

Planning Committee

Agenda

Date

Wednesday 7 August 2019

Members of the Planning Committee

Miss S Lawn
(Chairman)

Mr J M Ward
(Vice Chairman)

Mr A D Adams
Mr S C Beadle
Mr S M Clancy
Mr J F Fisher
Mr R R Foulger

Ms R M Grattan
Mrs C Karimi-Ghovanlou
Mr I N **Moncur***
Mr S Riley

Time

9.30am

Place

Council Chamber
Thorpe Lodge
1 Yarmouth Road
Thorpe St Andrew
Norwich

Substitutes

Conservative pool

Mr N J Brennan
Mr A D Crotch
Mr K S Kelly
Mr D King
Mr K G Leggett
Mrs T M Mancini-Boyle
Mr M L Murrell
Mr G K Nurden
Mrs S M Prutton
Ms C E Ryman-Tubb
Mr M D Snowling
Miss J L Thomas
Mrs K A Vincent
Mr S A Vincent
Mr S C Walker
Mr F Whymark

Liberal Democrat

Mr D G **Harrison***
Mrs L A Starling
Mr D M Thomas

Contact

Sara Utting tel (01603) 430428

Broadland District
Council
Thorpe Lodge
1 Yarmouth Road
Thorpe St Andrew
Norwich NR7 0DU



***not met training requirement so ineligible to serve**

If any Member wishes to clarify details relating to any matter on the agenda they are requested to contact the relevant Area Planning Manager, Assistant Director Planning or the Assistant Director Governance & Business Support (Monitoring Officer) prior to the meeting.

E-mail: sara.utting@broadland.gov.uk



@BDCCDemServices

The Openness of Local Government Bodies Regulations 2014

Under the above Regulations, any person may take photographs, film and audio-record the proceedings and report on all public meetings. If you do not wish to be filmed / recorded, please notify an officer prior to the start of the meeting. The Council has a protocol, a copy of which will be displayed outside of each meeting room and is available on request.

**The Chairman will ask if anyone wishes to
film / record this meeting**

A G E N D A

Page No

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| 1 | To receive declarations of interest under Procedural Rule no 8 | |
| 2 | Apologies for absence | |
| 3 | <u>Minutes of meeting held on 10 July 2019</u> | 5 - 11 |
| 4 | Matters arising therefrom (if any) | |
| 5 | Applications for planning permission to be considered by the Committee in the following order: | |
| | <u>Schedule of Applications</u> | 12 |
| | Planning Applications | 13 - 75 |

Please Note: In the event that the Committee has not completed its business by 1.00pm, at the discretion of the Chairman the meeting will adjourn for 30 minutes.

Trevor Holden
Managing Director

Copies of the applications and any supporting documents, third party representations and views of consultees are available for inspection in the planning control section.

DECLARATIONS OF INTEREST AT MEETINGS

When declaring an interest at a meeting Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda item to which it relates. In the case of other interests, the member may speak and vote. If it is a pecuniary interest, the member must withdraw from the meeting when it is discussed. If it affects or relates to a pecuniary interest the member has, they have the right to make representations to the meeting as a member of the public but must then withdraw from the meeting. Members are also requested when appropriate to make any declarations under the Code of Practice on Planning and Judicial matters.

Have you declared the interest in the register of interests as a pecuniary interest? If Yes, you will need to withdraw from the room when it is discussed.

Does the interest directly:

1. Affect yours, or your spouse / partner's financial position?
2. Relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner?
3. Relate to a contract you, or your spouse / partner have with the Council
4. Affect land you or your spouse / partner own
5. Affect a company that you or your partner own, or have a shareholding in

If the answer is "yes" to any of the above, it is likely to be pecuniary.

Please refer to the guidance given on declaring pecuniary interests in the register of interest forms. If you have a pecuniary interest, you will need to inform the meeting and then withdraw from the room when it is discussed. If it has not been previously declared, you will also need to notify the Monitoring Officer within 28 days.

Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?

If yes, you need to inform the meeting. When it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

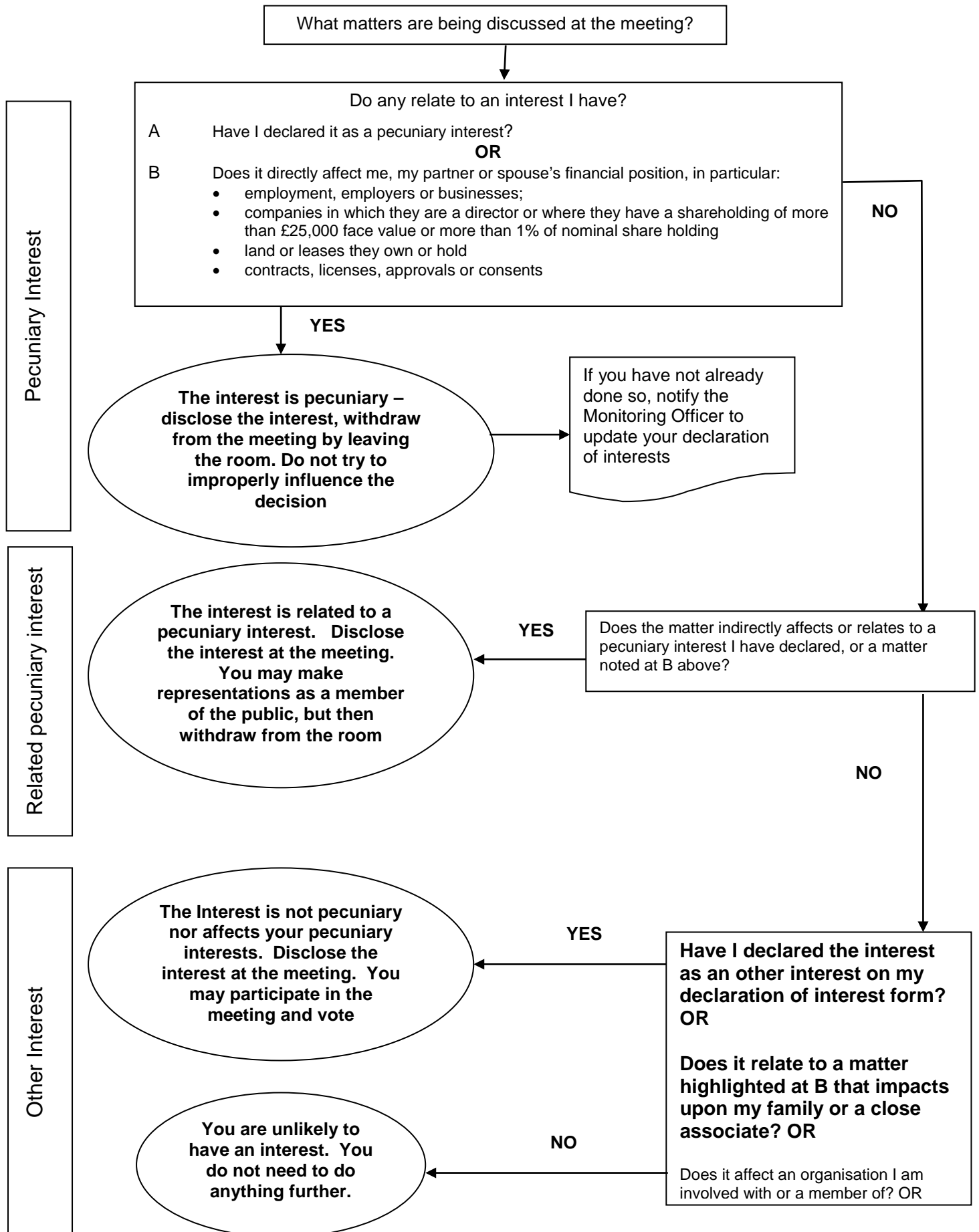
Is the interest not related to any of the above? If so, it is likely to be another interest. You will need to declare the interest, but may participate in discussion and voting on the item.

Have you made any statements or undertaken any actions that would indicate that you have a closed mind on a matter under discussion? If so, you may be predetermined on the issue; you will need to inform the meeting, and when it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF

PLEASE REFER ANY QUERIES TO THE MONITORING OFFICER IN THE FIRST INSTANCE

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



Minutes of a meeting of the **Planning Committee** held at Thorpe Lodge,
1 Yarmouth Road, Thorpe St Andrew, Norwich on **Wednesday 10 July 2019** at
9.30am when there were present:

Mr J M Ward – Chairman

Mr A D Adams
Mr S C Beadle
Mr N J Brennan

Mr J F Fisher
Mr R R Foulger
Ms R M Grattan

Mrs C Karimi-Ghovanlou
Mr M L Murrell
Mr S Riley

Mrs Hemsall was also in attendance for part of the meeting.

The following Member attended the meeting and spoke with the Chairman's concurrence on the item shown:

Mr G Peck Minute no: 15 (Grove Farm, Blackwater Lane, Heydon)

Also in attendance were the Development Manager, Area Planning Managers and the Committee Officer (JO).

11 DECLARATIONS OF INTEREST UNDER PROCEDURAL RULE NO 8

Member	Minute No & Heading	Nature of Interest
Mr Adams, Mr Beadle, Mr Fisher, Mr Foulger, Ms Grattan, Mrs Karimi-Ghovanlou, Mr Riley and Mr Ward	14 - Land East of Memorial Hall, Brundall	Lobbied by applicant and objectors. Non-disclosable, non-pecuniary interest.
Mr Adams and Mr Ward	14 - Land East of Memorial Hall, Brundall	Observed the site when undertaking a Council arranged informal site visit of both this and another application site for residential development in Brundall. Non-disclosable, non-pecuniary interest.
Mr Beadle	16 - Little Edgewood, Norwich Road, Reepham	Visited an adjacent property. Non-disclosable, non-pecuniary interest.

12 APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr Clancy, Miss Lawn and Mr Moncur.

13 MINUTES

The Minutes of the meeting held on 12 June 2019 were confirmed as a correct record and signed by the Chairman, save for the following amendment:

Minute no: 6 - Application Number 20181808 – Beck Farm, Norwich Road, Reepham

The following was added as the penultimate sentence to the narrative text on page 7:

The Committee was advised that they were not in a position to approve the application without additional ecological and hydrological information.

The Development Manager advised the meeting that an informal site visit was to be arranged by Democratic Services to Hill House, Hall Lane, Drayton before the item came back to Committee for consideration later in the year.

In respect of the decisions indicated in the following Minutes (nos: 14 to 17) conditions or reasons for refusal of planning permission as determined by the Committee being in summary form only and based on standard conditions where indicated and were subject to the final determination of the Director of Place.

14 APPLICATION NUMBER 20171386 – LAND EAST OF MEMORIAL HALL, BRUNDALL

The Committee considered a hybrid application comprising outline permission with all matters reserved except access for the development of up to 170 dwellings a community/sports pavilion a country park, formal and/or informal outdoor sports provision, access and other operations, and full planning permission for 23 dwellings in Phase 1.

The application was supported by a series of Parameter Plans, which establish the proposed finished ground levels, building heights and extent of built development, recreation and ecological connectivity zones, recreational zones and the location of access and a primary movement corridor. These plans established that the built development would be concentrated to the south and east of the application site with an informal country park to the north of the site and formal outdoor recreational land to the west. Buildings would be a maximum of 11m in height from finished ground level and access would be to the east onto Brundall Road. The Primary Movement Corridor would extend east-west from the access into the area designated for built development with land reserved for emergency access to the west to Links Avenue.

The application was reported to Committee as the application was for approval, contrary to the current Development Plan and given the level of public interest.

Additional comments from Brundall Parish Council, residents and officers were included in the supplementary schedule and the Area Planning Manager reported on minor revisions proposed to the Draft S106 Heads of Terms and Conditions contained in Appendix One to the supplementary schedule.

The Committee received the verbal views of the following who objected to the application: Mr Steve Millbank; Carey Cake; Don Evans; Mrs Tutt and Diane Vanderson.

The Committee received the verbal views of Kevin Wilkins, the Chairman of Brundall Parish Council and Graham Abbott also a member of the Parish Council, objecting to the application

The Committee received the verbal views of Mr Philp, in support of the application. In addition, Mr Philp read out a statement by Mr Brunton in support of the development.

The Committee heard a statement by County Councillor Andrew Proctor – Member for Blofield and Brundall Division objecting to the application.

Members had regard to the material considerations forming part of the proposal in terms of providing 3ha of recreational open space, significant green infrastructure and 33% affordable housing. However, they were concerned regarding the cumulative impacts associated with existing committed residential development in both the parishes of Brundall and Blofield and that the development was clearly contrary to the development plan as the Council was now in a position of having in excess of a 5 year land supply.

On this basis and giving primacy to the development plan, Members concluded that there were demonstrable harms associated with the development in terms of impact on the character and appearance of the area and on the setting of a heritage asset and that the material considerations forming part of the proposal were not of sufficient weight to determine otherwise than in accordance with the development plan.

RESOLVED:

to refuse application number 20171386 for the following reasons:

- The development would result in the introduction of built form and infrastructure associated with residential development. This would impact on the openness and rurality of the application site and result in significant harm to the rural character of the landscape including views from the public footpath to the south of the site. This would be to the detriment of the existing character and appearance of the area and conflict with policies GC2, GC4 and EN2 of the Development Management DPD [DMDPD], Policy 2 of the Joint Core Strategy [JCS] and Policy 3 of the Brundall Neighbourhood Plan [BNP].
- The development is in conflict with the Site Allocations DPD [SADPD] in that it does not provide the full recreational open space allocation

required under BRU3 of the SA DPD.

- The development results in harm, albeit less than substantial harm, to the setting of the Grade 1 Listed Church of St Andrew and St Peter when viewed from the Memorial Hall and the public footpath connecting Links Avenue with Golf Links Road. The public benefits of the proposal are not considered to outweigh this harm and the proposal therefore conflicts with Policy 1 of the JCS and Policy 3 of the Brundall Neighbourhood Plan and paragraph 196 of the NPPF.
- The application site is located outside of a settlement limit and does not accord with a specific allocation or policy of the development plan and as such is contrary to Policy GC2 of the DMDPD. Furthermore, as the Councils housing policies are up to date, due to the existence of a 5 year housing land supply, the proposal, for the reasons outlined above, is not considered to have considerations so material that the development plan should not be followed.

The Committee adjourned at 11.10am and reconvened at 11.20am when all of the Members listed above were present for the remainder of the meeting.

15 APPLICATION NUMBER 20190005 – GROVE FARM, BLACKWATER LANE, HEYDON

The Committee considered an application for the use of land as a camp site for four tents, the erection of a timber shower block with storage and honesty shop and the provision of a car parking area at Grove Farm, Blackwater Lane in Heydon. The tents would be sited and available for hire from March to October, and measure approximately 5m wide by 9m long with a pitched roof approximately 3.4m to the ridge, clad in heavy green and brown canvas and would sit on wooden floors supported by small concrete pads. Each could accommodate 6-8 people. The shower block would be a permanent construction of a wooden timber frame and clad building, measuring approximately 5m wide by 9.5m in length with a pitched roof approximately 3.3m high. The scheme proposed parking for up to 10 cars located at the southern end of the site.

A decision on the application had been deferred by the Committee at its meeting on 6 March 2019 to enable the applicant to demonstrate the financial viability of the proposal and how the proposed passing bays and revised access could be achieved and to appraise the visual impact of these works.

The application was reported to Committee at the request of Mr Peck, the Ward Member, for the reasons given in paragraph 5.3 of the original report.

The Committee received the verbal views of Simon Pegg, the agent at the meeting in support of the application. Mr Peck, the Ward Member, expressed his support requesting the Committee to approve the application.

Members noted that new plans had been submitted to provide 70m visibility splays in both directions at the site access point and that informal passing bays could be provided on land owned by the applicant. It was also noted that the independent company that would be marketing and providing the tents, had submitted financial viability data which showed the predicted cash flow for the first 5 years of the business and were making a significant investment, this suggested that the business concept would be viable.

In conclusion, the Committee resolved to approve the application contrary to the officer recommendation due to the low scale and seasonal nature of the proposed use, being four tents and a shower block set back into the site and the low impact of the proposal given that there was no impact on the character and appearance of the area. In addition it noted that improvements were proposed to improve visibility at the site access and the applicant was prepared to provide informal passing provision to assist with the Highway Authority comments.

RESOLVED

To approve application number 20190005, subject to the following conditions:

- (1) Statutory time limit (A1)
- (2) Development to be carried out in accordance with approved plans and documents (E3)
- (3) Landscaping scheme to be submitted in respect of the replacement roadside hedgerow (T04)
- (4) Maximum number of tents to be erected is 4 (NS)
- (5) Use to operate between March – October (NS)
- (6) The approved treatment plant is to be installed prior to the first use of the camp site (NS)
- (7) Informal passing places are to be provided prior to the first use of the camp site (NS)

16 APPLICATION NUMBER 20190659 – LITTLE EDGEWOOD, NORWICH ROAD, REEPHAM

The Committee considered an application for the sub-division of residential property, change of use of swimming teaching business from incidental to commercial, new vehicular access and car parking at Little Edgewood, Norwich Road, Reepham.

The application was reported to Committee as the site was outside of the settlement limit and the sub-division of the residential property and change of use to commercial use did not accord with any specific policy of the Development Plan.

The Committee received the verbal views of Steven Howes, the agent, at the meeting in support of the application.

In conclusion, it was considered that the development did not cause significant harm in terms of its impact on the character and appearance of the area. Furthermore, there was no other harm associated with approving this development. Therefore, whilst there was a degree of conflict with the development plan, with the site being outside of the settlement limit, the lack of harm was considered a material consideration which justified the approval of the application.

It was also noted that the application had incorrectly requested opening until 13.00 on a Saturday. Member agreed that this should be extended to 14.00.

RESOLVED:

To approve application number 20190659, subject to the following conditions:

- (1) time limit
- (2) plans and documents
- (3) in accordance with AIA
- (4) highways vehicular crossing (SHC 05)
- (5) highways gates, chain or other means of obstruction opening inwards (SHC 07)
- (6) highways laying of car parking / manoeuvring areas (SHC 20)
- (7) hours of operation

17 APPLICATION NUMBER 20190589 – THE WHEATSHEAF, NEWTON ROAD, HAINFORD,

The Committee considered an application for the demolition of an existing outbuilding and erection of new cart shed with office above; extension of residential curtilage and erection of timber outbuilding for use as storage / gym at The Wheatsheaf, Newton Road, Hainford.

