



Your ref:
Our ref: 22/01310/RM
Please ask for: Kathy Wagg
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Tom McCabe
Chief Executive
Norfolk County Council
County Hall
Martineau Lane
Norwich
NR1 2DH

Geoff Hall
Executive Director

Stuart Ashworth
Assistant Director Environment and Planning

04 December 2023

Dear Mr McCabe

**Planning application 22/01310/RMM
Knights Hill reserved matters approval**

I refer to the recent reserved matters application reference 22/01310/RMM, which was approved (subject to the amending of a S.106 agreement) at Planning Committee on 6 November 2023.

At the meeting, the council resolved as follows:

RESOLVED: (A) That the application be approved subject to the completion of the Deed of Variation within four months of the date of this resolution to approve, and subject to the conditions below:

(B) That the application be refused if the Deed of Variation is not completed within four months of the date of this resolution to approve.

(1) Conditions 16 and 26 being amended and the change to the recommendation, as detailed in late correspondence.

(2) A condition to provide a turning circle rather than turning head – the wording of the condition to be agreed with the Chair and Vice-Chair

(3) A letter be written to Norfolk County Council from the Chair and Vice-Chair urging them to work together with the developer, Parish and Borough Councils to promote a bus service going into the site using the £500,000 contribution.

The reason for this letter is part (3) of the above resolution. There was a general consensus that the developer financial contribution for public transport, should go towards a bus service going into the whole site, to particularly serve those residents who are unable to access potential bus services going along the main Grimston Road (A148), which is some distance away from the bottom end of the site.

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Chief Executive – Lorraine Gore

The borough council's portfolio holder also addressed the planning committee, and committed to chair a future liaison meeting with borough officers, county officers, parish council representatives and the developer, to promote public transport at the site, including the bus service going into the site.

We therefore urge your officers to attend and support this collaborative approach going forward, to ensure we get the best possible development and one that maximises public transport on this strategic site. The first meeting is likely to be around spring time next year, with further details to follow.

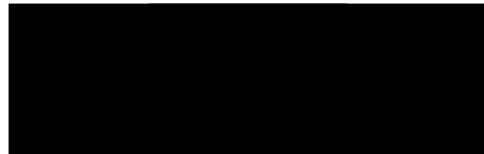
We would also point out that it was agreed through conditions that bus stops would be installed within the site when the roads are put in, as well as an enhanced turning area at the bottom of the site, to help facilitate bus services within the wider site. The committee were very keen that the infrastructure to facilitate enhanced public transport within the whole site was installed at the earliest possible stage.

I look forward to hearing from you.

Yours sincerely



Cllr Francis Bone
Chair of the Planning Committee



Cllr Sue Lintern
Vice-Chair of the Planning Committee

Cc Graham Bygrave, Interim Executive Director – Community and Environmental Services
