

**AGENDA ITEM 9****SCHEDULE OF PLANNING APPLICATIONS****Item: 9i: Thetford**

**Location: Former Elm Road Day Centre Elm Road**

**Proposal: Proposed change of use of existing building from day centre (D1) to provide affordable housing with a combination of dwelling houses (C3 use) comprising 3no. flats and an HMO (Sui Generis) providing further bed spaces along with external alterations and associated works.**

**REFERENCE: 3PL/2019/1531/F**

**Applicant: Mr R Burton – Breckland Council**

**Author: Mark Simmonds**

**Additional comments**

Ecological and Biodiversity Consultant, Natural Environment Team,  
Norfolk County Council

Since the Preliminary Ecological Appraisal and Bat Roost Assessment report (Small Ecology Limited; May 2019) was produced the plans have been finalised and therefore the Preliminary Ecological Appraisal and Bat Roost Assessment report (Small Ecology Limited; May 2019) needs to be updated to reflect the final proposals. It is not clear from the proposals if the grassland will be protected during the proposed works. The change of use of the existing building on the site from day centre (D1 use) to a combination of dwelling houses could impact on the surrounding statutory and non-statutory designated sites due to an increase in recreational pressure at these sites.

An updated assessment of the potential impacts on statutory and non-statutory designated sites needs to be included within the Preliminary Ecological Appraisal and Bat Roost Assessment report (Small Ecology Limited; May 2019). The site is located within the stone curlew buffer zone and within 400 metres of the SPA therefore potential impacts on the qualifying features of the SPA need to be considered.

A ghost HRA needs to be submitted in support of this application prior to determination of the planning application, the ghost HRA must consider potential impacts in isolation and cumulative impacts. The site falls within the SSSI Impact Risk Zone and therefore Natural England must be consulted on this application.

The recommendation is approval subject to no objection being received from Natural England.