The application was reported to the Committee as the site was outside of the settlement limit and the change of use of land to residential use did not accord with any specific policy of the Development Plan

The Committee received the verbal views of Mr Alexander Hackett, the applicant, at the meeting in support of the application.

The Committee concluded that whilst the extension of the residential curtilage was contrary to Policy GC2 of the DM DPD, the development did not cause significant harm in terms of its impact on the character and appearance of the area. Furthermore, there was no other harm associated with approving this development. Therefore, whilst there was a degree of conflict with the development plan with the site being outside of the settlement limit, the lack of harm was considered a material consideration which justified the approval of the application.

RESOLVED:

To approve application number 20190589, subject to the following conditions:

- (1) time limit (A1)
- (2) plans and documents (E3)
- (3) contamination (K7)
- (4) occupation restriction for outbuildings (C4)
- (5) restrictions on permitted development for any further outbuildings (D5)

The meeting closed at 1.11 pm

DRAFT

SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Area	Application No	Location	Officer Recommendation	Page Nos
1	20182043	Land off Manor Road, Manor Road, Newton St Faiths	Delegate authority to the DoP to APPROVE subject to no objections from the HA and subject to a S106 Agreement and conditions	13 – 34
2	20190807	76 Sandy Lane, Taverham	APPROVE subject to conditions	35 – 41
3	20190569	Shiels Court, 4 Braydeston Avenue, Brundall	APPROVE subject to conditions	42 – 55
4	20190710	Land off Howlett's Loke, Salhouse	APPROVE subject to conditions	56 – 67
5	20190639	Recreation Ground, Thieves Lane, Salhouse	APPROVE subject to conditions	68 - 75

DoP Director of Place
HA Highways Authority



Application No: 20182043

**Land off Manor Road, Manor Road, Newton St
Faiths, NR10 3LG**

**Scale:
1:2500**

**Date:
30-Jul-19**



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Application No: 20182043
Parish: Horsham and Newton St Faiths

Applicant's Name: Lovell Partnerships, Lakeside 500, Broadland Business Park, Old Chapel Way, Thorpe St Andrew, Norwich, NR7 0WG

Site Address: Land off Manor Road, Manor Road, Newton St Faiths, NR10 3LG

Proposal: Demolition of dwelling and erection of 69 dwellings and associated infrastructure and landscaping

Reason for reporting to committee

The application is contrary to the Development Plan, the level of affordable housing is below that which would be expected and the officer recommendation is to approve.

Recommendation summary:

Delegate authority to the Director of Place to approve subject to no objections from the Highways Authority and subject to conditions and completion of a Section 106 Agreement

1 Proposal and site context

- 1.1 The application seeks full planning permission for the demolition of an existing dwelling (156 Manor Road) and the erection of 69 dwellings and associated infrastructure.
- 1.2 The site is allocated under Policy HNF1 of the Site Allocations Development Plan Document 2016 (SA DPD) although the site boundaries are not wholly contiguous with the allocation.
- 1.3 The development would be served by a single point of access onto Manor Road onto a 4.8m wide estate road with 1.5m wide footpaths to either side.
- 1.4 The proposal provides for the following housing mix:
 - 1 bed – 2 No.
 - 2 bed – 18 No.
 - 3 bed – 31 No.
 - 4 bed – 18 No.
 - Total – 69 No.
- 1.5 The proposal provides for 10% affordable housing provision (7 dwellings) and a viability appraisal has been submitted to justify this level of provision which has been independently tested on behalf of the Council. The tenure split would be 71:29 resulting in five dwellings for Affordable Rent Tenure and two dwellings for Intermediate Tenure.

- 1.6 The site is 2.53 ha in area and includes a single storey dwelling (No 156 Manor Road) and associated curtilage and part of the rear garden of No 154 Manor Road, to the east of which the site opens to former paddocks with associated single storey buildings. To the boundaries and within the site are mature trees including 3 protected by way of a Tree Preservation Order (TPO). Hedgerows, fencing and walls form the boundary treatment to the gardens of the residential dwellings fronting Manor Road.
- 1.7 To the south and east of the site are agricultural fields; to the west are primarily single with some two storey residential dwellings and to the north is a paddock where there is an undetermined outline application (20181525) for 64 dwellings against which an appeal has been made against non-determination.

2 Relevant planning history

- 2.1 No relevant history

3 Planning Policies

3.1 National Planning Policy Framework (NPPF)

NPPF 02 : Achieving sustainable development

NPPF 03 : Plan-making

NPPF 04 : Decision-making

NPPF 05 : Delivering a sufficient supply of homes

NPPF 06 : Building a strong, competitive economy

NPPF 08 : Promoting healthy and safe communities

NPPF 09 : Promoting sustainable transport

NPPF 11 : Making effective use of land

NPPF 12 : Achieving well-designed places

NPPF 14 : Meeting the challenge of climate change, flooding and coastal change

NPPF 15 : Conserving and enhancing the natural environment

NPPF 16 : Conserving and enhancing the historic environment

3.2 Joint Core Strategy (JCS)

Policy 1 : Addressing climate change and protecting environmental assets

Policy 2 : Promoting good design

Policy 3 : Energy and water

Policy 4 : Housing delivery

Policy 5 : The Economy

Policy 6 : Access and Transportation

Policy 7 : Supporting Communities

Policy 9 : Strategy for growth in the Norwich Policy Area

Policy 15 : Service Villages
Policy 20 : Implementation

3.3 Development Management Development Plan Development Plan Document (DM DPD) 2015

Policy GC1: Presumption in favour of sustainable development
Policy GC2: Location of new development
Policy GC4: Design
Policy EN1: Biodiversity and Habitats
Policy EN2: Landscape
Policy EN3: Green Infrastructure
Policy EN4: Pollution
Policy RL1: Provision of formal recreational space
Policy TS3: Highway safety
Policy TS4: Parking guidelines
Policy CSU5: Surface water drainage

Site Allocations Development Plan Document 2016
Policy HNF1: Land East of Manor Road, Newton St Faiths

3.4 Supplementary Planning Documents (SPD)

Recreational Provision in Residential Development SPD
Landscape Character Assessment
Parking Standards SPD
Affordable Housing SPD

Statutory duties relating to Listed Buildings, setting of Listed Buildings and Conservation Areas:

S16(2) and S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission or listed building consent for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4 Consultations

4.1 Anglian Water:

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that an informative is included within the decision notice should permission be granted.

The foul drainage from this development is in the catchment of Whitlingham Trowse Water Recycling Centre that will have available capacity for these flows.

The sewerage system at present has available capacity for these flows.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets.

4.2 Conservation Officer (Arboriculture and Landscape):

I have no objections to the tree removals as long as there is sufficient replacement planting within the proposed landscaping scheme, to mitigate the losses.

As noted within the AIA three trees (two Oak and one Walnut) within the site are protected by Tree Preservation Order (TPO) 2017 No.12 (1270) with T22 being an especially important landscape feature due to its age and size.

The construction of the new entrance from Manor Road and the locations of plots 1 to 5 may have an impact on the trees within the garden of number 158 not shown in the plans. These should be included so the all tree constraints are fully considered.

Having studied the proposed layout, there appears to be some encroachment within the Root Protection Area (RPA) of Oak T22, which although within the limits stated within BS: 5837 is still undesirable, due to the trees importance and status as an 'A' category tree, protected tree and should be avoided.

The proposed parking spaces for plots 68 & 69 are also located within the RPA of Poplar T9 which is a significant landscape tree due to its size and maturity, this is located off site and it is important that the proposals don't damage the roots of this tree and the proposed construction of the parking spaces must be of a 'No-dig' design, the use of this type of construction should be verified by the appointed engineers to verify it use can be aligned with the adjacent surfaces.

Tree T9, a large mature Poplar within the rear garden of 150 Manor Road, due to its height the shadow patterns from this are shown to significantly overshadow plots 67, 68 & 69, this is far from ideal and would have an impact on the quality of life of future residents; the detail of the layout and proposed fenestration measures of the properties should be looked at with regard to making changes to improve the situation. T11 overshadows plot 42 & T14 overshadows plot 20 to a lesser extent.

The Landscape Visual Impact Assessment demonstrates that the development proposals will have an adverse effect, with the changes to the landscape character being felt most by the residents living at the adjoining properties on Manor Road and Middle Farm Cottage and a lesser extent by users of the Public Rights Of Way's and I don't disagree with this. The perceived benefits of the scheme will have to be considered against the demonstrated landscape effects.

The retention of the existing trees and vegetation combined with the proposed landscaping measures could provide sufficient mitigation when fully established, to lessen the impact the scheme will have on the existing landscape.

Comments on amended plans:

The majority of the changes I requested in my earlier comments appear to have been implemented: these include the reduction of encroachment within the Root Protection Area (RPA) of TPO Oak T22.

A reduction in overshadowing to the properties close to Poplar T9 with the change in layout.

Plotting and Tree Protection Plan (TPP) of the trees within the garden of 158 Manor Road has now been included.

In summary, I am satisfied that the changes to the layout and additional tree related details have alleviated the concerns raised in my earlier response.

4.3 Contracts Officer:

Currently I cannot see any refuse strategy for this development which outlines details of tracking for a large refuse collection vehicle, bin storage and collection points, adoptable highway roads and private driveways. Most concerning of all there is no turning head for a large refuse vehicle on part of the development.

Comments on amended plans:

The bin collection points look good subject to minor comments. However I still cannot see any tracking plans which demonstrate that our waste collection vehicles can access this site to service any of the bin collection points.

Comments on amended plans:

The tracking is acceptable. Please ensure that the bin collection points are made big enough for the number of houses using them (2 bins per property).

4.4 Design Advisor:

Design issues generally minor. There are issues with the layout of the development which require addressing before a positive recommendation could be made. In terms of the detailed design however the approach is generally acceptable and subject to the minor changes and clarifications outlined above acceptable.

Comments on amended plans:

The proposed method of construction and detailing (of the porch canopies) including the materials is acceptable in design terms.

Regarding the revised layout this is generally an improvement on the previous submission. However there is still an issue with plots 6 – 9. Other than this the previous concerns in the main appear to have been addressed and subject to the satisfactory resolution of this remaining issue. The scheme can be recommended for approval on design grounds.

4.5 Historic Environment Officer:

The proposal will have a moderate adverse effect in relation to views from the grade II listed buildings at Middle Farm. Although it is recognised that the proposed planting will in the longer term provide some mitigation, it is considered that the assessment within the LVIA clearly demonstrates the detrimental impact that the proposal will have permanently on the setting of the listed buildings.

As farm buildings, the rural setting contributes greatly to the significance of the buildings and it is considered that the proposal will therefore cause less than substantial harm to the significance of the listed buildings.

It should also be noted that views from the public footpath running to Middle Farm also contain the grade I listed church of St Mary and St Andrew in Horsham St Faith to the south-west. Again it is considered that the rural nature of the building's wider setting does contribute to its significance and again this will be compromised (to a lesser extent) by the development.

If permission were to be granted I would suggest that mitigation measures are taken to ensure that hedges / trees are augmented along the eastern boundary (in particular adjacent to those dwellings positioned very close to the edge of the site) and that PD rights regarding boundary treatments for individual properties around the edge of the site are removed so that hedges are not eroded over time and replaced with inappropriate boundary treatments.

4.6 Housing Enabler:

Other than commenting on the low proposed delivery of Affordable Housing I would just make additional comments around the affordable units and would expect to see a better mix across the property sizes (to include some 3 bedroom house types). All units for rent will need to meet or approach Level 1 space standards.

Comments on amended plans:

I note that the applicants are now including 2 x 2 bedroom (3 person) w/c adaptable properties to be built to Part M (Cat 2) Building Regs. The assumption is that these will be for affordable rent but it would be helpful to have the exact tenure split confirmed.

At present I note that there are 7 affordable units (on a total of 69 dwellings) which equates to 10% affordable housing. The suggested tenure split should be:

ART

2 x 1 bedroom (2 person) houses

1 x 2 bedroom (4 person) house

2 x 2 bed bung

Intermediate Tenure as S/O

2 x 2 bedroom house

All units for Rent should be built to level 1 space standards so as to achieve maximal occupation in housing terms. The above mix provides a tenure split of 71:29 because if the tenure split includes x 3 units for intermediate tenure this would give a tenure split of less than 60% for ART (which would not be acceptable considering the already extremely low level of delivery of affordable housing on this site).

4.7 Lead Local Planning Authority:

We object to this planning application in the absence of an acceptable Flood Risk Assessment (FRA) / Drainage Strategy. Further information is required to demonstrate agreement with the Norfolk County Council Bridges Section; allowance for urban creep; details of maintenance; consideration of water quality; allowances for freeboard; evidence that the SuDs hierarchy has been considered.

Comments on amended plans:

The applicant has provided an Amended Flood Risk Assessment (FRA) and confirmation email from NCC Bridges to account for the local flood risk issues and surface water drainage at this location.

We have no objection subject to conditions

4.8 Natural England:

No comments

4.9 Norfolk County Council (Highway Authority):

The layout requires amending to ensure an acceptable highway design and plans for off-site highway improvements are required to demonstrate upgrading / widening the existing footway to the school and local services.

Comments on amended plans:

Notwithstanding comments made in response to the original submission, it is disappointing that a plan showing the proposed off-site highway improvements has not been provided. You'll be aware that these works are a requirement of allocation policy HNF.1. In light of this and so that these works can be suitably conditioned we again request a plan showing the off-site highway works be submitted. With regards to the proposed layout some changes have been made since we originally commented, however a number of matters remain outstanding.

Comments on amended plans:

In response to the revised layout, drawing 026-18-0100-P17, I'm pleased to advise the majority of points have been addressed. There remains one issue regarding the use of a bell mouth junction for the pumping station access and the provision of parking to serve the pumping station.

With regard to the off-site highway works there appears little space in order to widen the footway on the west side of Manor Road solely to the rear. As proposed in support of 20181525 the footway widening should be provided such that the existing narrow verge is removed and the existing footway is widening on both sides. A new kerbline will need to be installed and drainage installed as necessary and reference made to the part time 20 mph signs.

We are in discussion with the applicant regarding the off-site proposals and expect revised plans to be submitted shortly.

4.10 Norfolk County Council (Historic Environment Services):

The proposed development site is located south of an area where geophysical survey has indicated the presence of below-ground archaeological remains of prehistoric date. A number of artefacts of prehistoric date have also been found in the vicinity. Although a relatively small part of the central southern part of the site has probably been disturbed by the construction use and demolition of three agricultural

buildings there is potential for previously unidentified heritage assets with archaeological interest (buried archaeological remains of prehistoric date) to be present within the current application site and that their significance would be affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological work in accordance with National Planning Policy Framework 2018 paragraphs 199 and 189.

4.11 Norfolk County Council (Minerals and Waste):

The application site is not in a Mineral Safeguarding Area, nor does it fall within the consultation area of any existing mineral site or waste management facility, or the consultation area of any allocated mineral extraction site. Therefore, Norfolk County Council in its capacity as the Mineral and Waste Planning Authority has no specific comments on this planning application.

4.12 Norfolk County Council (Natural Environment Team):

The ecological value of the land is low and that the proposed works are unlikely to have a significant impact on ecology. If you are minded to grant consent, we would recommend a condition as to timing for clearance of woody vegetation outside the bird breeding season.

Given the scale of the application (69 houses), it would be reasonable to expect some enhancements for biodiversity in line with the 'net gain' principles in the NPPF. The ecology report suggests some enhancements but the applicant should be required to commit to at least some of these.

4.13 Norfolk County Council (Senior Planner):

There is spare capacity in the Early Education sector but there is insufficient capacity at Hellesdon High School add although St. Faith's Primary School is showing a spare capacity of 6 places, these are at the higher age range of the school, the lower age range classes are full and taking this into account we would consider the school as full.

It is therefore expected that the funding for the additional school places required for children from this proposed development, should it be approved, would be through CIL as this is covered on the District Council's Regulation 123 list.

Fire: This development will require 1 fire hydrant per 50 dwellings at a cost of £818.50 per hydrant, which should be dealt with through condition. Taking into account the location and infrastructure already in place, our minimum requirement based on 69 no. dwellings would be 2 fire hydrants on no less than a 90mm main at a total cost of £1,637.

Library: A new development of 69 dwellings will have an impact on the library service and mitigation will be required to develop the service, so it can accommodate the residents from new development and adapt to user's needs.

Green Infrastructure: Newton St Faith is segregated from the Public Rights of way (PROW) network in the west by the A140, there are no other PROW in the north and then in the east there is a route utilising footpaths Horsham St Faith & Newton St Faith FP1 and FP2, which would offer new residents a walking route. Connectivity to the wider network, including Horsford FP9 to the west of the A190 should be considered, although we acknowledge this is a busy road and therefore connectivity and access are difficult.

4.14 Pollution Control Officer:

A condition is required regarding contaminated land.

4.15 Other Representations

Cllr D Roper:

I have the following concerns:

1. The very low allocation of affordable housing in this application.
2. The type of housing and the overall density on the site lends itself to a higher level of car ownership than has been allowed for in the proposed development.
3. The totality of increased housing in this area, particularly if application 20181525 were to gain permission. Newton St Faith as a village in its own right has very limited amenities and in combination these two applications would increase the village size by over 50%. Taking St Faiths Parish as a whole, the two applications would be a 15% increase.
4. Potential increased pressure on the junction onto the A140

Horsham and Newton St Faiths Parish Council:

The Parish Council has given this application detailed consideration and whilst not objecting in principle to this development it would like to make the following observation:

The Design and Access statement has several factual inaccuracies which have a direct bearing on the application. "Walking" - there is not a post office within 10 min. Newton St. Faith Post Office closed several years ago. The crematorium should not be described as a place of worship. A mother and child would be hard pressed to walk to the school within 10 min. There is no cafe. Facilities such as Post Office, Public House, church, school etc. are all in Horsham St. Faith.

"Public Transport" is not frequent. The Sanders Coaches on the A140 do not stop at Newton or Horsham St. Faith. The service that stops on Manor Road near the garage is only four times a day.

