

PLANNING STATEMENT

Principles

In 2019 Norfolk County Council (NCC) redeclared its Environmental Policy and set an ambitious goal of reaching net zero carbon by 2030. This goal set out a target to work collectively, with regional partners, to achieve:

- 'net zero' carbon emissions on NCC's estates by 2030
- within wider areas, work towards 'carbon neutrality' also by 2030 and,
- where possible, absolute zero carbon.

A key part of achieving this target is to remove fossil fuel heating sources (e.g. oil and gas boilers) from NCC buildings, to be replaced by electrical heating sources (e.g air source heat pumps), to assist on the journey to becoming "net zero" across the NCC estate. The theory is that, as the National Grid decarbonises in future, NCC's estate will be ready to benefit from the decarbonisation of the National Grid and become "net zero" carbon.

Site context, use and constraints

The site is located within a large, relatively newly built residential area which stretches between southern Wymondham and the A11 (Wymondham bypass). It is south of the Norwich to Cambridge railway line which is located approximately 215m to the north-west of the site.

34 Rightup Lane was built in 2013 and is a relatively modern building (use class C3). It was converted from a C3b dwellinghouse in c.2021, when the integrated garage was converted to a staff bedroom/office for use by NCC. Apart from this alteration, it is completely typical residential development, 2 storey brick and block building constructed to modern standards. In their pre-application response, the council has deemed that the property now falls under use class C2.

Typical of this type of development is the relatively close grouping of dwellings in a non-orthogonal style. Nuthatch Grove (to the south of 34 Rightup Lane), is even more contemporary than the site in question, with the back gardens of the Nuthatch Grove houses backing onto 34 Rightup Lane (refer to block plan).

The site is not within a Conservation Area, there are no listed buildings nearby, it is not on the Local List, Article 4 is not applicable, it is in flood zone 1 (very low risk), there are no Tree Preservation Orders, no ecological impacts proposed.

Scope of proposed development

The installation of the proposed air source heat pump (ASHP) is required to remove the existing gas boiler and replace with an electrical source to provide heat and hot water to the

building. This measure has been supported by increasing the loft insulation and switching internal light fittings to lower energy LED types to reduce the heat losses and energy requirements of the building (note these measures do not require planning permission and are not part of planning application, but are noted here for wider context).

The air source heat pump requires some small localised concrete footings and a small soakaway to assist condensate drainage. It is also proposed to extend the pavers south slightly to allow pedestrian access around the ASHP unit, to avoid having to walk over the existing gravel (refer to existing/proposed site plans).

Boundary treatment

The existing boundary treatments to the south and east of the ASHP unit are close boarded fence with concrete posts, approximately 1.8m high. This will shield the ASHP unit from view from the street and surrounding gardens at ground level.

Topography and geology

The site is relatively flat. Geological context is not applicable to this minor scale of development.

National and local plan policy

Joint Core Strategy for Broadland, Norwich and South Norfolk Adopted 2011, amendments 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

South Norfolk Local Plan – Site Specific Allocations and Policies Document (SSAPD) October 2015

South Norfolk Local Plan – Development Management Policies Document (DMPD), Adopted 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 3.13 Amenity, noise and quality of life

Policy DM 3.14 Pollution, health and safety

Policy DM 3.16 Improving the level of community facilities

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
Policy DM 4.10 Heritage Assets

Wyndham Area Action Plan October 2015

Policy WYM 8 general green infrastructure requirements for new developments within Wyndham AAP area

Wyndham Neighbourhood Plan, made 24 July 2023

Policy 4: Excellence in Design
Policy 5: Important Views and Vistas
Greater Norwich Local Plan (GNLP) adopted March 2024
Policy 1 – The Sustainable Growth Strategy
Policy 2 – Sustainable Communities
Policy 3 – Environmental Protection and Enhancement
Policy 7.2 – The Main Towns

Other material considerations

National Planning Policy Framework (2023)

- 2. Achieving sustainable development
- 8. Promoting healthy and safe communities
- 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

Norfolk County Council Environmental Policy (2019)

Target to achieve net zero in the council's operations by 2030 and to work towards carbon neutrality within the council's wider areas, also by 2030.

Details of pre-application consultation

A pre-application was completed by NCC (ref: ENQ/2023/0032). It advised that the NPPF is supportive of such projects, giving significant weight to support energy efficiency measures improvements to buildings. It advised that ALL works taking place to the buildings should be noted on the planning drawings, regardless of whether they require planning permission or not, to give wider context to the scheme. It advised that the ASHP (the only element requiring planning permission), should be located sensitively to avoid noise and negative affects to amenity.

Proposal

The installation of the proposed air source heat pump (ASHP) is required to remove the existing gas boiler and replace with an electrical source to provide heat and hot water to the building. This measure has been supported by increasing the loft insulation and switching

internal light fittings to lower energy LED types to reduce the heat losses and energy requirements of the building (note these measures do not require planning permission and are not part of planning application, but are noted here for wider context).

The location of the external ASHP unit (located adjacent south gable of the house), has been carefully selected to be a minimum of 1 m from the boundary and away from any openable windows in the house to mitigate against noise pollution. It is concealed from view from the road and surrounding gardens by a close boarded fence approx. 1.8m high. Siting the unit at the end of the garden was considered, however it would have involved considerably increasing the distance between the ASHP unit and the hot water cylinder within the property and would have increased installation cost and decreased efficiency of the system quite considerably due to the heat losses between ASHP unit and HWC.

An acoustic assessment has been completed and is included with the planning application, and advised that no further acoustic attenuation is required.