following 2011/1804/O for phase B1-B - appearance, layout, scale and landscaping for 107 dwellings. Approved Conditionally</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2018/2326 - Land north of Hethersett Village Centre, Little Melton Road, Reserved matters application for proposed residential development (phase A2) comprising 181 no. dwellings. Including 20% affordable housing and associated open space and infrastructure following 2011/1804. Approved conditionally.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2018/2326 - Land north of Hethersett Village Centre, Little Melton Road, Reserved Matters following outline planning permission 2011/1804 for detailed structural landscaping to areas SL9, SL10, SL11, SL12 & SL13. Approved conditionally</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2021/0758 - Land north of Hethersett Village Centre, Little Melton Road Outline planning application (all matters reserved) for an 'uplift' of up to an additional 200 dwellings (market and affordable units) on Parcels A4 (part) and B4 of Phase 4 of the Hethersett North village expansion area (subject of approved planning consent 2011/1804/O). Pending consideration.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2021/1965 - Land north of Hethersett Village Centre, Little Melton Road Reserved matters following outline planning permission 2011/1804 for residential development (Phases A3 & A4) comprising 200 no. dwellings including 20% affordable housing and associated open spaces & infrastructure. Pending consideration</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2011/0505 – Land North of A11, Silfield Road, Outline planning permission for proposed development to include up to 500 dwellings, Community facilities, site infrastructure including new access roads, public rights of way and drainage, green infrastructure including public open spaces and structural landscape planting. Approved conditionally.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2015/1280 - Land North of A11, Silfield Road, Phase 1 development for 10 dwellings including site Infrastructure, drainage and green infrastructure following outline planning permission 2011/0505. Approved conditionally</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2015/1649 - Land North of A11, Silfield Road, Reserved matters for 129 dwellings with details for Appearance, Landscape, Layout and Scale. Approved conditionally.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2015/1760 - Land North of A11, Silfield Road, Reserved matters for proposed development for 90 new dwellings including parking, garages, road infrastructure, drainage and green infrastructure. Approved conditionally.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>

<p>2015/1766 - Land North of A11, Silfield Road Reserved matters application following outline planning permission 2011/0505/O for road layout. Approved conditionally.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2015/2380 - Land North of A11, Silfield Road Reserved matters for Proposed development for 150 new dwellings including parking, garages, road infrastructure and green infrastructure. Approved conditionally</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2016/2557 - Land North of A11, Silfield Road Reserved matters following planning permission 2011/0505 - Public open spaces, green infrastructure and structural Landscaping. Approved conditionally.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2016/2586 - Land North of A11, Silfield Road Reserved Matters following Outline permission 2011/0505 - Appearance, Landscaping, Layout and Scale for 121 Dwellings. Approved conditionally</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2012/0371 - Land To The East And West Of Rightup Lane. Outline planning permission for 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 conditionally.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2015/2168 - Land To The East And West Of Rightup Lane, 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 conditionally.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2020/2434 - Land To The North And South Of Rightup Lane, 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. Pending consideration.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2021/0054 - Land To The East And West Of Rightup Lane Reserved Matters application following outline planning permission 2012/0371/O for the erection of 33 dwellings. Pending consideration.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2021/0055 - Reserved matters following outline planning permission 2012/0371/O for the erection of 219 residential dwellings. Pending consideration.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>