When originally accepted for the Local Plan, this site was allocated to around 60 dwellings. This has now stretched to 69 and more importantly is to contain only 10% affordable housing. The density means that more "on street" parking is likely.

The Council are concerned at the effect that the development will have on traffic flows at the Manor Road/A140 junction which are very heavy at peak times.

Although not part of this application the Council are mindful of the other outline application (20181525) which has been submitted for adjacent land for 64 dwellings. The combined total would put a massive strain on local infrastructure and is incompatible with the categorisation of Horsham & Newton St. Faith as a "service village" suitable for small scale development.

Comments on amended plans: No further comments

CPRE:

The proposed inclusion of 7 affordable properties out of a total of 69 in total is woefully inadequate and not compliant with the requirements of the Joint Core Strategy, the adopted Local Plan. This states that: 'on sites for 16 dwellings or more (or over 0.6 ha) 33% [affordable housing] with approximately 85% social rented and 15% intermediate tenures (numbers rounded, upwards from 0.5)'. This would mean that 23 of the properties should be affordable in total with about 19 of these being social rented. The policy goes on to state that: 'the proportion of affordable housing sought may be reduced and the balance of tenures amended where it can be demonstrated that site characteristics, including infrastructure provision, together with the requirement for affordable housing would render the site unviable in prevailing market conditions, taking account of the availability of public subsidy to support affordable housing.' Given the proposal is for 69 houses where the site is allocated for approximately 60 homes, the additional profits from these additional homes should ensure that the proposal is policy compliant regarding the provision of much needed affordable homes.

Neighbour comments:

Comments have been received from 11 addresses raising the following issues:

- The provision of affordable housing is below policy requirements;
- Local road network and junction cannot cope with more development;

- Insufficient infrastructure - the village doesn't have a shop, the school is at capacity and it is difficult to get a doctor's appointment;
- Infrequent bus service limits transport opportunities;
- Submitted documents are incorrect regarding the level of and type of services in the village;
- Adjacent field will be used for fly-tipping by residents;
- Adjacent field will be used by residents for recreation;
- Proposal will increase the risk of flooding on adjacent fields and elsewhere;
- Parking and speeding on Manor Road make the road network dangerous;
- Plot 1 impacts on building line;
- There are inconsistencies on the plans;
- There are surface water issues in the area;
- Site area differs from site allocations document;
- Impact of development on trees within 3rd party land (such as T9 Poplar);
- Development contains insufficient number of bungalows relative to the housing mix in the area;
- Development will result in overlooking of existing property;
- There are no plans to improve facilities in the area;
- Development will impact on existing residents views into the countryside;
- Development will impact on light, noise and air pollution;
- Land levels will increase impact of development on neighbours.

5 Assessment

Key Considerations

- 5.1 The key considerations for the application are the principle of the development and issues of layout, design and character of the area, the impact on residential amenity, the provision of affordable housing, heritage impact, drainage and highway safety.

Principle

- 5.2 Policy HNF1 of the Site Allocations Development Plan Document 2016 (SA DPD) allocates the majority of the site for residential development to "accommodate approximately 60 homes". Whilst the proposal is for 69 dwellings and at the upper limit of what the site could reasonably accommodate, Policy HNF1 sets no upper limit for the number of dwellings. Accordingly, notwithstanding concerns raised by residents and the Parish Council about the ability of local infrastructure to cope and the level of services within the locality, estate scale development in this location is acceptable by virtue of its allocation in the development plan.

- 5.3 However, the application site is not entirely consistent with the boundaries of allocation HNF1 as the site includes the curtilage of 156 Manor Road instead of 154 Manor Road. In essence the application proposes the demolition of the 'wrong' dwelling to provide access to the site.
- 5.4 No. 156 is mostly located within the settlement limit of Newton St Faiths however part of the rear garden falls outside of the settlement limit. Accordingly there is an area of the application site, approximately 0.06ha in size, which lies outside of the settlement limit and outside of the boundaries of the site allocation.
- 5.5 Therefore, whilst the great majority of the site is allocated for residential development and/or within the settlement limit where the principle of residential development is acceptable, the area of the site outside of the allocation and settlement limit represents a conflict with GC2 of the Development Management DPD.
- 5.6 Planning law (section 38(6) of the Planning and Compulsory Purchase Act 2004) requires that applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.7 The applicant is a housebuilder and is in advance discussions with the owners to purchase the site. It is understood that the agreed land deal has its complexities and involves multiple parties and a re-negotiation of this, to reflect the boundaries of the allocation, would delay a land deal and significantly delay the delivery of housing on this (mostly) allocated site. Given the very modest area of the site which is not allocated or within the settlement limit and with regard to its existing use as garden and the emphasis placed on the delivery of housing in the National Planning Policy Framework (NPPF) it is considered that the conflict with GC2 is reasonably justified and does not conflict with the development plan as a whole. I do not consider that refusal on these grounds would be justified. The principle of the scale of development in this location is therefore acceptable.

Layout, Design and Landscape

- 5.8 Policy 2 of the JCS and Policy GC4 of the DM DPD require, inter alia, new development to be of a high standard of design which respect the character and appearance of the area, reinforces local distinctiveness and make efficient use of land and resources.
- 5.9 Policy 1 of the JCS seeks to protect the environmental assets of the district and Policy EN2 of the DM DPD requires development to have regard to the Landscape Character Assessment SPD and consider the impact of development on the landscape.
- 5.10 The application proposes 69 dwellings at a density of 27 dwellings per hectare. The density of development is higher than the density of the existing development fronting Manor Road which is characterised by low density ribbon development with glimpsed views of the open countryside

beyond. The proposed development will change the perception of the place, from one of relatively small-scale and low-density ribbon development within a rural setting, to a more suburban character with a relatively densely-developed housing estate beyond the existing houses. It is considered that the development will therefore have an impact on the street scene and whilst the proposed single storey dwellings to the frontage have been sited to reinforce the current street scene they will not screen the development to the rear.

- 5.11 In support of the application is a Landscape Visual Impact Assessment which identifies that the site currently makes a positive contribution to the landscape character at the moment and the existing visual amenity is assessed as good. It is considered the development will change the rural settlement edge resulting in a moderate adverse effect, decreasing to a negligible effect after landscaping has been established (after 15 years). Residents of Manor Road will lose the current long views of the countryside impacting their amenity and users of Public Rights of Way to the east will experience direct views of the new dwellings.
- 5.12 However, the Design Advisor has commented that the scale of buildings is similar to the existing buildings in the settlement and the form is broadly traditional which will go some way to mitigating the increase in density and the visual impact of it. Amendments have been made to the layout and elevational treatment of dwellings to reflect the Design Advisor comments who advise that the scheme can be recommended for approval on design grounds. Accordingly, whilst the density of development is at the upper limit of what would be acceptable and will result in some harm to the character and appearance of the area, the harm is not considered to be significant, especially in the context of the application site being an allocation for approximately 60 homes where some harm is inevitable to deliver housing on an allocated site in the countryside.
- 5.13 The 69 dwellings would be served by a type 3 road; 4.8m wide with 1.5m wide footways extending from which are Type 6 shared surfaces and private drives. The Type 3 road would provide access onto Manor Road at the west of the site and would run east into the site adjacent to the boundary with No 154. The first 3 dwellings back from the new junction would be single storey and the dwelling at the site frontage would be orientated to front Manor Road. Whilst sited closer to Manor Road than the existing dwelling, there is a varied building line and I do not consider that it would be overly intrusive in the street scene given its form and scale is comparable to existing dwellings.
- 5.14 Moving east the site opens up into the existing paddocks to provide a range of detached, semi-detached and terraced dwellings. A small central green has been provided adjacent to the main estate road to take account of T11 (a Category B Oak) and T22 (a Category A Oak). Amendments have been received to increase the size of the central green on the advice of the Design Advisor. Whilst the green is bisected by a number of access roads it

would assist in creating a more attractive environment compared to the scheme as originally submitted. The scheme does result in some tree loss but the most important trees within the site (including those with Tree Preservation Orders) and trees and hedges to site boundaries have been retained and successfully integrated into the layout to the satisfaction of the Conservation Officer (Arboriculture and Landscape). A condition is required to ensure their protection during the course of development. Hard and soft landscaping plans are also required, secured by condition.

- 5.15 The proposed layout results in a series of cul-de-sacs which limit the permeability through the development, however given the scale of development and the number of dwellings served off each road this is not considered to be unacceptable in urban design terms and would result in quieter roads for future residents. The Highway Authority has no objection to the layout or road hierarchy subject to one issue regarding the use of a bell mouth junction for the pumping station and the development has been tracked to ensure that it is accessible for the Council's refuse collection vehicles.
- 5.16 In design terms the Design Advisor has made detailed comments regarding individual house types and amendments have been received to address these and provide more information regarding the construction of porch canopies. These amendments and additional information are sufficient for the Design Advisor to conclude that the proposal is acceptable in design terms.
- 5.17 Therefore I consider that whilst the development will have an urbanising impact on the site and impact upon its existing character and appearance, this harm needs to be balanced against the benefits of delivering housing on an allocated site. Precise details of external materials to be used in the development should be submitted for approval, which is secured by condition.

Impact on Residential Amenity

- 5.18 Policy GC4 of the DM DPD requires development to pay adequate regard to the impact upon the amenity of existing properties and future residents.
- 5.19 The site is bounded by residential dwellings to the west, these mostly being single storey. The dwellings most affected by the development are 158 and 154 Manor Road, both of which are single storey and front Manor Road.
- 5.20 The proposed estate road would be sited adjacent to the boundary with No. 154 which has a ground floor bathroom window facing towards the application site. The road would therefore run in close proximity to this window and the rear garden of No 154 resulting in the potential for increased noise and disturbance for occupants of this dwelling. This would result in a degree of harm to their amenity. No details of hard landscaping

are provided and I consider that the provision of a brick wall along this boundary will have some mitigating impact.

5.21 The three proposed dwellings to the north of the estate road (plots 1-3) would be clearly visible from the curtilage of No 158 and would impact on the existing resident's outlook. As originally proposed there were two, two-storey dwellings where plot three is currently proposed. These have been re-sited elsewhere in the development and a bungalow introduced at plot three instead. Given that plots 1-3 are now all bungalows I do not consider that they would result in overlooking of No 158. The occupants of this dwelling would have a greater sense of enclosure compared to their more open outlook currently enjoyed. However, given that these dwellings are single storey it is not considered that the impact would be significant enough to warrant refusal on these grounds. Permitted development rights should be removed for plots 1-3) by condition to prevent any alterations (such as dormer windows or roof lights) which could, if introduced, result in overlooking.

5.22 Elsewhere within the development the proposed dwellings are sufficiently far from existing dwellings to not be overbearing or unneighbourly and would not result in overlooking of dwellings, but views into rear gardens would be possible but not to a degree which would be unacceptable. Future residents would be afforded an acceptable level of residential amenity with a layout which provides for privacy and a suitable amount of external amenity space. Concern has been expressed that the development would lead to fly-tipping and trespassing in the adjacent agricultural fields and that the expense of this would fall on the owner of the fields, however these are issues dealt with by separate legislation and do not represent planning reasons for refusal.

5.23 Overall it is considered that the development will have some impact on residential amenity particularly given the proposed access arrangements and layout of plots 1-3 in conflict with policy GC4 of the DM DPD but these impacts are not considered significant and must be weighed in the overall planning balance.

Housing Mix

5.24 The housing mix proposes a range of 1-4 bedroom dwellings helping to meet housing needs in the area whilst providing a mix that is viable and marketable for the developer.

5.26 The application proposes seven affordable dwellings which equates to 10%. This is below the 33% required by policy 4 of the JCS. To justify this provision the applicants have provided a detailed viability appraisal which has been scrutinised by an independent viability consultant on behalf of the Council.

- 5.27 The viability consultant has sought additional information from the applicant regarding costs and assumptions that they have made and also met with them direct to discuss these issues. The main issue with the development which impacts upon the viability of the development are the abnormal costs, these being: costs associated with drainage and the need for a pumping station and rising main; off-site highway improvements; demolition and remediation of buried asbestos and enhanced foundations to reflect unstable ground conditions.
- 5.28 The Council's viability consultant has confirmed to officers that at a policy compliant level of affordable housing the scheme would be unviable and that the a reduction to the level proposed has been adequately justified, however at the time of writing their final report is not available and will be provided via the supplementary papers.
- 5.29 Policy 4 of the JCS allows for a reduction in the provision of affordable housing where it can be demonstrated that the scheme would be unviable at a policy compliant level. It is considered that the applicant has provided sufficient justification and the application therefore complies with Policy 4 of the JCS.
- 5.30 The affordable housing will be secured in a Section 106 Agreement which will include provisions for a review mechanism to increase the percentage of affordable housing should market conditions improve.

Other Issues –heritage, drainage, highways.

Heritage

- 5.31 S16(2) and S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.32 Policy 1 of the JCS seeks to conserve and enhance heritage assets through, inter alia, the protection of their settings.
- 5.33 Approximately 330 metres to the east of the site are two grade 2 listed buildings - the 17th century Middle Farmhouse and its 18th century granary. The setting of the buildings has been somewhat compromised to the east, where Newton Park (a development of mobile homes) is in relative proximity. However, in all other aspects the building retains its rural hinterland and although the small-scale ribbon development along Newton Road and Manor Road is visible, its distance, scale and density means that it does not impede on views from the building or its wider setting. However, the proposal will bring a very different form of development closer to the listed buildings and will have an impact upon their setting.

- 5.34 As farm buildings, the rural setting contributes greatly to the significance of the buildings and it is considered that the proposal will therefore cause less than substantial harm to the significance of the listed buildings.
- 5.35 As set out in paragraph 194 of the NPPF, 'Any harm to, or loss of, the significance of a designated heritage asset (...from development within its setting), should require clear and convincing justification'.
- 5.36 Paragraph 196 of the NPPF states that 'Where a proposed development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'.
- 5.37 With regard to the scale and harm of the impact I consider that the delivery of 69 dwellings on a site allocated for residential development is a significant material consideration in terms of justifying the proposal. Moreover, the Historic Environment Officer has advised that if the development is permitted mitigation measures should be taken to ensure that hedges and trees on the eastern boundary are augmented and that permitted development rights regarding boundary treatments to the site boundaries are removed so that hedges are not removed and replaced with inappropriate boundary treatments over time. This can be secured by condition.
- 5.38 It is considered that whilst the development will have less than substantial harm on the setting of the grade II listed buildings, this harm is outweighed by the benefits of allowing development on an allocated site.
- 5.39 The proposed development site is located south of an area where geophysical survey has indicated the presence of below-ground archaeological remains of prehistoric date. A number of artefacts of prehistoric date have also been found in the vicinity. Although a relatively small part of the central southern part of the site has probably been disturbed by the construction use and demolition of three agricultural buildings there is potential for previously unidentified heritage assets with archaeological interest (buried archaeological remains of prehistoric date) to be present within the current application site and that their significance would be affected by the proposed development. A condition is therefore required to secure a programme of archaeological mitigatory work.

Drainage

- 5.40 Policy CSU5 of the DM DPD requires developments to incorporate mitigation measures to deal with surface water to minimise the risk of flooding on site without increasing flood risk elsewhere.
- 5.41 In support of the application are an amended Flood Risk Assessment and Surface Water Drainage Strategy. The site is in flood zone 1, the zone with

the lowest probability of flooding. The site is not considered suitable for infiltration due to clay soils and poor infiltration rates; instead it is proposed to discharge to a water course at a controlled rate.

- 5.42 The Lead Local Flood Authority have been consulted on the proposals and sought further information from the applicant regarding the proposed surface water drainage scheme and seeking confirmation from the Norfolk County Council Bridges Team that a connection can be made into an existing watercourse. Amended information has been submitted to reflect the discussions held between the applicant and the LLFA who now have no objections subject to conditions.

Highways

- 5.43 Policy TS3 of the DM DPD states that development will not be permitted where it would result in any significant adverse impact upon the satisfactory functioning or safety of the local highway network.
- 5.44 The site is below the threshold for the submission of a Transport Assessment but the application is supported by a Transport Statement to identify the likely highway impacts of the development and necessary mitigation.
- 5.45 The Highway Authority raise no objection to the scale of development in the location proposed subject to the delivery of off-site footway improvements to provide enhanced pedestrian connectivity to the primary school in Horsham St Faiths. Whilst plans have been submitted to demonstrate this there are ongoing negotiations with the Highway Authority regarding this matter and the officer recommendation reflects the need for this issue to be resolved before permission can be granted. The concerns of residents and the Parish Council regarding the ability of the local highway network to accommodate the scale of development proposed are noted but are not shared by the Highway Authority.
- 5.46 Amendments have been made to the layout to reflect comments made by the Highway Authority regarding the provision of parking, the radii of junctions, the alignment of roads and the provision of appropriate visibility splays. One issue remains over the use of a bell-mouth junction to serve the pumping station and discussions are ongoing regarding this but it is not considered to be insurmountable with only some minor changes to the layout required. Furthermore, the scheme has been amended to reflect comments made by the Contracts Officer and the layout has been tracked to ensure it is suitable for use by the Councils refuse collection vehicles. It is therefore considered, subject to some minor revisions to be negotiated, that the scheme results in a layout which provides a safe environment for vehicles and pedestrians and an appropriate amount of parking is provided in accordance with Policies TS3 and TS4 of the DM DPD.

Biodiversity and Open Space

5.47 Policy EN1 of the Development Management DPD requires development to protect and enhance the biodiversity of the district, avoid fragmentation of habitat and support the delivery of green infrastructure. Policy 1 of the JCS seeks to protect the environmental assets of the district. In support of the application is an ecology assessment. The Natural Environment Team at Norfolk County Council has advised that the report is of a high standard meeting industry best practice guidelines. The report states that the ecological value of the land is low and that the proposed development is not likely to have a significant impact on ecology. Conditions are recommended to ensure that development has regard to bird nesting and that details of ecological enhancement are secured. Disturbance of nesting birds is covered by separate legislation so doesn't need to be controlled through the planning process, however ecological enhancements can be secured by condition.

