

SUPPLEMENTARY SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Plan No	Application No	Location	Update	Page Nos
1	2023/1326	Land East Side of Property Number 16 Saint Johns Close Coltishall Norfolk	<p>The agent has requested the following update comments to be placed on the Supplementary Schedule with the Council's comments also placed in <i>italic blue below</i>:</p> <ul style="list-style-type: none"> Nutrient Neutrality (paragraph 5.36 – 5.40) - The site is located in the 'Small Scale Discharge Low Risk Zone' and we've produced two detailed Nutrient Neutrality Assessments for our on-site mitigation scheme, including trail testing for percolation which evidences that the site has suitable drainage capacity and meets the Council's small scale discharge requirements. We've not received any reply that the latest proposals don't meet nutrient neutrality requirements. <p><i>The application is accompanied by a Nutrient Neutrality Impact Assessment, the first version of which (Rev 01 – Jan 24) has been considered by Natural England.</i></p> <p><i>The Council have received comments from Natural England dated 28th March 2024 (available to view on the Council's Public Access) that has requested further revisions:</i></p> <ul style="list-style-type: none"> <i>A revised Habitats Regulation Assessment (HRA) to consider and assess all the potential impacts of the proposal to European sites, not just recreational disturbance.</i> 	22-23

			<ul style="list-style-type: none"> • <i>Suitable measures, secured in perpetuity, that mitigate the nutrient load from the development.</i> • <i>A contribution of the current tariff per dwelling (index-linked) towards the Norfolk GIRAMS.</i> <p><i>It should be also noted that the NN Assessment is intended (as stated at para. 1.3) to:</i></p> <p><i>“This report will form part of the supporting technical documentation to accompany a full planning application to be submitted to Broadland District Council. The purpose of this report is to demonstrate that suitable on-site mitigation can be implemented to ensure the proposed development will be nutrient neutral (Nitrogen and Phosphorus) and/or to determine the volume of Nitrogen and Phosphorus which will require off-site mitigation via the purchase of credits/financial contribution.”</i></p> <p><i>Therefore it is not confirmed at the time of this presentation whether credits i.e. through Norfolk Environmental Credits will be used / secured to off set any calculated mitigation (the development otherwise to date has not been shown to be ‘Nutrient Neutral’).</i></p> <ul style="list-style-type: none"> • Recreational Impacts (paragraph 5.41) – A completed and signed GIRAMS UU was submitted to the Council in February '24. This resolves this issue; therefore, can this requirement be removed from the recommendation? <i>As the development will require a Legal Agreement in respect of self-build, it would be expected that the GIRAMS requirement</i> 	
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			<i>would be contained within this. However, the Council recognises the applicant's commitment to this.</i>	
2	2023/1905	75 The Green, Freethorpe, NR13 3NY	<p>An amended 'Proposed Floor Plans and Elevations' Drawing, Ref 8510 P03 D, has been submitted and uploaded to the website which also includes a street scene elevation. It is proposed to add a further condition which requires the development to be built in accordance with the finished floor levels (FFL) as shown on the street scene elevations.</p> <p>In addition, the agent has also confirmed that the proposed dwellings would meet the Government's Nationally Described Space Standard for internal space as required by Policy 5 of the GNLP.</p>	
