



NORWICH
City Council

Application submitted by:

Mr Rawdon Gascoigne
1-4 South Park Business Court
Hobson Street
Macclesfield
SK11 8BS

On behalf of:

Honeyview Investments Ltd
C/O Emery Planning

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application Number: 23/01615/F

Valid date of application: 4 January 2024

Decision date: 16 May 2025

Location: 10 Barnard Road Norwich NR5 9JB

Proposal: Construction of a Class E food store with associated access, car parking, servicing and landscaping.

Reasons:

1. The proposed development would result in the loss of an existing valued community facility which is contrary to policy DM22 of the Development Management Policies Local Plan 2014 and paragraph 98(c) of the National Planning Policy Framework 2024.
2. The application involves the loss of protected trees that form part of a continuous existing landscaping feature along the southern side of Dereham Road, which makes an important contribution to the character, local distinctiveness and quality of the urban environment. The loss of the protected trees does not facilitate a substantially improved approach to the design and landscaping of the development that would outweigh the loss of the trees contrary to policy DM7 of the Development Management Policies Local Plan 2014 and paragraph 136 of the National Planning Policy Framework 2024.
3. The proposals fail to encourage sustainable travel through a failure to provide adequate infrastructure to support and prioritise access to the site by non-car modes contrary to policies DM1 bullet 3 and DM28 of the Development Management Policies Local Plan 2014, part 1 of policy 2 of the Greater Norwich Local Plan 2024 and paragraphs 110, 115 and 117 of the National Planning Policy Framework 2024.

4. The proposals fail to reduce car use and as a consequence fail to reduce dependency on the private car contrary to policy DM1 bullet 3 of the Development Management Policies Local Plan 2014.

Article 35(2) Statement:

The local planning authority in making its decision has had due regard to paragraph 39 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations. Whilst a scheme has been given a recommendation for approval by officers, elected members considered for the reasons outlined above that on balance and in light of the above policies that the application was not acceptable.

This notice applies to the following plans, drawings and supporting documents:

Combined Planning Statement received 27 December 2023

Planning and Retail Statement received 9 January 2024

Retail Addendum – Update to Retail Impact Assessment 9 August 2024

Updated Retail Impact Assessment Tables received 14 October 2024

002791-JPL-ZZ-ZZ-RP-D-2001-A3-C03 002791-JPL-ZZ-ZZ-RP-D-2001-A3-C03 Flood Risk Assessment received 27 December 2023

002791-JPL-ZZ-ZZ-RP-D-2002-A3-C03 002791-JPL-ZZ-ZZ-RP-D-2002-A3-C03 Drainage Strategy received 27 December 2023

19408-201-P-00 Existing Site Plan received 27 December 2023

19408-202-P-00 Existing Topographical Survey received 27 December 2023

19408-203-P-00 Existing Site Topographical Survey received 27 December 2023

19408-8000-00 Design Access Statement_LR received 27 December 2023

2306810-R01 Norwich Foodstore - Noise Assessment (Final) received 27 December 2023

2306810-R02 - Air Quality Assessment (Final) received 27 December 2023

BRD4290-OR2-A Barnard Rd Site Investigation received 27 December 2023

BRN-BWB-ZZ-XX-RP-ME-0001_S2_P01_Energy Statement received 27 December 2023

Eco-Check-JH_158 PEA December 2023-V1.1 - Preliminary Ecological Appraisal received 27 December 2023

19408-200-P-01 Location Plan received 9 August 2024

19408-303-P-00 Proposed Roof Plan received 4 January 2024

19408-302-P-00 Proposed Ground Floor Plan received 4 January 2024

19408-304-P-00 Proposed Elevations received 4 January 2024

19408-305-P-00 Proposed Site Sections received 4 January 2024

19408-204-P-00 Existing Site Sections received 4 January 2024

2218 SK36 Existing elevations received 4 January 2024

2218 SK37 Existing site plan received 4 January 2024

J000420-TA01b – Transport Assessment, including Figures and Appendices received 27 December 2023

J000420-SK001 Pedestrian/Cycle Crossing Dereham Road version C received 22 October 2024

REPORT NUMBER 2024/F/2213 Stage 1 Road Safety Audit received 22 October 2024

J000420-HTN02a Response to consultation responses on active travel and parking - text, figures and appendices received 22 October 2024

Stage 1 Road Safety Audit - Designers Response received 22 October 2024

EP ref: 18-592 Response to various matters raised by the LPA received 14 October 2024

19408-301-P-07 Proposed Site Plan received 1 April 2025

19408-300-P-07 Proposed Site Plan received 1 April 2025

19408-301-P-07 Tree Protection Plan version V3 received 1 April 2025

19408-306-P-06 Soft landscaping received 14 April 2025
19408-307-P-06 Hard landscaping received 1 April 2025
J0073959-23-01 Tree Survey Plan received 1 April 2025
Tree Constraints Plan version V4 received 14 April 2025
Tree Survey and Arboricultural Implications Assessment version 4 received 14 April 2025
Biodiversity Net Gain Assessment March 2025 V3 received 1 April 2025

A handwritten signature in black ink, appearing to read 'Sarah Ashurst', with a horizontal line extending to the right.

Sarah Ashurst
Head of planning and regulatory services

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.