5.48 Policies EN1, EN3 and RL1 of the DM DPD require the delivery of green infrastructure and formal recreation commensurate with the number of people who will occupy a development. The proposed housing mix generates the need for the following open space requirements:

Green infrastructure: 0.682 ha
Children's Play Space: 0.058 ha
Formal Recreation: 0.286 ha
Allotments: 0.027 ha

5.49 Whilst the development provides for some informal open space, this does not meet the definition of Green Infrastructure. Furthermore, there is no children's play space, formal recreational space or allotments proposed on-site. Accordingly the policy requirements for open space will be met by way of off-site contributions in accordance with the Recreational Provision in Residential Development SPD 2016. These contributions will be secured in a Section 106 Agreement. Whilst the allocation HNF1 does suggest that children's play space could be provided on site, this is not feasible with the layout and higher quality provision could be provided at an area of open space at the junction of Manor Road and Newton Street approximately 300m to the north of the site.

Conclusions

5.50 The application proposes 69 dwellings on a site allocated for residential development. Whilst the application site is not entirely contiguous with the boundaries of the allocation I do not consider that this would result in a conflict with the development plan when read as a whole.

The development would have some impact on residential amenity by virtue of the proximity of the access road to the boundary of No 154 Manor Road and the siting of plots 1-3 on the outlook of No 158 Manor Road. Furthermore, the development will erode the character of the site having

given the urbanising impact on the landscape. However, the neighbour amenity and landscape harm would be outweighed by the benefits that the development would have of delivering housing on an allocated site to meet the identified housing needs of the area as set out in the JCS and I consider, having regard to all issues raised, that the proposal represents an acceptable development.

Recommendation: Delegate authority to the Director of Place to approve subject to no objections from the Highway Authority and subject to the following conditions and subject to a Section 106 Agreement with the following Heads of Terms:

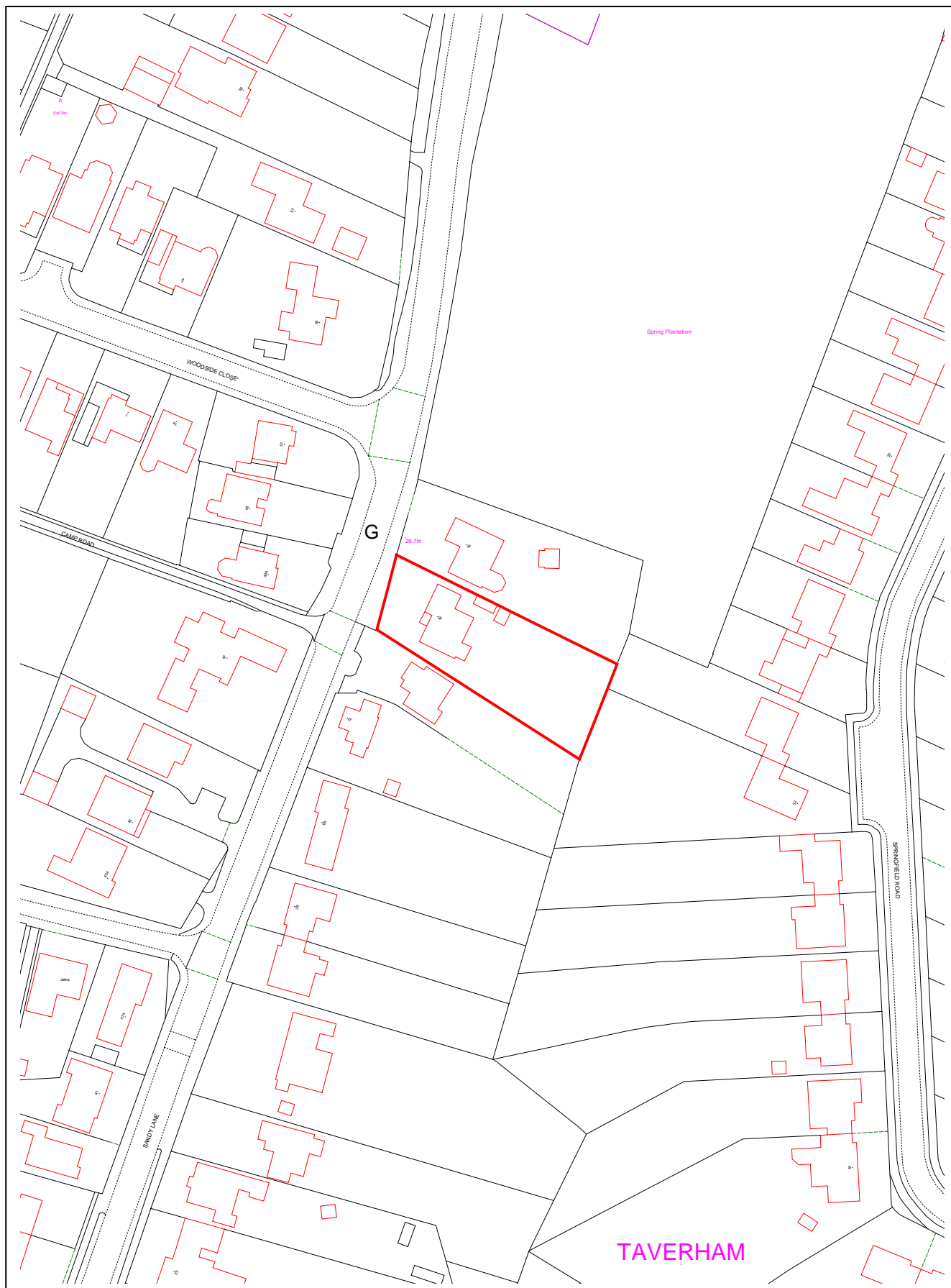
Conditions:

- (1) Time limit
- (2) In accordance with plans and documents
- (3) Details of materials
- (4) Hard and soft landscaping
- (5) Trees to be protected in accordance with approved plans
- (6) Highways conditions TBC
- (7) Drainage condition
- (8) Contamination
- (9) Ecology mitigation
- (10) 10% renewable energy
- (11) Fire hydrants
- (12) External lighting
- (13) Scheme of archaeological investigation
- (14) Removal of PD for means of enclosure along external site boundaries
- (15) Removal of PD for roof alterations to plots 1-3

Heads of Terms:

- (1) Affordable housing @10% with clawback provisions.
- (2) Contributions for open space to meet Policy EN1, EN3 and RL1 of DM DPD requirements

Contact Officer, Charles Judson 01603 430592
Telephone Number Charles.judson@hotmail.co.uk
and E-mail



Application No: 20190807

76 Sandy Lane, Taverham, NR8 6JT

**Scale:
1:1250**

**Date:
30-Jul-19**



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Application No: [20190807](#)

Parish: Taverham

Applicant's Name: Mr & Mrs Abigale

Site Address: 76 Sandy Lane, Taverham, NR8 6JT

Proposal: Two storey side extension and single storey rear extension

Reason for reporting to committee:

The Local Member has requested that the application be determined by the Planning Committee for the reasons as set out in paragraph 4.4.

Recommendation summary:

Approve subject to conditions

1 Proposal and site context

1.1 The application site is a detached two storey dwelling located within the settlement limits of, Taverham. The application site is located to the east of Sandy Lane and is set 10 metres away from the road. The site is within a residential area comprising two storey detached and semi-detached dwellings with attached garages to the side of the dwellings. The surrounding area is a linear settlement with houses having a frontage to the main road.

1.2 The application seeks full planning permission for the erection of a two storey side extension and a single storey rear extension. The two storey side extension will be partially over the existing attached garage on the northern elevation of the dwelling towards the neighbour at No. 78 Sandy Lane. The rear extension is also towards the northern boundary. The side extension is designed with a projecting gable to the front and is the same width of the existing attached garage and aligns with the rear wall of the dwelling. At first floor level it accommodates a bedroom, en-suite and dressing area, at ground floor behind the garage it comprises an utility room and part of the family room/dining area which is also accommodated within the proposed single storey rear extension.

The two storey side extension measures 3.7m wide x 10.7m deep x 8.1m high with a pitched roof. The rear extension measures 5.9m wide x 4.9m deep x 4m high with a pitched roof.

2 Planning history

2.1 The site has no planning history.

3 Planning Policies

3.1 National Planning Policy Framework (NPPF)

3.2 National Planning Policy Guidance (NPPG)

The NPPG comprises a suite of documents published by national government which set out advice and best practice on a range of planning issues following a detailed review of planning policy guidance. The following specific sections of the NPPG are considered to be particularly relevant to the proposed development:

In terms of design, where appropriate the following should be considered:

- Layout – the way in which buildings and spaces relate to each other;
- Form – the shape of buildings;
- Scale – the size of buildings;
- Detailing – the important smaller elements of building and spaces;
- Materials – what a building is made from

3.3 Joint Core Strategy (JCS)

Policy 1 : Addressing climate change and protecting environmental assets

Policy 2 : Promoting good design

3.4 Development Management Development Plan Development Plan Document (DM DPD) 2015

GC1- Presumption in favour of sustainable development

GC4- Design

EN4- Pollution

4 Consultations

4.1 Taverham Parish Council:

Although no decision was reached, concern was raised as to the negative impact on light to the neighbouring dwelling and it was felt that the proposal was unneighbourly.

A neighbouring resident attended the meeting and raised concern as to the lack of lighting to her dwelling caused by the proposed extension to the side and rear. It was requested that District Councillor Kelly call in this application.

4.2 Broadland District Council - Pollution Control Officer:

No objection.

4.3 Neighbours:

One letter of objection received from Number 78 Sandy Lane which noted that “the proposed extension greatly blocks the natural light to my main living area and impairs my use of my main amenity. There are only two small windows that will be impaired but these were originally built into the property to enhance natural light as the room was too dark and to make it more pleasantly habitable. It will also block the light going into my conservatory which acts as a main conduit for light into the living room. The conservatory will also be restricted from southern facing light and impairs its usage.”

4.4 Other Representations:

Councillor Kelly:

Please call this application if you are mindful to approve this application. I have been able to see the site and believe this greatly affects next door Number 78 Sandy Lane. The effect of building so close to the adjoining property badly affects the availability of natural light in the main area and deprives the owner of reasonable use of this amenity. Number 78 was originally built with 2 addition small windows in the lounge size 40cm height x 1 metre length to improve the natural lighting. This and the now added conservatory will be totally blocked of reasonable lighting from the southern aspect if this application should go ahead.

5 Assessment

Key Considerations

- 5.1 The main issues to be taken into consideration in the determination of this application are an assessment of the proposals against the policies of the Development Plan, the National Planning Policy Framework (NPPF) and the Planning Practice Guidance. Other key considerations in the determination of this application are the impact on the character and appearance of the area and impact on neighbour amenity.

The principle of the development

- 5.2 The site is located within the settlement limits of Taverham where the principle of extensions to existing dwellings are considered acceptable subject to impacts upon design, amenity, highway safety and any other material considerations.

It is therefore considered that the proposals would be acceptable in principle

and would be compliant with policies GC1, GC4, TS3 and TS4 of the Development Management DPD [2015] and the Joint Core Strategy for Broadland, Norwich and South Norfolk [2014].

The impact of the proposals on the character and the surrounding area

- 5.3 The area is characterised by a mixture of house types located in a linear form with frontage to the main road. The neighbouring properties are large two storey detached dwellings. It is considered that the proposed side extension would be visible in the street and from Number 78 Sandy Lane; by virtue of its scale, massing, height and design it is considered that it would not have an impact on the street scene given that the property is set back approximately 14 metres from the street. The neighbouring properties are large detached dwellings and it is considered that due to the scale of the proposed side extension it would not look out of character or alien to the setting of this part of Taverham. The rear extension will not be visible from the street. Consideration has also been given to the design of the extensions and whether they have an acceptable impact upon the character and appearance of the dwelling and the street scene.
- 5.4 The proposed extension and alterations to the property would be subservient features which would not impact significantly on the character and appearance of the property given that they have been designed in a manner which would respect the characteristics of the property.
- 5.5 The single storey part of the extension would not be seen from the street scene and has no impact on the appearance of the existing or neighbouring properties. As such the extensions would not have an adverse impact on the appearance of the streetscape and surrounding area.
- 5.6 The proposed developments would be constructed using brick, roofing tiles and UPVC windows and doors which match those on the existing dwelling and ensure that the extension appears well related to the main dwelling and the surrounding area.
- 5.7 It is therefore considered that the proposals due to their scale, massing, height and design would be compliant to Policy GC4 of the Development Management DPD [2015] and Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk [2014].
- 5.8 The impact of the proposals on the amenity of neighbouring residents. The comments from the Parish Council and the neighbouring resident are acknowledged and noted, both are concerned that the proposed development would have a negative impact on light to the neighbouring dwelling. It is considered that due to the siting, bulk, mass of the proposed extensions and the lower site level of the application site, the proposals would not result in an overbearing impact to Number 78.
- 5.9 With regards to the proposed extensions it is considered that the properties

most immediately affected by the proposed works would be the adjacent neighbour at Number 78 Sandy Lane to the north of the application site. The neighbouring property is a large detached two-storey detached dwelling. The neighbours opposite the application site are not considered to be affected by the proposed extensions as they are at least 25 metres away from the site. At present a 1.8 metre high close boarded fence defines the boundary between the properties which stagger along the garden as the land levels increase towards the rear of the site. The top part of the site has a half a metre high brick wall as boundary treatment between the application site and Number 78.

- 5.10 The proposed extension would be perpendicular to the adjoining neighbour. Therefore although the adjoining neighbour's ground floor windows [which serve the living room] would be affected by the proposed two storey side extension the living room would not be significantly adversely affected as the existing large front window and the conservatory to the rear would provide adequate daylight to the living room.
- 5.11 In terms of the concerns that that the neighbour's conservatory would be adversely affected by a loss of daylight as a result of the proposed single storey rear extension this is at a lower level than the neighbouring property and adequate light will still enter the conservatory over the top of the proposed single storey extension.
- 5.12 The combination of these factors lead officers to believe that although there will be a minor loss of daylight to the living room, it would be insufficient to warrant a refusal.
- 5.13 In terms of sunlight the two storey side extension is the same height as the existing dwelling and still retains a separation distance of approx. 1.5m to the boundary to Number 78, which is in turn is located approximately 1.5 metres from the boundary. This in combination with the orientation of the sun, the siting of the extensions, the location of the neighbouring house would result in a small amount of sunlight being lost in late morning to midday. Again the loss would be minimal and as such, would not warrant a refusal. Furthermore it should be noted that the ground levels between the application property and Number 78 are not level and the neighbouring property is at a higher than the application site, this would enable the neighbouring property to receive adequate sunlight and daylight.
- 5.14 Whilst the development is in relatively close proximity to the neighbouring property's side elevation, it is not considered to be overbearing due to the fact that the neighbouring property is on an elevated ground and the application site is slightly lower. As such it considered that this would help to reduce the overall impact.
- 5.15 It is considered that the proposed extension would be compliant to Policy GC4 of Broadland District Council Development Management DPD [2015] and Joint Core Strategy for Broadland, Norwich and South Norfolk [2014].

- 5.16 The comments from the Pollution Control Officer are acknowledged and noted. It is considered that the proposed extension would not create conditions that would cause pollution to the neighbouring residents. The neighbour has stated that works have been taking place at some unsocial hours resulting in her having to leave her house so as to get away from the noise. The scale of the proposed works are not considered to be so excessive to warrant a condition to limit the working hours as any issues of noise pollution can be investigated and pursued under environmental health legislation.

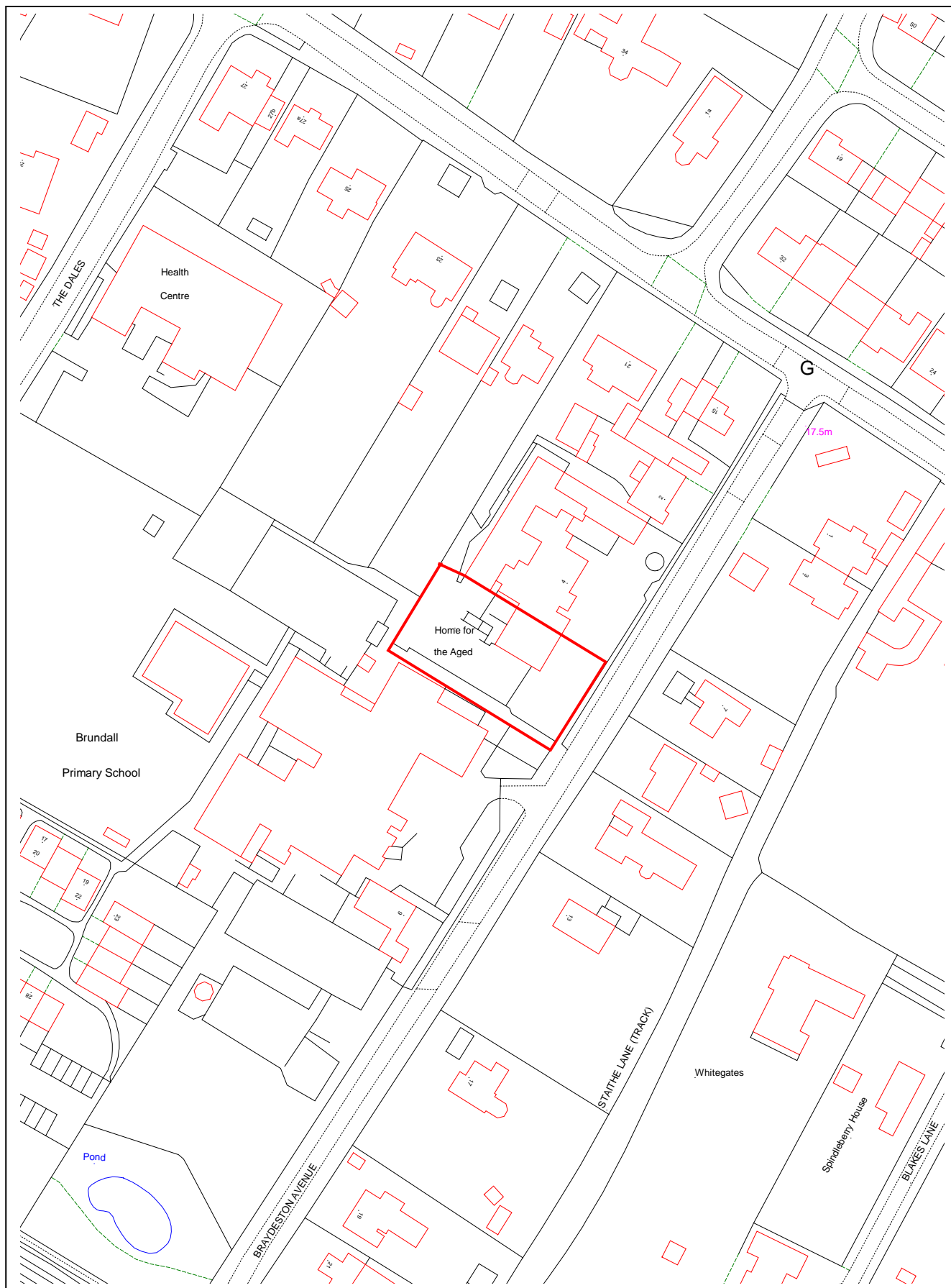
6 Conclusion

- 6.1 The objections raised by the neighbour at Number 78 Sandy Lane have been taken into consideration, however on balance it is considered that the proposals are not considered to detrimentally affect residential amenity or have any significant design implications which would warrant refusal of this application. The site is situated within the defined settlement limits where the principle of this form of development would be acceptable. It is considered that the positioning of the extensions, their design, orientation of the properties and the lower site level of the application property would ensure that there would not be a detrimental impact on the amenities of neighbours and as such the development would accord with Policy GC2 of the Development Management DPD [2015] and Policy 2 of JCS. In terms of the design it is considered that the aesthetics of the proposals would be acceptable and would not be out of keeping with the character of the street scene and will therefore accord with Policy GC4 of the Development Management DPD [2015].