<p>2021/0125 - Land To The East And West Of Rightup Lane Reserved Matters application following outline planning permission 2012/0371/O for the erection of 231 dwellings. Pending consideration.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2013/1793- Land South-west Of Newfound Farm, Colney Lane, Outline planning permission for a development for up to 650 dwellings together with a small local centre, primary school with early years facility, two new vehicular accesses off Colney Lane, associated on-site highways, pedestrian and cycle routes, public recreational open space, allotments, landscape planting and community woodland. Approved conditionally.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2018/1389 - Land South-west Of Newfound Farm, Colney Lane, Reserved Matters details for phase 1 relating to the internal spine road with associated drainage infrastructure and landscaping (Outline Planning Permission 2013/1793). Approved conditionally.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2018/2200 - Land South-west Of Newfound Farm, Colney Lane, Reserved Matters details of appearance, layout, landscaping and scale of 650 dwellings with a local centre, land for educational use, associated on-site highways, pedestrian and cycle routes, public open space, play space, allotments and community woodland. Approved conditionally.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2013/1494 - Land East Of A47, West Round House Way And North Of A11; And Land To The South Of A11 To The East Of A47 And West Of Cringleford, Outline planning application with all matters reserved (save access) for the creation of up to 650 residential dwellings (use class C3), up to 2,500 sq mtrs of use class A1, A2, A3, A4, A5 and D1 floorspace, together with highways works, landscaping, public realm, car parking and other associated works. Refused, Appeal Allowed.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2017/0196 - Land East Of A47, West Round House Way And North Of A11; And Land To The South Of A11 To The East Of A47 And West Of Cringleford, Variation of conditions 5, 6, 11, 28, 35, 36, 37 and 38 of permission 2013/1494 (Outline planning application with all matters reserved (save access) for the creation of up to 650 residential dwellings (use class C3), up to 2,500 sq mtrs of use class A1, A2, A3, A4, A5 and D1 floorspace, together with highways works, landscaping, public realm, car parking and other associated works.) - to facilitate greater flexibility in the delivery of the scheme. Approved conditionally.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2017/2120 - Land East Of A47, West Round House Way And North Of A11; And Land To The South Of A11 To The East Of A47 And West Of Cringleford Variation of conditions 1, 3, 4, 7, 10, 13, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 29, 30, 33, 36, 38, and 39 following application 2017/0196 which relates to - (Outline</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>

<p>planning application with all matters reserved (save access) for the creation of up to 650 residential dwellings (use class C3), up to 2,500 sq mtrs of use class A1, A2, A3, A4, A5 and D1 floorspace, together with highways works, landscaping, public realm, car parking and other associated works.) - to facilitate the development coming forward on a phased basis. Approved conditionally</p>	
<p>2018/2404 - Land East Of A11 And North And South Of Round House Way, Reserved matters application for appearance, landscaping layout and scale following outline permission 2017/2120 for the first section of access road and 7 dwellings with associated landscaping. Approved conditionally.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2018/2835 - Land North Of A11 & South West Of Round House Way, Reserved Matters application for appearance, layout, scale, landscaping and access road following outline permission 2017/2120, comprising 203 dwellings for the southern development parcel phase 2. Approved conditionally</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2018/2836 - Land North Of A11 & South West Of Round House Way, Reserved Matters application for appearance, layout, scale, landscaping and access road following outline permission 2017/2120, comprising 90 dwellings for the northern development parcel phase 3. Approved conditionally.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2018/2783 - Area BS1 South Of Newmarket Road, Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-1 comprising 67 dwellings together with associated landscaping and infrastructure. Approved conditionally.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2018/2784 - Area BS2 South Of Newmarket Road, Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-2 comprising 79 dwellings together with associated landscaping and infrastructure. Approved conditionally.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2018/2785 - Area BS3 South Of Newmarket Road, Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-3 comprising 62 dwellings together with associated landscaping and infrastructure. Approved conditionally.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2018/2786 - Area BS4 South Of Newmarket Road, Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-4 comprising 56 dwellings together with associated landscaping and infrastructure. Pending consideration.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>

<p>2018/2787 - Area BS5 South Of Newmarket Road, Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-5 comprising 23 dwellings together with associated landscaping and infrastructure. Pending consideration.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2018/2788 - Area BS6 South Of Newmarket Road, Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-6 comprising 21 dwellings together with associated landscaping and infrastructure. Pending consideration.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2018/2789 - Area BS7 South Of Newmarket Road, Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-7 comprising 42 dwellings and approximately 500 sq metres of commercial floorspace, together with associated landscaping and infrastructure. Pending consideration.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2018/2790 - Area BS8 South Of Newmarket Road, Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-8 comprising 765 sq metres of commercial floorspace (Use classes A1,A2,A3,A4,A5,D1) together with associated landscaping and infrastructure. Pending consideration</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>2018/2791 - Area BS9 South Of Newmarket Road, Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-9 comprising of the formal and informal landscaping areas, including areas for formal sport pitches and a sports pavilion, and associated infrastructure. Approved conditionally. This planning consent is directly affected by the proposed DCO works.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>