Recommendation: Approve subject to the following conditions:

- (1) Time limit (A1)
- (2) Plans and documents (E3)
- (3) External materials to match existing dwelling (E5)

Contact Officer, Elton Phakathi
Telephone Number 01603 430545
and E-mail Elton.Phakathi@broadland.gov.uk



Application No: 20190569

**Shiels Court, 4 Braydeston Avenue, Brundall,
NR13 5JX**

**Scale:
1:1250**

**Date:
30-Jul-19**



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Application No: [20190569](#)
Parish: **Brundall**

Applicant's Name: Shiels Court Care Home
Site Address: Shiels Court, 4 Braydeston Avenue, Brundall, NR13 5LX
Proposal: Extension to existing care home providing new accommodation for patients

Reason for reporting to committee

The application has been called to Committee by Cllr Snowling for the following reasons:

- Intensification of use in terms of additional traffic to and from the site in terms of impact upon the safety of children going to and from the primary school.
- The proposals are considered to be an overdevelopment of the site in terms of layout, scale and appearance and will have an unacceptable relationship with neighbouring buildings.

Recommendation summary:

Approve subject to conditions

1 Proposal and site context

- 1.1 The application seeks planning permission for a first floor extension above an existing single storey building with a further two storey extension parallel to the southern boundary with Brundall Primary School.

The proposed extension will provide additional accommodation and is to be built in context with the existing appearance of the buildings within Shiels Court. The materials used on the external elevations will match the existing building to maintain the character of the site as much as possible as follows: Clay pantiles to match existing, fascia boards to match existing, timbered gable detail to match existing, red facing brick wall and red brick cornice profile to match existing.

- 1.2 The site is located on Braydeston Avenue, Brundall which is a private road. Also located on Braydeston Avenue is Brundall Primary School, Snowy's Nursery and a number of residential properties.

- 1.3 Shiels Court Care Home currently provides care services for 43 patients. It is a popular facility which is in high demand however patient numbers are limited due to the existing number of rooms.

The building is a good example of a large Edwardian property and would be

considered a locally identified heritage asset. It is situated to the north end of the site with a large flat area to the south of the site mostly laid to lawn. The existing single storey extension is not considered to enhance the building but rather detract from it.

Currently the facility provides 17 parking spaces for use by both staff and visitors. The existing accesses to the front of the building will remain unchanged following the development.

- 1.4 The assessment as to the acceptability of the scheme is based on an amended scheme which proposes a reduction to the overall footprint of the two storey extension adjacent to the southern boundary and a small reduction to the height of the first floor extension. The scheme now seeks to provide an additional 13 single bedrooms and employ 3 members of staff. In addition, a further amendment to the site layout received 17 July 2019 proposes tandem parking for members of staff thereby creating a further four parking spaces.

2 Relevant planning history

- 2.1 [752142](#): Change of Use to One Residence - Shiels Court, Braydeston Avenue, Brundall: Approved 28 October 1975
- 2.2 [752143](#): Conversion to Flats - Shiels Court, Braydeston Avenue, Brundall: Withdrawn 01 December 1975
- 2.3 [790098](#): Change of Use, Old Peoples Rest Home - Shiels Court, Braydeston Avenue, Brundall: Approved 06 April 1979
- 2.4 [831294](#): Two Storey Rear Extension - Shiels Court, Braydeston Avenue, Brundall: Approved 26 July 1983
- 2.5 [842325](#): Change of Use and Alterations to Cottage to Form Annexe to Residential Home – Shiels Court, Braydeston Avenue, Brundall: Approved 22 January 1985
- 2.6 [851076](#): Two Storey Side Extension – Shiels Court, Braydeston Avenue, Brundall: Approved 10 September 1985
- 2.7 [851696](#): Rear Entrance Porch – Shiels Court, Braydeston Avenue, Brundall. Approved 09 October 1985
- 2.8 [20100238](#): Ground and First Floor Extensions - 4 Braydeston Avenue, Brundall: Approved at Planning Committee 14 April 2010
- 2.9 [20130221](#): Application for a New Planning Permission to Replace Extant Full Planning Application 20100238 – Ground and First Floor Extensions:

Approved 28 March 2013

3 Planning Policies

3.1 National Planning Policy Framework (NPPF)

NPPF 02 : Achieving sustainable development

NPPF 04 : Decision-making

NPPF 11 : Making effective use of land

NPPF 12 : Achieving well-designed places

NPPF 15 : Conserving and enhancing the natural environment

3.2 Joint Core Strategy (JCS)

Policy 1 : Addressing climate change and protecting environmental assets

Policy 2 : Promoting good design

3.3 Development Management Development Plan Development Plan Document (DM DPD) 2015

Policy GC1 – Presumption in favour of sustainable development

Policy GC2 – Location of new development

Policy GC4 - Design

Policy EN2 - Landscape

Policy TS3 – Highway Safety

3.4 Brundall Neighbourhood Plan

Policy 5 – Enhanced Provision for Older People

3.5 Supplementary Planning Documents (SPD)

Landscape Character Assessment

4 Consultations

4.1 Parish Council

Summary of Comments received 7 May 2019 following submission of initial scheme:

Brundall Parish Council wishes to lodge an objection to the application to see an extension on the premises.

The proposed extension appears to take up the remainder of the spare land on the site. What are the existing and new residents going to do when it comes to outdoor enjoyment and activities?

We note that no mention of parking provision has been seriously considered in the application.

The Parish Council have received many letters of concern this year with regard to inconsiderate parking mainly due to no car parks in the area.

The application mentions that staff tend to use public transport to get to work as the home is a 24 hour care service: the village buses stop at 6.30pm and the trains also do not run past midnight.

We are concerned that not enough consideration has been given to staff commuting to and from the premises.

Summary of comments received 25 June 2019 following revisions to the scheme:

All previous comments and objections submitted by the Parish Council still stand.

The Parish Council remains concerned about the amount of outside area for the residents to enjoy. This is severely reduced with the proposed extension.

The provision for parking for staff and visitors does not appear adequate for an additional 13 rooms.

A clarifying email from the Architectural Assistant states the night shift is from 8pm to 8am but the assumption is still that the additional staff required would be able to travel to work either by bus or train.

4.2 Highway Authority

I note the comments made by the Highway Authority in relation to the previous applications of 20130221 and 20100238, which are still considered relevant and as before, I have no reason to resist the granting of planning permission.

Further clarification from Highway Authority received 09 July 2019

This proposal is located on a private road with any Highway Authority concern being related to impact on the adjacent sections of public highway.

The proposal is located in a sustainable location with access being possible by foot, cycle or public transport.

The scale of the development is felt unlikely to add significant levels of further traffic use to the particular site.

I note no additional on-site parking is to be provided and whilst this is unfortunate it should be noted that parking standards are maximums with the particular provision for any one site being based upon its particular location.

I acknowledge that sections of Braydeston Avenue are at times busy with Pedestrian / car activity. In my experience this is mainly due to the school / nursery and occurs at school drop off and pick up times. Although this can lead to congestion / inconvenience it does not cause a significant highway safety issue on the adjacent sections of The Street which is located within a 20 MPH speed zone.

4.3 BDC Pollution Control Officer

No objection.

4.4 BDC Conservation Officer

The location has mature trees which are significant in the landscape and have been protected by Tree Preservation Order 2012 No.63 (1136), it is essential that the trees are protected during any demolition or construction works.

An Arboricultural Impact Assessment (AIA) has been produced by Oakfield Arboricultural Services, this has considered the tree constraints within and adjacent to the site and a Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) provided.

I have no objections to the proposals as long as the recommendations within the TPP & AMS are implemented in full.

4.5 BDC Historic Environment Officer

Shiels Court is a fine example of a large Edwardian building and would be considered a locally identified heritage asset.

The building is prominent within its immediate vicinity due to its size, design and position. The existing large single storey extension does nothing to enhance the building and detracts from it. This proposal seeks to extend that building to create a first floor and also provide another large accommodation block to the south.

I do not consider the design of the proposal to be acceptable both in terms of the impact on the heritage asset and the local environment.

I am primarily concerned with the street-facing elevation.

- Such a large extension sitting in front of the main elevation of the 'host' building.
- The proportions of the proposal.
- I am not clear why such a large roof has been used above the three street-facing gables. This is a very dominant feature and would appear to be unnecessary.
- The fenestration between the ground and first floor does not align.

Suggested measures to try and address some of these concerns.

- Alterations to the door / window arrangement within the existing extension so that windows align.
- Perhaps projecting bays could be added to this elevation which would provide additional internal space but would also visually break it up. Either tiled or leaded roofs could be used over the bays, or alternatively parapets.
- Adding a larger gable to the two bays closest to the main house might also work in screening the awkward junction between the two buildings.
- Reducing the height of or changing the form of the roof to the 'central' block.
- Making the window to the first floor gable end of the new south block larger, with three lights.

Paragraph 130 of the NPPF states that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way in which it functions' and paragraph 192c also emphasises the desirability of new development making a positive contribution to local character and distinctiveness.

Although some attempts have been made to reflect elements of the design of the original building, I would suggest that amendments should be made to ensure that the extensions will enhance both the historic building and the wider area.

Further comments regarding revisions to the scheme to follow.

4.6 Neighbour representations

Summary of comments received from four properties:

- The extension will overlook my house
- The extension will overshadow the schools playing area
- The extension is double the size of the original building
- Any building works will cause vibration and possible damage to the foundations of a historic building, two large beech trees and one yew tree

- Works on the scale proposed with noise of diggers etc would disturb not only residents of the home but the school children
- Birds, bats and other wildlife reside there, we have seen bats near the roof of Shiels Court
- Parking now overflows onto The Street so cars leaving The Avenue have poor visibility.
- The cause of an accident waiting to happen is “parked cars”
- It is narrow at “The Street end” and lined by trees , barely allowing two vehicles to pass at the best of times
- The road is in a poor state of repair due to its use as a car park for the School, Pre-school and to a lesser extent (due to its own car park) the Care Home.
- The parking also obstructs larger vehicles passing (such as commercial vehicles servicing the council facilities and businesses, and bin lorries).
- The road being a private road, maintained by the residents, it was never designated for the current volume of traffic or size and weight of commercial vehicles visiting the school, pre-school and care home.
- My neighbour’s vehicles are blocked into their driveways during every school drop off and pick up period.
- The proposal will no doubt increase both staff and visitors to the Home, increasing the vehicle flow over Braydeston Avenue, and given the car park seems already at capacity, causing on street car parking. This leads to:
 - A. Even quicker degradation of the road, damage to frontages and increased bills for residents
 - B. Restricted emergency vehicle access more often
 - C. Increased residents loss of right to use own property, such as access, receiving deliveries and bin collection services.
- I am concerned for up to 17 more vulnerable people. And although 10 more staff will be employed, potentially helping the local economy, there is not much merit in creating new jobs in unsatisfactory or unsafe conditions.
- I propose that the avenue is designated as a no parking road before any further expansive planning requests are considered.
- Will the Planning Authority be contacting the Care Quality Commission?
- Could a ‘disruption management plan’ be incorporated into application given the size and impact in a tight parcel of land?
- Emergency Services Access - patients at the Medical Centre (next to the school) often compete for parking with parents at the school. Parking spaces fill up on The Dales, Highfield Avenue and The Street.
- There is a risk of poor or blocked access which will be increased by work vans and larger construction vehicles.
- I think it would be prudent to consult the Fire Service.
- Shiels Court is a patchy, non-compliant poorly led service ‘requiring improvement’ over repeated inspections.

Summary of comments received from one neighbouring property following submission of revisions received 06 June 2019:

- No mention of my concerns regarding bats nor safety measures in place for the safety of school children and their access to the school.
- I see the on line plan showing the parking spaces in front of the proposed extension this will not be available as it will be a building site with lorries, diggers and building materials
- The development is within a confined space and lorries will pull out over the footpath to gain visibility with the height of the lorry cab will restrict the drivers view of small children on a footpath which is the access to a building site and compromises the children's safety.

5 Assessment

Key Considerations

- 5.1
- The impact of the development on highway safety.
 - The impact of the development on character and appearance of the area.
 - The impact of the development on residential amenity.

Principle

- 5.2 As set out in paragraph 1.1 of this report the proposal seeks planning permission for a first floor extension above an existing single storey building with a further two storey extension parallel to the southern boundary. The extension will provide additional bedroom accommodation for 13 patients and employ a further three members of staff. The majority of staff currently employed at Shiels Court are employed locally and are able to walk to work. It is suggested this is unlikely to change. There are no changes to the existing accesses and there will be additional staff parking provided in a tandem arrangement to the front of the main entrance.

The principle of an extension to the existing building is considered an acceptable form of development as the building currently provides care for the elderly in Brundall and the surrounding area which is noted as a requirement under Policy 5 of the Brundall Neighbourhood Plan.

The site is located on Braydeston Avenue, Brundall which is a private road within walking distance of public transport and a number of village services therefore it is considered a sustainable location for further development of this nature.

The key considerations of the application are whether the proposed development accords with the provisions of the development plan, the National Planning Policy Framework (NPPF) and Planning Practice Guidance, in particular the acceptability and sustainability of the proposal in terms of its location and whether the development will have any detrimental

impact in regards to highway safety, the character and appearance of the area or residential amenity.

Acceptability of the proposal in terms of Policies GC1 and GC4 of the Development Management DPD 2015 (DM DPD)

- 5.3 The site lies within the village of Brundall close to public transport and a number of village services. The existing building has been established as a residential care home for some time and for this reason the proposal to extend this provision is considered acceptable in terms of Policy GC1 of the DM DPD which seeks to allow development that reflects the presumption in favour of sustainable development in accordance with paragraph 11 of the NPPF.

Based on the initial submission a number of concerns and objections were received from the Parish Council, BDC Historic Environment Officer and neighbouring properties, in terms of the scale of the proposed extension, loss of garden amenity, impact on local ecology, the overall design and visual impact upon the existing building, neighbours and the street scene. Concerns regarding additional vehicle movements, degradation of the existing road, insufficient parking provision and that the development will lead to disturbance and general disruption were also received as summarised above.

It is inevitable that some degree of disruption will occur however matters such as noise and general disturbance during construction are not material considerations in terms of whether the proposed development is considered acceptable or not with one exception that being to avoid deliveries to the site during school / nursery drop off and collection times.

Following revisions to the scheme to reduce the footprint of the two storey side extension, overall height of the first floor extension and increase parking provision for staff members the scheme is considered acceptable in terms of the overall design, scale and form.

The development will be set back some 12 metres from the front boundary of the site and over 30 metres away from the front elevation of no's 7, 9 and 11 Braydeston Avenue. In addition there are a number of mature trees present, some of which are protected by Tree Preservation Orders, which will reduce the impact of the development once built on neighbouring properties and the street scene.

Concerns have been noted by residents that overlooking into the school grounds from the first floor windows of the two storey side extension will occur. However, this element of the proposal will run adjacent to a number of single storey buildings within the school grounds with the majority of outdoor space enjoyed by the children is located to the rear of the school buildings. It is therefore concluded that the degree of overlooking in this

respect is likely to be minimal. Additionally, the school was consulted and no comments have been received.

There have been two previous planning applications for an extension to the existing building references 20100238 and 20130221. Application reference 20100238 was approved at planning committee in April 2010 for a first floor extension above the existing single storey side/front extension, which the current scheme has incorporated into its design. Application reference 20130221 extended the time allowed for the development to be commenced. Whilst the approved development was not commenced that fact it forms part of the current scheme is of material consideration.

Concerns have been noted regarding ecology and the potential impact on bats, newts, nesting birds and dormice.

The scheme will partly extend above an existing single storey flat roof building therefore is it considered unlikely that such species will be present in terms of this element of the scheme.

In terms of the proposed two storey extension along the southern boundary of the site, this is currently laid to lawn with timber fencing to the east and along the southern boundary with no landscaping of particular merit that would encourage protected species.

There are a number of protected trees along the eastern boundary and further mature trees to the rear of the site along the western boundary. It will be essential that these trees are protected during any demolition and construction works therefore an Arboricultural Impact Assessment (AIA) has been submitted which has considered the tree constraints within and adjacent to the site and provided a Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS). Accordingly, the BDC Conservation Officer has no objections to the proposals providing the recommendations within the TPP & AMS are implemented in full. In doing so, should any protected species be present within these areas, they are unlikely to be unduly affected due to the protection measures required to be put in place for the trees.

The applicant will be made aware, by way of an informative on the decision notice, that should the presence of protected species be found during development, it is their responsibility to ensure that the appropriate course of action is taken in consultation with Natural England.

Whilst it is acknowledged the overall scheme is larger than the previous approval and will utilise a greater area of the site, it will be set back from the street scene providing a good degree of separation from other buildings along Braydeston Avenue and the wider area. The outdoor amenity that will be lost has not been used effectively by residents due to its large size and it is suggested that a smaller more usable garden space would be of greater benefit.

The impact of the development on highway safety

- 5.4 Previous comments made by the Highway Authority in relation to planning applications 20130221 and 20100238, which are still considered relevant and as before, the Highway Authority had no reason to resist the granting of planning permission.

As the proposal has led to a number of concerns regarding the highway situation, further clarification has been provided by the Highway Authority in respect of the proposed development as follows:

'This proposal is located on a private road with any Highway Authority concern being related to impact on the adjacent sections of public highway.

The proposal is located in a sustainable location with access being possible by foot, cycle or public transport.

The scale of the development is felt unlikely to add significant levels of further traffic use to the particular site.

I note no additional on-site parking is to be provided and whilst this is unfortunate it should be noted that parking standards are maximums with the particular provision for any one site being based upon its particular location.

I acknowledge that sections of Braydeston Avenue are at times busy with Pedestrian / car activity. In my experience this is mainly due to the school/nursery and occurs at school drop off and pick up times. Although this can lead to congestion/inconvenience it does not cause a significant highway safety issue on the adjacent sections of The Street which is located within a 20 Mph speed zone.'

In respect of the Highway Authority's comment that no additional parking is to be provided, subsequently a revised site layout plan has been submitted showing an additional four parking spaces for staff in a tandem arrangement to the front of the main entrance.

Concerns are noted regarding the parking situation along Braydeston Avenue, however as a private road this is a matter for those who use the road and cannot be resolved as part of this planning application. The applicant has proposed further parking on site for staff members however based on their twelve hour shift pattern from 8am to 8pm and 8pm to 8am, it would seem unlikely that staff using a vehicle to get to work, arriving at these times and utilising the parking available to them on site are not going to contribute significantly to the parking issues experienced along Braydeston Avenue.

The impact of the development on the character and appearance of the area

- 5.5 As noted previously, whilst it is acknowledged the overall scheme is larger than previous approvals in 2010 and 2013 and will utilise a greater area of the site, the extended built form will be set back from the public highway approximately 12 metres providing a good degree of separation from the wider street scene and other neighbouring properties along Braydeston Avenue.

The site is currently occupied by a good example of an Edwardian building which has been extended a number of times resulting in a variety of design styles present, some of which are not considered of great merit. The proposed development will utilise an existing single storey extension and overall will improve the current situation. In addition, it is of subservient scale and form to the original building and many of the existing materials and detailing will be matched.

Furthermore, there are a number of protected trees along Braydeston Avenue, many of which line the eastern boundary of the site providing a significant degree of screening thereby reducing the visual impact of the development on the street scene and wider area.

On balance, the overall scheme is therefore considered acceptable and will not lead to a significantly detrimental impact on the character and appearance of the area.

The impact of the development on residential amenity

- 5.6 The development will be set back some 12 metres from the front boundary of the site and over 30 metres away from the front elevation of no's 7, 9 and 11 Braydeston Avenue. Whilst the additional built form is likely to be visible from the front aspect of these properties the distance afforded between them and the development significantly reduces the impact on their amenity in terms of overlooking, overshadowing and loss of privacy. In addition, there are a number of mature trees present along this section of Braydeston Avenue, some of which are protected by Tree Preservation Orders, which will further reduce the impact of the development once built.

It is acknowledged that a degree of disturbance and disruption will be experienced during development which will have an impact on residential amenity, as with most development, however the application cannot be refused on this basis.

Following further discussion with the agent the applicant would be prepared to put in a place a Construction Traffic Management Plan that would ensure deliveries in association with the development do not occur during peak times, such as school drop off/pick up times to reduce the level of disruption

to local residents and those using Brundall Primary School and Snowy's Nursery.

5.7 Other Issues

Comments were received regarding the level of service the existing care home currently provides and whether the Care Quality Commission would be consulted. Having considered the application as an extension to the existing operation, in this instance the Commission has not been consulted. If the service provided is not acceptable or requires improvement these are matters that would need to be addressed by the Care Quality Commission directly as part of their ongoing assessment procedures. It is not the purpose of the planning system to duplicate other regulatory requirements.

Conclusion

- 6.0 Having considered all the points raised and those matters material to the determination of the application, in conclusion, the development is acceptable in terms of its location and sustainability. The overall scale, form and design, will not lead to a significantly detrimental impact upon the character and appearance of the area or neighbouring properties due to the fact it will be set back within the plot and visually screened by a number of large mature trees along the eastern boundary of the site.

As Braydeston Avenue is a private road and the Highway Authority do not object to the proposed development it is not considered detrimental to highway safety therefore it is not contrary to Policy TS3 of the DMDPD.

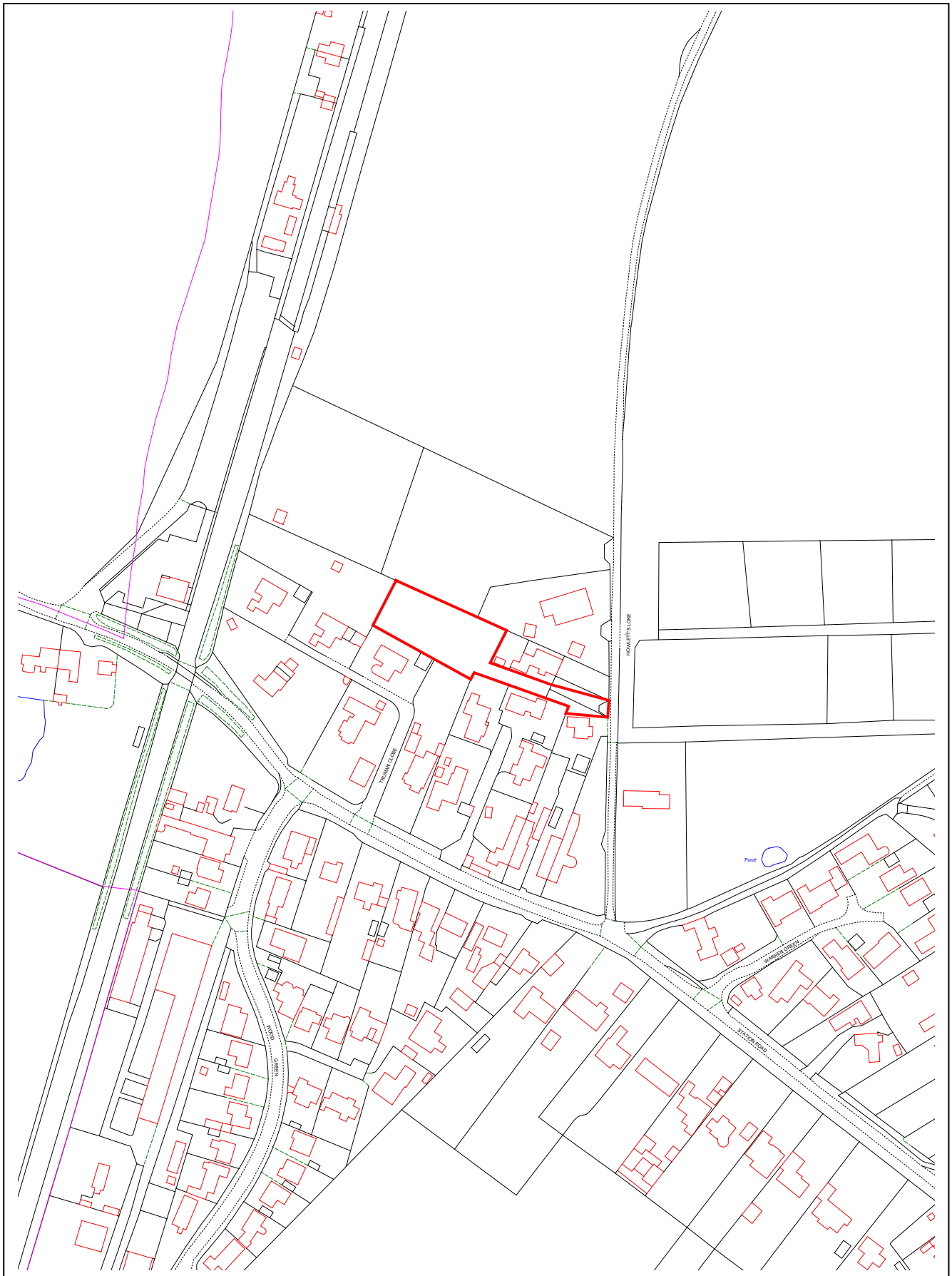
On balance the proposal in its revised form is considered acceptable subject to the conditions below.

This application is not liable for Community Infrastructure Levy (CIL)

Recommendation: Approval subject to the following conditions:

- (1) Time limit [A1]
- (2) Plans and documents [E3]
- (3) In accordance with AIA, TPP & AMS [NS]
- (4) Construction Traffic Management Plan [SCH 23B NS]

Contact Officer, Mrs Jane Fox
Telephone Number 01603 430643
and E-mail jane.fox@broadland.gov.uk



Application No: 20190710

Land off Howlett's Loke, Salhouse, NR13 6EX

**Scale:
1:2500**

**Date:
30-Jul-19**



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Application No: [20190710](#)
Parish: **Salhouse**

Applicant's Name: Mr D Jeans
Site Address: Land off Howlett's Loke, Salhouse, NR13 6EX
Proposal: Erection of 2 detached bungalows (Outline)

Reason for reporting to committee

The application is reported to Committee as it is outside the settlement limit and is therefore contrary to the current development plan policies.

Recommendation summary:

Approve subject to conditions

1 Proposal and site context

- 1.1 The application seeks outline planning permission for the erection of two detached bungalows on land to the west of Howletts Loke, Salhouse. The application is in outline with all matters reserved for later approval.
- 1.2 The site is positioned to the north of Trueman Close, where a number of residential properties abut the south and southwest boundary of the site. Gaining access to the site is via an existing access track between residential properties to the south and north. The access track is within the settlement limit for Salhouse however the main site area is located adjacent to but outside of the settlement limit.
- 1.3 The site is mostly level and comprises of a large rectangular area of mown grass with a mixture of timber fencing and mature hedgerow along the northwest, west and eastern boundaries with a number of large mature Silver Birch trees along the southwest boundary which are subject to a Tree Preservation Order. In addition there are two further mature trees, a Beech and Oak, to the north of the site entrance located on third party land which are also protected.
- 1.4 Land to the north of the application site was subject to an outline planning application for four detached dwellings which was granted approval on appeal in September 2018 planning application reference 20171207.

2 Relevant planning history

- 2.1 [791158](#): Bungalow – Howletts Loke, Salhouse. Approved 18 July 1979.
- 2.2 [981110](#): Duck brooding and fattening unit – Old Hall Farm, Howletts Loke, Salhouse. Allowed on appeal 02 February 2000.

- 2.3 [990307](#): 1. Single storey rear extension 2. Conservatory – Longacre, Howletts Loke, Station Road, Salhouse. Approved 27 April 1999.
- 2.4 [000038](#): Non-compliance with condition on PP SF 9015 linking occupancy of bungalow with adjoining business – Beech Bungalow, Howletts Loke, Station Road, Salhouse. Approved 15 February 2000.
- 2.5 [000151](#): Bungalow and alterations to access – Rear of Longacre, Howletts Loke, Station Road, Salhouse. Refused 20 March 2000
- 2.6 [20070040](#): Single storey extension to existing bungalow and erection of single garage – Beech Bungalow, 38 Station Road, Salhouse. Approved 09 February 2007.
- 2.7 [20081500](#): Erection of industrial unit (Use Class B1) – Land rear of Longacre, Howletts Loke, Salhouse. Refused 23 December 2008.
- 2.8 [20160367](#): Erection of 1 no. dwelling with double garage – Longacre, Howletts Loke, Salhouse. Approved 27 April 2016.
- 2.9 [20171207](#): Erection of 4 No. detached dwellings (Outline) – Land Adj. Station Lodge, Howletts Loke, Salhouse. Allowed on Appeal 21 September 2018
- 2.10 [20172054](#): Erection of 1 no. dwelling with attached garage – Longacre, Howletts Loke, Salhouse. Approved 17 January 2018.
- 2.11 [20181568](#): Single storey side extension with increased pitch to roof to form rooms in the roof – Longacre, Howletts Loke, Salhouse. Approved 09 November 2018.

3 Planning Policies

3.1 National Planning Policy Framework (NPPF)

NPPF 02 : Achieving sustainable development

NPPF 04 : Decision-making

NPPF 11 : Making effective use of land

NPPF 12 : Achieving well-designed places

NPPF 15 : Conserving and enhancing the natural environment

3.2 Joint Core Strategy (JCS)

Policy 1 : Addressing climate change and protecting environmental assets

Policy 2 : Promoting good design

Policy 15 : Service Villages

3.3 Development Management Development Plan Development Plan Document (DM DPD) 2015

Policy GC1 – Presumption in favour of sustainable development

Policy GC2 – Location of new development

Policy GC4 - Design

Policy EN2 - Landscape

Policy TS3 – Highway Safety

3.4 Salhouse Neighbourhood Plan

Policy H1 – New Housing Development

Policy H2 – Housing Mix

3.5 Supplementary Planning Documents (SPD)

Landscape Character Assessment

4 Consultations

4.1 Parish Council

No objection.

4.2 Highway Authority

Howletts Loke is a single carriageway having a typical width of 2.7m with no formal vehicular passing provision and no formal pedestrian facilities and with poor junction arrangements with the priority roads.

The application site is located within approximately 100m north of the junction with Station Road and it is likely that the majority of traffic associated with this proposal.

The junction with Station Road / Howletts Loke has restricted visibility and the time of my recent site inspection the available visibility was 18m only from the required setback (2.4m). Whilst this may be able to be increased by trimming back of overgrown hedgerows to allow an approximate visibility splay of 30m, this is limited by the alignment of the carriageway and adjacent boundaries.

Between the application site and Station Road, the highway is unlit and bounded by fences and hedgerows with only a very narrow banked highway verge.

It is accepted that Howletts Loke serves an existing small number of properties and clearly the traffic movements associated thereto is a matter of fact.

If approved the development would add around an additional 12 vehicle movements per day onto Howletts Loke. This is based on TRICS (Trip Rate Information Computer Services) Data.

I am also minded of an extant planning consent (20171207, allowed on appeal) for a further development of four dwellings accessed off Howletts Loke to the north of Station Lodge which would also add a further twenty four vehicle movements on this sub-standard rural road.

It is reasonable to consider the cumulative impact such development as a material consideration in the assessment of this application.

The application as submitted does not provide for any improvements / mitigation to Howletts Loke itself or its junctions which remain sub-standard.

Whilst there are no recorded Personal Injury Accidents on the road or adjacent junctions, within the last five years, this does not mean that the highway is safe and a material increase in the vehicular use of this sub-standard rural road will increase the possibility of accidents occurring.

It respect of the proposed direct access to the development, based on an assessment of the current visibility, it would appear that the applicant does not control sufficient land with which to provide acceptable visibility.

Present visibility is measured as 12m to the north and 17 to the south of the access when measured from a 2.4m setback. Based on speed limit alone, the required visibility would be 43m x 2.4 x 43m.

I am of the opinion that appropriate visibility could not be achieved. To provide acceptable visibility, land outside the control of the applicant would be required and therefore may not be achievable certainly if the Highway Authority would expect the land over which the visibility splay occurs to be secured in perpetuity either by land purchase or a Section 106 Agreement.

The National Planning Policy Framework (NPPF) states that development should ensure that "safe and suitable access to the site can be achieved for all users".

Given the proposals as submitted I have no hesitation in recommending that this application is refused for the following reasons.

SHCR 07: The unclassified road serving the site is considered to be inadequate to serve the development proposed, by reason of its restricted width, lack of passing provision and restricted visibility at adjacent road junctions. The proposal, if permitted, would be likely to give rise to conditions detrimental to highway safety. Contrary to Development Plan Policy TS3.

SHCR 13: As far as can be determined from the submitted plans, the Applicant does not appear to control sufficient land to provide adequate visibility at the site access. The proposed development would therefore be detrimental to highway safety. Contrary to Development Plan Policy TS3.

4.3 BDC Pollution Control Officer

No objection.

4.4 BDC Contracts Officer

With regards to application 20190710, I would comment as follows:

There is no evidence of bin storage or collection points for these properties. The bin storage point can be anywhere within the property boundary and need space for a maximum of 3 bins. The bin collection point will need to be situated on the boundary with Howlett's Loke and have space for a maximum of 2 bins. We will not go up this private drive in order to service these bins.

4.5 BDC Conservation Officer

Having studied the information provided in additional Arboricultural Impact Assessment (AIA) information for the application at Howletts Loke, I have the following comments and observations.

- The proposed layout doesn't appear to require any additional tree removals, which is good as there has already been significant tree removals prior to the report being written.
- As highlighted within the AIA the site contains trees protected by Tree Preservation Order 2017 No.22 (Modified), which protects a group of 6 Silver Birch and two individual trees at the front of the property Longacre, the safe retention of these trees will be essential if the development proposals are to be seen as acceptable.
- It has also been highlighted within the report that plot 2 will be overshadowed by the group of Silver Birch and that the crowns of the trees would have to be pruned back; due to encroachment on to the southern elevation of the property, which is far from ideal, the pruning of the trees crowns should be avoided.
- Whilst the overshadowing would be considered marginal due to the dappled shade Silver Birch produce and maybe acceptable to future residents if sufficient fenestration is incorporated into the design of the bungalow.
- I would suggest that plot 2 should be repositioned rotating the bungalow 90 degrees clockwise, which would increase the clearance

towards the protected Silver Birch, reducing the pressure to undertake pruning of the trees crowns.

- No details of the service trenches or soakaways is shown on the Tree Protection Plan (TPP), the location of these must be outside the Root Protection Areas (RPA's) of any of the protected trees, if this is not possible as there is no other route, they must be installed using trenchless methods as detailed in section 5 of the AIA.
- A section of the access road/turning head is shown within the RPA's of the protected Silver Birch, the layout should be changed slightly moving the road northwards outside the trees RPA's.
- The AIA, AMS & TPP will require updating once the layout is amended.