HERITAGE ASSETS-ECONOMIC ISSUES

Comment	Response
<p>Policy DM4.10 is relevant to the determination of the proposal.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>The Council is broadly happy with the EIA Cultural Heritage Statement chapter. The Council's main concern is the protection of the grade II listed milestone along Norwich Road. The submitted statement indicated the scheme has been designed around retaining this in place and it will be protected during construction, this approach is endorsed.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>

<p>The scheduled ancient monument to the south is close to the new link road between Norwich Road and Cantley Lane South, however the Council is aware that the applicant has been liaising directly with Historic England and so we would defer to Historic England's view on the matter. Likewise, other archaeological features potentially impacted upon that require assessment, mitigation and consideration in the planning balance in determining the application are being picked up by Norfolk County Council in their representations on the application.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>There are some former estate houses next to the lodge on Norwich Road and along Cantley Road South (the latter quite altered) which have not been identified as non-designated heritage assets. The Council does not consider that the impact will be that significant on these properties in terms of heritage significance to make changes to the scheme, however we would question why these are not identified as Non designated heritage assets (NDHAs) at least potential NDHAs as these too have heritage connections</p>	<p>As per the requirement of para 194 of the National Planning Policy Framework (NPPF), Norfolk County Council Historic Environment Record (HER) data was gathered to aid the cultural heritage assessment in August 2018, November 2019, and updated again in July 2020. The reason that the former estate houses next to the lodge on Norwich Road and along Cantley Road South buildings are not identified in the environmental assessment is because they are not identified in the HER as NDHAs</p>

LANDSCAPE AND VISUAL IMPACT

Comment	Response
<p>The key landscape and visual impacts will result from the construction activity, cuttings and embankments of the main interchange, the new Cantley Lane Link road and overbridges; and the realignment of a short section of Cantley Stream, in respect of the removal/loss of hedgerows, areas of woodland and individual trees; and the impact on the landscape character and visual amenities of the area. The proposed highway improvement works are located within the C1 Yare Tributary Farmland with Parkland Landscape Character Area. Policies DM4.5, DM4.6, DM4.8 and DM4.9 are relevant in the consideration of the proposal.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>

<p>Landscape and Visual Impact Assessment – The Council is satisfied that the work has been undertaken in accordance with the accepted industry guidance. The viewpoints used within this are as agreed with the Council. It was our suggestion that, as the likely master plan was known for the emerging St Giles Park development, that viewpoint 5 might be better positioned on the known extremity of the housing area, but it remained at the PRow. We do not consider that this has significantly affected the findings of the study. The Council does not dispute the findings of the LVIA in terms of the significance of the anticipated landscape and visual effects.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>The Council is concerned about the proposed losses of veteran trees and would welcome any further evolution of the proposal to avoid these. The required removal of veteran trees will reduce the local population of these special features, the characteristics of which are valuable for ecological, cultural and landscape reasons. Notwithstanding the description of themes expressed at 7.3.2 of Chapter 7 of the ES, it will be very difficult (if not impossible) to replace these trees with ones of a similar amenity.</p>	<p>The Scheme design has been through an iterative design process and delivery of the required modern highway standards has necessitated realignment of a section of Cantley Stream and the creation of a wider, standard highway junction at Cantley Lane South (which is currently a narrow rural lane) and the alignment of the A11 to A47 link road. As a result of this, removal of two veteran trees (T13 and T14 north of the A11) has been determined as unavoidable.</p>
<p>The scheme appears to have differentiated between ‘important’ and other hedgerows (as defined by the Hedgerows Regulations. Seemingly only one short section of ‘important’ hedgerow is proposed to be removed as part of the current proposals and the Council does not contest this.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>