4.6 Neighbour representations

Summary of comments received:

- Previous application for this plot allowed a single dwelling – this application is for two 3-bed properties.
- Howletts Loke is a single width lane – we dispute the fact it is used by local residents only.
- Traffic using the Loke is already travelling faster than is suitable.
- Vehicles entering the Loke often have to reverse, blind, onto Station Road as other vehicles are already approaching the junction.
- In addition to this application, there is a further one along the Loke, at Station Lodge, originally refused but then allowed on appeal for four additional properties.
- This will mean an extra eight cars on the Loke every day. A further two properties will be a further potential of four cars.
- An extra twelve cars on this lane is not acceptable.
- We are of the opinion this is not a suitable location for any further building development.
- Increased risk to road safety for vehicles turning into Howletts Loke.
- Object to the use of pea gravel. The original approved application stipulated the driveway would be permeable ash felt to reduce noise level.

5 **Assessment**

Key Considerations

- 5.1
- The acceptability of the development in terms of its location, which is partially outside the Salhouse settlement boundary and is therefore

contrary to Policy GC2 of the Development Management DPD 2015 and Policy H1 of the Salhouse Neighbourhood Plan 2017.

- The impact of the development on highway safety.
- The impact of the development on character and appearance of the area.
- The impact of the development on residential amenity.

Principle

- 5.2 As set out in paragraph 1.1 of this report the proposal seeks outline planning permission for the erection of two detached, three bedroom bungalows. The access road to the site is within the Salhouse settlement limit, however the main site area is adjacent to but outside of the settlement limit.

Policy GC2 of the DM DPD states that new development will be accommodated within defined settlement limits. Outside of these limits, development that does not result in any significant adverse impact will be permitted where it accords with a specific allocation and/or policy of the development plan. The application site has not been allocated for housing and is outside of the defined settlement limit however permission has previously been granted on the site for the erection of one dwelling under application references 20160367 and 20172054. Consequently, whilst it is contrary to Policy GC2 of the DM DPD the site benefits from an extant permission for one dwelling which is valid until January 2021.

Salhouse is designated as a service village under Policy 15 of the JCS – service villages are defined as having good levels of services / facilities such as primary school, food shop, public transport links to Norwich or a main town where small scale housing growth is considered acceptable to meet local needs.

The site is within walking distance of public transport, notably the Salhouse railway station on the Norwich to Cromer and Sheringham line which is approximately 600 metres away and bus stops on Norwich Road which are also a similar distance from the site.

Additionally, the site to the north of the application site, which is located outside the designated settlement limit for Salhouse, following an appeal under application reference 20171207 outline planning permission was granted for the erection of four detached dwellings.

The key considerations of the application are whether the proposed development accords with the provisions of the development plan, the National Planning Policy Framework (NPPF) and Planning Practice Guidance. In particular the acceptability and sustainability of the proposal in terms of its location and whether the development will have any detrimental impact in regards to highway safety, the character and

appearance of the area or residential amenity and having regard to any material considerations that may be relevant in this particular case.

Acceptability of the proposal in terms of Policies GC1 and GC2 of the Development Management DPD 2015 (DM DPD)

- 5.3 The majority of the site lies outside of the defined settlement limit for Salhouse and for this reason the proposal conflicts with Policies GC1 and GC2 of the DM DPD and Policy H1 of the Salhouse Neighbourhood Plan.

However, the application site benefits from an extant planning permission (application reference 20172054) for the erection of one dwelling therefore the principle of residential development has already been established on the site which is of material consideration.

The Salhouse Neighbourhood Plan states that development proposals should be small in scale and expected to contribute to the local distinctiveness by respecting the character of neighbouring development and the village as a whole. The proposal will provide an additional dwelling to what has already been approved therefore making a small but positive contribution to the housing supply in Salhouse. The proposed scale and form of the dwellings will be similar to others in the immediate locality and will contribute positively to the housing mix.

In terms of public transport, the site lies approximately six miles from the centre of Norwich and within close proximity to transport in the form of the Salhouse train station and a number of bus services which provide transport links to Norwich, surrounding villages and coastal destinations. It is therefore considered a sustainable location in accordance with Policy GC1 of the DM DPD.

Regard for Paragraph 122 of the NPPF should also be considered, as it seeks to ensure that planning policies and decisions promote and support an effective use of land in meeting the need for homes taking into account; an identified need for different types of housing, the availability and capacity of infrastructure and services, the desirability of maintaining an area's prevailing character and securing well-designed, attractive and healthy places to live.

It is considered that the proposal will make the best use of the land available due to the predominantly residential locality and existing planning permission on the site to provide one dwelling. Furthermore the site has good access to well-connected public transport and village services.

The proposed bungalows are considered in keeping with the prevailing character and appearance of the locality and will provide a positive contribution to the housing mix in Salhouse.

Paragraph 68 of the NPPF also states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area.

The impact of the development on highway safety

- 5.4 The Highway Authority has recommended the application is refused based on the grounds detailed in paragraph 4.2.

However, regard must be had for the appeal decision under planning application reference 20171207, which granted outline planning permission for four dwellings in September 2018. The Inspector acknowledges that *'Howlett's Loke is a narrow single carriageway rural lane, with no footpath or passing provision'* and *'like many country lanes, does not meet the modern highway design standards'*. However *'the narrow width would naturally moderate vehicle speed'* and *'accident statistics do not indicate any current safety problems in the highway network immediately around the appeal site'*.

The Inspector also noted that *'overall the highway characteristics here are comparable to many rural situations and as the scheme would generate only a small amount of additional use, there would be no significant adverse impact upon the satisfactory functioning or safety of the highway network'*. Therefore concluded *'limited harm arising from any conflict with DMDPD Policy TS3'*.

Additionally, whilst there are no footway facilities on Howlett's Loke itself, it is reasonably well located in terms of sustainability and access to public transport with the use of the Salhouse Railway Station to the west and public footpath links to the main village of Salhouse from Station Road to the east, where regular public transport is available to Norwich and other main towns in the district.

Finally, the site does benefit from an extant permission for one dwelling (application reference 20172054) which the Highway Authority did not object to subject to conditions for access arrangements and parking provision and the access to the site remains the same.

The impact of the development on the character and appearance of the area

- 5.5 The site is set well back from the highway and enclosed by existing mature trees, hedging and fencing and is not significantly visible from the highway or public viewpoints. It is also bounded on three sides by existing built form and with the approval for a further four dwellings to the north, granted approval at appeal in September 2018 under application ref. 20171207, it is considered the application site is able to accommodate the proposed development without resulting in a significantly detrimental impact on the character and appearance of the area. In addition, the proposed scale and

form of the development is in keeping with the general pattern of development in the immediate locality, in terms of existing properties, therefore it will not lead to an adverse impact on the existing character and appearance of the area.

The Conservation Officer comments that the scheme does not require any further removal of trees, therefore the existing landscape character will be retained. However some concerns are noted following submission of the Arboricultural Impact Assessment (AIA) regarding the indicative layout in relation to the six protected Silver Birch trees suggesting that plot 2 is repositioned to avoid the pruning of tree crowns. In addition, details of the service trenches and soakaways have not been provided on the Tree Protection Plan (TPP) and it also appears that a section of the access road/turning head is within the Root Protection Areas (RPAs) of the protected trees.

Whilst the concerns are noted, the plot is capable of accommodating two dwellings and it remains an acceptable form of development based on the outline application. Amendments to the site layout and requirement for additional details can be addressed as part of the Reserved Matters application with submission of a revised AIA and TPP.

The impact of the development on residential amenity

- 5.6 The proposed dwellings will be positioned towards the west and east of the plot utilising the existing entrance and access driveway which runs between a number of properties to the south and one property to the north. Owing to a group of mature trees along the southwest boundary which are protected by a Tree Preservation Order and the single storey construction proposed, the dwelling to the west of the plot is unlikely to cause significant impact on the residential amenity currently enjoyed by properties located to the southwest.

In terms of the proposed dwelling to the east of the plot, again owing to its single storey construction, distance afforded from existing properties and orientation it is unlikely to lead to a significantly detrimental impact on the residential amenity currently enjoyed by existing properties.

Concerns from one neighbouring property are noted in respect of the proposed pea shingle driveway and potential for increased noise. However, planning application reference 20172054, which granted approval for a single dwelling on the site in January 2018, proposed a pea shingle driveway which was approved as part of the scheme. Whilst the proposal for consideration under the current application is for two dwellings with an extended pea shingle driveway, where a degree of additional use will be experienced, a large proportion of the driveway will be adjacent to the southwest boundary which is populated with a number of mature trees and hedging which will provide a noise buffer for vehicle movements.

Furthermore, it is considered that the additional vehicles movements created

by one additional dwelling are unlikely to lead to significant levels of noise disturbance over prolonged periods of time.

6.0 Other issues

In terms of the comments received from the BDC Contracts Officer in relation to bin storage and collection points, these are noted and additional information will be required as part of the Reserved Matters application to address the points made.

7.0 Conclusion

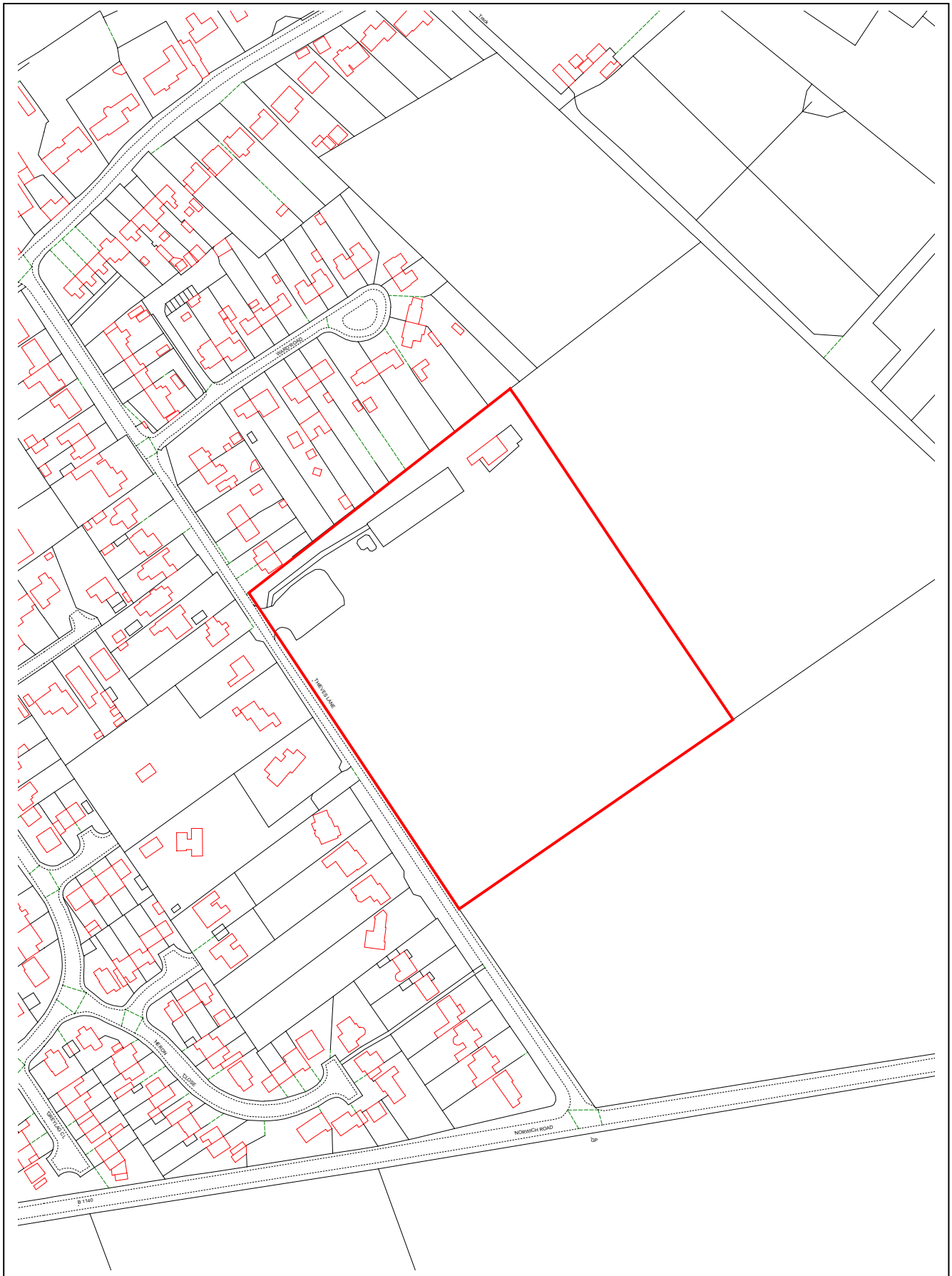
It is acknowledged that the Highway Authority object to the proposed scheme on the grounds of highway safety. However, having had regard for all material considerations including the Inspector's decision regarding the land to the north of the application site in the granting of outline planning permission for four dwellings and since the application site has an extant planning permission for one dwelling, it is considered the site is a suitable location for the development of two dwellings having considered the principles of sustainable development and making the best use of land without causing significant harm to residential amenity, the character and appearance of the area or highway safety.

This application is not liable for Community Infrastructure Levy (CIL)

Recommendation: Approval subject to the following conditions:

- (1) Time limit [A5]
- (2) Submission of Reserved Matters application [A3]
- (3) Plans and documents [E3]

Contact Officer,	Mrs Jane Fox
Telephone Number	01603 430643
and E-mail	jane.fox@broadland.gov.uk



Application No: 20190639

**Recreation Ground, Thieves Lane, Salhouse,
NR13 6RQ**

**Scale:
1:2500**

**Date:
30-Jul-19**



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Application No: [20190639](#)
Parish: **Salhouse**

Applicant's Name: Salhouse Parish Council
Site Address: Recreation Ground, Thieves Lane, Salhouse,
NR13 6RQ
Proposal: Multi-use games area (MUGA) including 3m high
enclosure and floodlighting

Reason for reporting to committee

The application is reported to committee in view of the objection from Sport England, a statutory consultee.

Recommendation summary:

Full approval subject to conditions

1 Proposal and site context

- 1.1 The proposal is to construct a 34m by 18m Multi Use Games Area (MUGA) on the playing field towards the north-east corner of the recreation ground. It would be surfaced with porous macadam and enclosed by a 3m high mesh fence incorporating Super Rebound 6 noise reduction mesh on the lower 1.2m. Downward facing Philips Clearflood large 4000k LED floodlights on 8m high columns would be on each corner providing 200 lux. The playing area would be lined out for football, basketball, netball and tennis. The existing mini football pitch would be displaced by the MUGA and would be marked out on the currently unused part of the playing field.
- 1.2 The recreation ground is a public recreational facility outside but adjacent to the settlement limit, within the wooded estate-lands landscape character area. The playing field is currently laid out for soccer, with one adult full-size pitch and one youth two-thirds size pitch with sockets installed for goal posts. There is also provision for a mini-soccer pitch. In addition to the playing field, there is a car park, children's play area, football clubhouse, public toilets and football club storage containers.

2 Relevant planning history

- 2.1 [20160901](#): Erection of replacement changing room facilities, storage, community clubroom and toilet block. Full Approval 2 September 2016.

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)

NPPF 02 : Achieving sustainable development
NPPF 04 : Decision-making
NPPF 08 : Promoting healthy and safe communities
NPPF 09 : Promoting sustainable transport
NPPF 12 : Achieving well-designed places
NPPF 15 : Conserving and enhancing the natural environment

3.2 Joint Core Strategy (JCS)

Policy 1 : Addressing climate change and protecting environmental assets
Policy 2 : Promoting good design
Policy 7 : Supporting Communities
Policy 8 : Culture, leisure and entertainment

3.3 Development Management Development Plan Development Plan Document (DM DPD) 2015

Policy GC1: Presumption in Favour of Sustainable Development
Policy GC2: Location of New Development
Policy GC4: Design
Policy EN2: Landscape
Policy TS3: Highway Safety
Policy TS4: Parking Guidelines
Policy CSU1: Additional Community Facilities
Policy CSU2: Loss of Community Facilities or Local Services

3.4 Salhouse Neighbourhood Plan

Policy OE1: Development, Natural Heritage and Countryside
Policy OE3: Protecting Our Dark Night Skies

3.4 Supplementary Planning Documents (SPD)

Landscape Character Assessment

4 Consultations

4.1 The Parish Council is the applicant.

4.2 Sport England East:

Objection - the MUGA proposed would be sited on the existing mini football pitch which was previously one end of a 2/3 size football pitch and would prevent the 2/3 size football pitch being marked out again should one be required in the future. A more acceptable location for the MUGA would be adjacent the car park given this would not prevent the marking out of the two-third size pitch in the future if required. Should the Local Planning

Authority be minded to approve the MUGA proposed then the application shall be referred to the Secretary of State via the National Planning Casework Unit in accordance with the Town and Country Planning (Consultation) (England) Direction 2009.

4.3 Highways Development Management Officer

No objection subject to the condition that external lighting shall not be installed otherwise than in accordance with the plans and documents submitted and shall not cause glare beyond the site boundaries.

4.4 Pollution Control Officer

No objection.

4.5 Assistant Conservation Officer (Arboriculture and Landscape)

No objection.

4.6 Environmental Health Officer

The fencing should be constructed with an insulating material to reduce noise and include rebound board at ground level. Furthermore the use of the MUGA should be restricted. The use of an automatic timer to switch the external lighting off at a reasonable time would be an acceptable method to prevent use of the MUGA beyond that time.

4.4 Other Representations

Two made in support; one by a local resident and the other by the Chairman of Salhouse Rovers Football Club. The local resident considered the MUGA proposed would be an asset to the village as there is nothing in terms of sport currently for under 18s. The Chairman of Salhouse Rovers Football Club advised that the current demand for football pitches by the football club has not changed within the past 10 years. He also advised that he agreed to the siting of the MUGA proposed as it would not cause the loss of the existing football pitches given the mini football pitch can be marked out on the remaining unused part of the playing field and the MUGA can also be used for football.