NOISE, POLLUTION AND LIGHTING

Comment	Response
<p>Construction Phase - particularly:</p> <ul style="list-style-type: none"> • Air Quality <ul style="list-style-type: none"> o Dust from construction operations o Increased traffic emissions as a result of construction operations e.g. traffic congestion and traffic diversions. • Noise and vibration from construction works including traffic congestion and traffic diversions. • Lighting – it is assumed lighting will be required for the construction 	<p>All proposed environmental management during construction is set out in Appendix B of the Environmental Management Plan (APP-128). Compliance with the EMP is secured in the dDCO (APP-017) by requirement 4 and requirement 9 ensures a written scheme of investigation is submitted, approved and complied with.</p>

operations	
<p>Operational Phase – particularly:</p> <ul style="list-style-type: none"> • Air Quality – any increase in traffic emissions at residential premises (including future residents of dwellings not yet built/occupied but having a valid planning permission) as a result of the proposal once completed. • Noise and vibration – any increase in noise and vibration at residential premises (including future residents of dwellings not yet built/occupied but having a valid planning permission) as a result of the proposal once completed. • Lighting – it is assumed lighting will be required for the proposal once completed which could be at a significant height relevant to neighbouring residential premises (including future residents of dwellings not yet built/occupied but having a valid planning permission). 	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>Policy DM3.13 and DM3.14 are relevant to the consideration of the proposed development.</p>	<p>This comment is acknowledged and no response is required from the Applicant.</p>
<p>The Council considers that the documentation would indicate that the proposal could take place (both the construction and operational phase) without an unacceptable impact on residents, if managed and operated appropriately.</p>	<p>All proposed environmental management during construction is set out in Appendix B of the Environmental Management Plan (APP-128). Compliance with the EMP is secured in the dDCO (APP-017) by requirement 4 and requirement 9 ensures a written scheme of investigation is submitted, approved and complied with.</p>
<p>In view of the above, with regards to specified works to be undertaken issues relating to Control of Noise, Air Quality, Artificial Light, Waste Management, Pollution Prevention, Contamination Assessment and Mitigation and Working Hours, it is noted that Requirement 4 of the draft DCO requires an Environmental Management Plan which in turn includes a Construction noise and dust management plan and a Construction communication strategy. This would go some way to addressing concerns regarding the Construction Phase. The Statement Relating to Statutory Nuisance implies lighting will be managed via the lighting plan and thus it would appear sensible for it to be specifically mentioned in Requirement 4 of the draft DCO.</p>	
<p>The Council whilst in general agreement, wishes to be assured that issues relating to hours of operation, siting of any standby generators, good practise procedures, prior notification of constructional noise, floodlighting, movement and storage of waste materials, public safety, dust control and emissions should be in place in the final document. The Council</p>	

appreciates that the exact wording of the listed documentation/conditions will be subject to further discussion. Arguably the issues relating to the operational phase need to be resolved up front as they may be difficult / impracticable to resolve once any DCO is issued.

SOCIO-ECONOMIC AND COMMUNITY MATTERS

Comment	Response
In general, the Council is supportive of the project, recognising the importance of the delivery of the Thickthorn improvement, as a significant piece of infrastructure required to enable planned growth and the need to upgrade the junction was established in the Greater Norwich City Deal.	This comment is acknowledged and no response is required from the Applicant.
The economic benefits in terms of investment and job creation are welcomed.	This comment is acknowledged and no response is required from the Applicant.

CONSIDERATION OF THE DRAFT ORDER

Comment	Response
The Environmental Masterplan details replanting proposals in a clear visual format but without species detail or quantification. It is not clear at this stage, how planting design has been calculated to ensure adequate replacements for losses incurred will be achieved. This requires clarification	This has previously been addressed in the Applicant's relevant representation response to RR-011.9 and Common Response F submitted at Deadline 1.

DRAFT