5 Assessment

Key Considerations

- 5.1 This application has been considered against the Development Plan for the area, this being the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 (amended 2014) (JCS), the Development Management Development Plan Document 2015 (DM DPD) and Salhouse

Neighbourhood Plan 2017 [SNP]. Also material is the National Planning Policy Framework (NPPF), Planning Practice Guidance, Landscape Character Assessment Supplementary Planning Document 2013 and Playing Pitch Strategy 2014. The policies particularly relevant to the determination of this application are Policies 1, 2, 7 and 8 of the JCS; Policies GC1, GC2, GC4, EN2, TS3, TS4, CSU1 and CSU2 of the DM DPD; and Policies OE1 and OE3 of the SNP.

Principle

- 5.2 Policy GC1 of the DM DPD is that there will be a presumption in favour of sustainable development. Policy GC2 of the DM DPD is that development outside the settlement limits which does not result in any significant adverse impact will be permitted where it accords with a specific policy of the development plan. Policy CSU1 of the DM DPD is that development which improves the range of community facilities will be encouraged where no significant adverse impact and where it is demonstrated that a clearly defined need exists. Policy CSU2 of the DM DPD is that, in exceptional circumstances, the loss of a community facility will be considered where plans for its replacement are proposed. Para 97 of the NPPF states that playing fields should not be built on unless for alternative sports and recreational provision where the benefits outweigh the loss of the current or former use.
- 5.3 A playing pitch strategy was produced in 2014 to inform decision making in relation to sports and recreational provision in the greater Norwich area. This concluded that there was significant spare capacity of grass football pitches in the Greater Norwich area and no overall need for additional pitches in the area. However additional pitches will likely be required up to 2026 to meet future pitch demand. The facilities of Salhouse Recreation Ground were recognised as being of poor quality and in need of improvement. The football action plan states that the main usage is Sunday morning when there is no spare capacity; otherwise there is scope for additional use of a mini pitch. It also states that the pitches should be retained and maintained.
- 5.4 Section 6 of the document discusses planning issues, including the need to generally protect playing fields from going to other uses. Reference is made to Sport England's position that losses of playing field space will be opposed unless there are exceptional circumstances such as the provision of an indoor or outdoor sports facility of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field.
- 5.5 Consequently, although the Playing Pitch Strategy 2014 sets out a presumption for the protection of football pitches there are other considerations to be taken into account and these are referred to in the strategy. These include: the identified spare capacity in football pitch provision (although this will be reduced as further housing development takes place and population increases); the relatively poor quality of the

facilities and the fact that the pitches are mainly used on a Sunday morning and are unused for the majority of the week. More particularly, Sport England's position and the NPPF recognise that there may be justifiable reasons for accepting the loss of a pitch. In this instance there is to be no loss of the overall playing field area, rather one recreational use is to be changed to another type of recreational use.

- 5.6 As such, it comes down to a matter of balance. Is the proposed provision of a MUGA of more benefit than the use of the site as a mini football pitch? A MUGA would likely be in use for considerably more time than the mini-football pitch and be of use for a wider range of sports and recreational activities and consequently be of benefit to a much wider section of the community. I consider that there are valid reasons for the application and justification for the loss of the mini football pitch in favour of the provision of the MUGA. In my opinion there is sufficient justification which provides an adequate reason for permitting the replacement of the football pitch by the MUGA.
- 5.7 I understand that Sport England's concern is that if a permanent MUGA is provided it will prevent the provision of a two-thirds size football pitch in the future and it is understood that there was a two-thirds size pitch in this location more than 10 years ago. However, there is no policy requirement to protect areas of recreation land and prevent other recreational uses being provided specifically for the possibility of a football pitch being provided in the future. Ultimately it is an assessment of what is deemed to be the most useful recreational provision for that community at that particular point in time. In this respect I note that the SNP contains a section on "Projects to support the neighbourhood plan" (page 21) that refers to "enhancement of the playing field" and "making the playing field more of a community asset". As part of this, reference is made to "the installation of a MUGA", and also "increasing the size of the car park". This section of the Neighbourhood Plan is not planning policy and as such does not comprise part of the development plan. However, it is an indication of the community support for the proposed MUGA [and for the increase in size of the car park]. Consequently, there is acknowledged community support for the proposal.
- 5.8 I consider the gain of a MUGA, for which there is community support would outweigh the loss of the mini football pitch and loss of the potential for provision of a two-thirds size pitch.

Other Issues

- 5.9 As part of my assessment I have considered and assessed the impact of the MUGA proposed on the following factors:
- (a) the landscape and dark night skies
 - (b) the amenities of existing residential properties
 - (c) highway safety and off-road car parking capacity

- 5.10 Policy GC4 of the DM DPD is that development will be expected to achieve a high standard of design and avoid any significant detrimental impact. Policy EN2 of the DM DPD is that the character of the area shall be protected. Policy OE1 of the SNP supports development that avoids significant harm to the landscape. Policy OE3 of the SNP seeks to protect dark night skies. I consider the MUGA proposed would not have a significant detrimental impact on the landscape character given its size, siting, design and external appearance. The impact of the floodlights on the darkness of the night sky and the amenities of nearby residential properties would be minimised given these would be directed down to the area to be lit and subject to them being switched off no later than 9pm. Furthermore the MUGA would not have a significant detrimental impact on the amenities of nearby residential properties by virtue of noise given its distance from them; the incorporation of Super Rebound 6 noise reduction mesh on the lower 1.2m of fence enclosure; and the ability for the remainder of the fence enclosure above 1.2m to be constructed with an insulating material to reduce noise; although further detail on such is required.
- 5.11 The alternative location for the MUGA adjacent the car park, as suggested by Sport England, had been considered prior to this application, but was rejected after pre-consultation with Norfolk Constabulary, The Royal Society for the Prevention of Accidents (RoSPA) and the Highway Authority. A more visible location was suggested by Norfolk Constabulary and RoSPA on the grounds of crime prevention and child safety and the Highway Authority advised to site the MUGA a sufficient distance from the highway to avoid safety concerns. Furthermore, the location suggested by Sport England would likely have an adverse impact on the amenities of the residential properties on Thieves Lane by virtue of noise and light disturbance given its proximity.
- 5.12 Policy TS3 of the DM DPD is that development will not be permitted where it would result in any significant adverse impact on the function and safety of a highway. Policy TS4 of the DM DPD is that development shall include appropriate parking and manoeuvring space. The Highway Authority considers the floodlighting would be positioned with sufficient distance from the highway which would result in no significant adverse impact on its function and safety. Furthermore no issue was raised in terms of off-road car parking capacity.
- 5.13 The Town and Country Planning (Consultation) (England) Direction ("the Direction"), came into force on 20-Apr-2009. The Direction requires a Local Planning Authority to refer certain planning applications to the Secretary of State for Housing, Communities and Local Government where they are minded to grant planning permission despite an objection from Sport England. Therefore the recommendation to approve the application is subject to this being referred to the Secretary of State via the Ministry of Housing, Communities and Local Government's National Planning Casework Unit.

This application is not liable for Community Infrastructure Levy (CIL)

Recommendation: That the Ministry of Housing, Communities and Local Government's National Planning Casework Unit be advised that Broadland District Council is minded to APPROVE, subject to the following conditions:

- (1) (A1) - Statutory Time Limit (Three Years)
- (2) (E3) - Development to be Carried out in Accordance with the Approved Plans and Documents
- (3) (NS) - Submission of Details on Sound Insulating Material in Fence
- (4) (SHC27) - Floodlights to be Installed in Accordance with the Approved Plans and Documents and Not Cause Glare Beyond Site Boundary
- (5) (NS) - Floodlight Switch Off Time (9pm)

Contact Officer,
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PLANNING COMMITTEE

7 August 2019

Final Papers

Page Nos

Supplementary Schedule

77 – 85

Attached is the Supplementary Schedule showing those representations received since the Agenda was published and other relevant information

DEMOCRATIC SERVICES

Broadland District Council

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SUPPLEMENTARY SCHEDULE TO APPLICATIONS TO BE CONSIDERED

Plan No	Application No	Location	Update	Page Nos
1	20182043	Land off Manor Road, Manor Road, Newton St Faiths	<p>(1) Paragraph 5.28 of the officer's report refers to a report from the Council's viability consultant. This report is now available and is attached as an appendix.</p> <p>(2) Letter of objection received from agent of applicant 20181525 which is adjacent to the application site and seeks outline permission for 64 dwellings:</p> <ul style="list-style-type: none"> • The two applications are not being treated in a consistent manner. • Surprised that 10% affordable housing is being accepted when the adjacent site has demonstrated that it is viable at 40%. As the Council is now claiming a 5 year housing land supply the scheme should be policy compliant and it is clear that the benefits of the scheme do not outweigh the adverse impacts. • The comments made regarding the setting of the listed building are perverse. The application site is not screened compared to my client's site. The argument that the application is an allocated site is not sufficient as the impact of this scheme on the setting of the listed building is clearly greater (than my client's application) but seen as acceptable. • Pedestrian improvements should be provided to the north to provide improved access to the facilities of Newton St 	13 - 34

			<p>Faiths and not just to the south.</p> <ul style="list-style-type: none"> • The development will require demolition of a dwelling and little comment is provided as to the impact of traffic noise on the adjacent house which was an issue with my client's proposal. • The committee should be advised as to why my client's scheme was unacceptable whereas a totally different view has been taken with this application. <p>(3) Letter of objection received from applicant of 20181525 which is adjacent to the application site and seeks outline permission for 64 dwellings:</p> <ul style="list-style-type: none"> • The application is in contradiction of heritage and provides no screening to the adjacent listed buildings compared to my site which is fully screened. • Access will require demolition of a dwelling and will impact the neighbours adjacent and the layout impacts other properties at the proposed entrance. • 10% affordable housing is not consistent with the JCS. • Plots 52-64 are two storey and situated on a ridge visible from the south and will be unacceptable visually. • The site should not have been allocated and juts out into the countryside whilst my site is beside the application site and will provide 40% affordable housing. • My site does not require the use of a culvert which may bring future flooding. • The site should be de-allocated due to the affordable housing provision and the position in the open 	
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			<p>countryside. My site should be utilised to supply the future housing as it is a natural infill and can provide 40% affordable homes.</p> <ul style="list-style-type: none"> • My application was not presented to committee and we have been forced to go to appeal. 	
2	20190807	76 Sandy Lane, Taverham	<p>Comment received from neighbour at No. 74 Sandy Lane, Taverham:</p> <p>I am writing to confirm that we have no issue with the garden/back yard improvements that are taking place as this time at the current address. Work is carried out at reasonable times during the day and has no knock on effect for us.</p> <p>Nor do we have any issues with the proposed home improvements that have been proposed to you. We are all ok with their plans for the above property. For the record the work on this project has not commenced.</p>	35 – 41
3	20190569	Shiels Court, 4 Braydeston Avenue, Brundall	<p>Additional comments from the Historic Environment Officer on proposed amendments:</p> <ul style="list-style-type: none"> • Overall adequate amendments have been made to the proposal to address the previous concerns noted by the officer. <p>Additional conditions required on the provision of additional parking and details of materials.</p>	42 - 55
4	20190710	Land off Howlett's Loke, Salhouse	Additional condition required on tree protection	56 - 67

5	20190639	Recreation Ground, Thieves Lane, Salhouse	<p>The Parish Council has requested that the floodlights should be switched off at 10:05pm rather than 9pm as recommended in the report.</p> <p>Officers are concerned about the use of the MUGA all year around until 10:05pm in terms of noise disturbance and light pollution due to the proximity of dwellings and the detrimental impact this could have on their residential amenities. Therefore it is not proposed to extend the use of the proposed MUGA beyond 9pm.</p>	68 - 75
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**REPORT ON BEHALF OF
BROADLAND DISTRICT COUNCIL
REVIEW OF VIABILITY CASE
SUBMITTED ON BEHALF OF
LOVELL PARTNERSHIPS
IN RESPECT OF
LAND SOUTH OFF MANOR RAOD NEWTON ST FAITH
APPLICATION: 2018/2043**

2nd August 2019

1.1 Purpose of the Report

This report is prepared by Stuart Bizley BSc MRICS on behalf of Broadland District Council for the purpose of advising on the Viability Assessment prepared Savills dated 2nd May 2019. The information is submitted in support of the planning application reference 2018/2043 seeking to justify the reduction in the level of affordable housing below the current policy requirement to 10%.

1.2 The Development

The site is situated to the east of Manor Road Newton St Faith on the southern outskirts of village. The proposed development is for the erection of 69 dwellings together with associated access, open spaces & infrastructure. The site area extends to 2.53 ha (6.25 acres).

1.3 The Viability

The applicants submitted viability appraisal seeks to demonstrate that the viability of development does not support the delivery of affordable housing at 33% and that a reduced level of provision is appropriate. The appraisals can be summarised as follows:

Assuming 33% Affordable	
Open Market Sales	£15,967,625
Affordable Sales	£2,417,625
Gross Development Value	£15,967,625
Construction Costs inc abnormal	£10,659,045
Professional fees	£615,233
S106 & CIL	£848,834
Marketing & Sales Costs	£204,463
Site Acquisition Costs	£28,185
Finance Costs	£392,658
Developer Profit (15.76% GDV)	£2,516,498
Residual Land Value	£703,352
Benchmark Land Value	£1,456,000
Viability Deficit	£760,524

Assuming 10% Affordable	
Open Market Sales	£17,290,000
Affordable Sales	£820,375
Gross Development Value	£18,110,375
Construction Costs inc abnormal	£10,760,232
Professional fees	£626,000
S106 & CIL	£993,565
Marketing & Sales Costs	£337,677

Site Acquisition Costs	£72,019
Finance Costs	£727,295
Developer Profit (17.08 % GDV)	£3,093,252
Residual Land Value	£1,500,335
Benchmark Land Value	£1,456,000
Viability Surplus	£44,335

The report supporting the viability appraisal provides an explanation and supporting evidence for the elements making up the sales income and development costs. However, further information was sought to explain the detail of the breakdown of some elements of the construction and abnormal costs and this was provided directly by the applicants together with a full explanation. A full review and examination of the submitted appraisal has been undertaken and the methodology is found to be sound.

1.4 Review of the Viability Appraisals

1.4.1 Gross Development Value – This is the total proceeds anticipated from the sale of the completed development of both the open market and affordable units. A varied mix of house types is proposed (2 x 1 bed, 18 x 2 bed, 31 x 3 bed and 18 x 4 bed) with a total of 69 units. The sales prices assumed are based upon an overall rate of £2,868/m² (£266.84/ft²) for the market housing. This rate has been evidenced by comparable transactions from other similar developments around the northern edge of Norwich. The sales rate has been applied on a blended basis across all house types and is considered reasonable.

The value assumed for the affordable houses whether rent or intermediate tenure is regarded as fair.

1.4.3 Construction Costs, Abnormal Costs and Professional Fees – the appraisals apply a base the construction cost of £1183.71/m² (£110.01/ft²). This is a rate supplied by the applicant; however, it has been benchmarked against the BCIS index and is considered to be appropriate. In addition, the cost of external works, site infrastructure (roads and sewers), off site highways, utilities, landscaping and abnormal and a contingency (3%) have been added. We have queried these costs and a detailed explanation has been provided by the proposed applicant and whilst the overall costs of construction are greater than would normally be anticipated we are of the opinion that they are fair.

The professional fees are calculated based upon 8% and have not been applied to all abnormal and infrastructure costs which if were the case would increase this element so reducing the viability of the development. We are of the opinion that the rate applied is reasonable and line with normal practice.

1.4.4 CIL and s106 Costs – CIL is calculated in accordance with the proportion of market and affordable housing and in addition to which a sum of is included for s106 payments of £294,934 for the provision of offsite open space.

1.4.5 Sales and Marketing Costs – sales agent fees of 1.25% and legal selling costs at 0.5% have been applied. In addition, marketing costs of £500 per open market unit have been accounted for in the appraisals. No costs have been assumed for the cost of disposing of the affordable homes which we would normally expect. We consider the overall cost of sales and marketing to be reasonable.

1.4.6 Site Acquisition Costs – these costs include Stamp Duty and legal fees associated with the purchase of the site and are regarded as appropriate.

1.4.7 Finance Costs – the funding cost of the development is based upon a development period of 32 months for the policy compliant scheme and 39 months for the development providing 10% affordable assuming the development will be constructed and sold in a single phase. These periods make fair allowance for pre-construction activities, building of the dwellings and sales of the market units at a rate of three per month. An interest rate of 6% is applied with no additional allowance for fees or other costs and is considered reasonable.

1.4.8 Profit, Residual and Benchmark Land Value – The developer profit has been calculated based upon a profit level of 17.5% on the market houses and 6% on the affordable homes. The latest guidance sets out an acceptable profit range for development of between 15% and 20% on the Gross Development Value. In this case the overall profit is 15.76% on the policy compliant scheme and 17.08% on the scheme providing 10% affordable both of which provide the developer with an acceptable return.

The resulting residual land values are: 33% scheme - £703,352 and 10% scheme - £1,500, 355.

It is contended that an appropriate Benchmark Land Value (BLV) for the site is £1,456,000. Therefore, the residual site value for the policy complaint scheme results in a viability deficit of £760,524 and with the 10% affordable scheme a viability surplus of £44,335. A detailed justification has been put forward to support the BLV taking account of the current use of the site and whilst a value of £1,456,000 is in our opinion at the upper end of the range of what we would consider to be appropriate it is reasonable for it to be applied.

Therefore, based upon a BLV of £1,456,000 the proposed development does not support the delivery of policy compliant affordable housing and at 10 % affordable the developer is provided with a competitive return and the landowner's benchmark, being the minimum price, a landowner will be willing to accept, is met.

1.5 Conclusion and Recommendation

In our opinion, based upon the review and challenge of the submitted viability evidence in support this application the case in support of a reduction in the level of affordable housing to 10 % has been made.

We therefore recommend, taking account of the viability of the proposed development, the Council agree to a reduction in the level of affordable housing from its policy requirement to the 10% proposed. In agreeing to a reduction in the level of affordable housing, the Council should seek to secure, via a s106 agreement, an appropriate mechanism to review the ongoing viability of the development.



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Stuart Bizley BSc MRICS
2nd August 2019

A handwritten signature in black ink, slanted upwards from left to right, positioned over the printed name and date.