

# Planning Committee

## Agenda

### Date

Wednesday 2 October 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](mailto:sara.utting@broadland.gov.uk)



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

**A G E N D A**

**Page No**

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|----------|---|-----------------|
| <b>1</b> | <b>To receive declarations of interest under Procedural Rule no 8</b>                                 |                 |
| <b>2</b> | <b>Apologies for absence</b>  |                 |
| <b>3</b> | <b><u><a href="#">Minutes of meeting held on 4 September 2019</a></u></b>                             | <b>5 – 12</b>   |
| <b>4</b> | <b>Matters arising therefrom (if any)</b>   |                 |
| <b>5</b> | <b>Applications for planning permission to be considered by the Committee in the following order:</b> |                 |
|          | <b><u><a href="#">Schedule of Applications</a></u></b>  | <b>13</b>       |
|          | <b>Planning Applications</b>  | <b>14 – 137</b> |
| <b>6</b> | <b><u><a href="#">Planning Appeals (for information)</a></u></b>                                      | <b>138</b>      |

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.

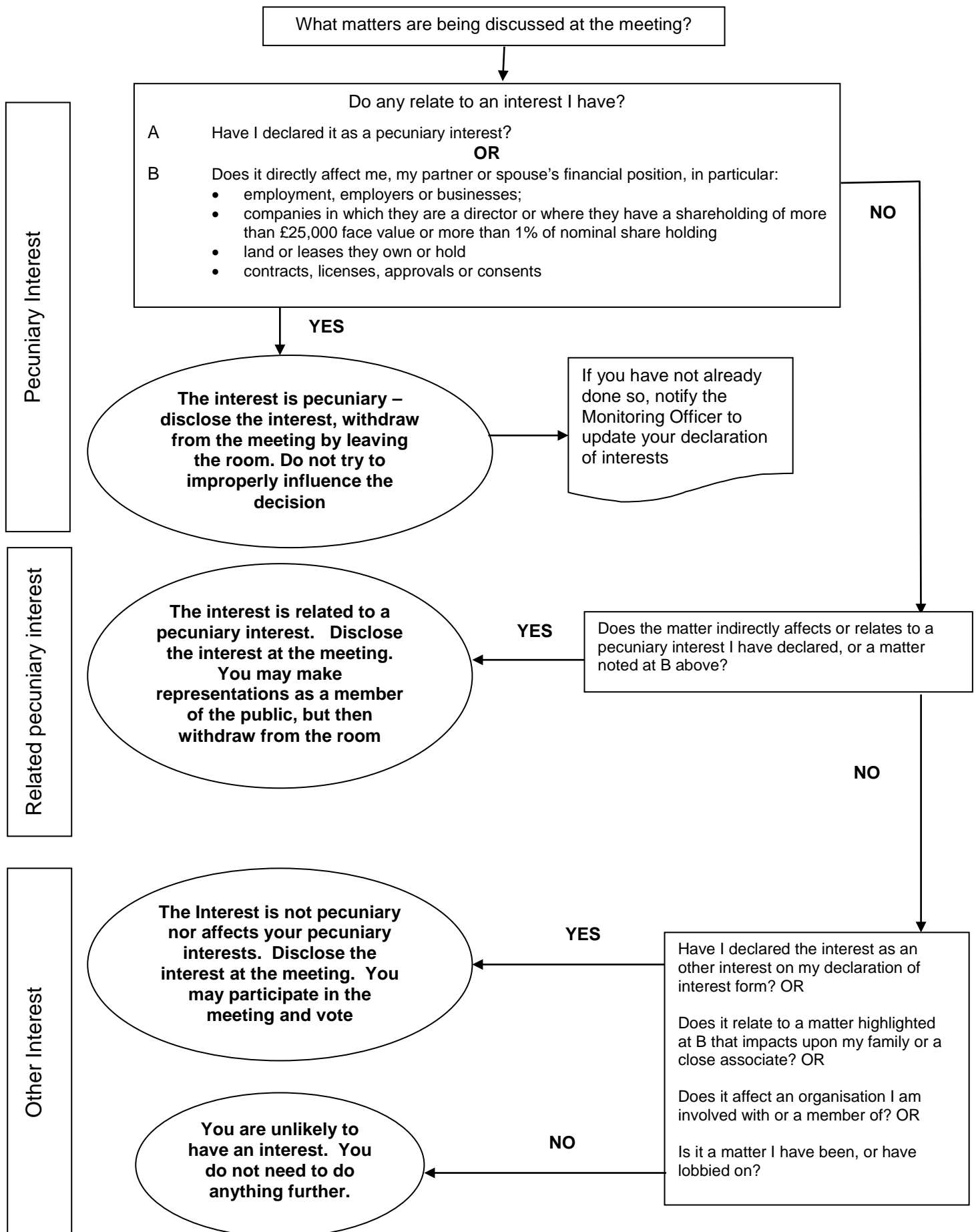
Is the interest not related to any of the above? If so, it is likely to be another interest. You will need to declare the interest, but may participate in discussion and voting on the item.

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 4 September 2019** at **9.30am** when there were present:

Miss S Lawn – Chairman

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

Mr J F Fisher  
Ms R M Grattan  
Mrs C Karimi-Ghovanlou  
Mr M L Murrell

Mr S Riley (from Minute no: 5)  
Mr J M Ward

The following Members attended the meeting and spoke with the Chairman's concurrence on the items shown:

Ms Ryman-Tubb      Minute no: 31 (Church View, Church Road, Lingwood)

Also in attendance were the Assistant Director of Planning; Area Planning Manager (East) and the Senior Committee Officer.

### **27      DECLARATIONS OF INTEREST UNDER PROCEDURAL RULE NO 8**

<b>Member</b>	<b>Minute No &amp; Heading</b>	<b>Nature of Interest</b>
Mr Fisher, Miss Lawn and Mr Ward	Minute no: 30 (land east of Pound Lane in Thorpe St Andrew)	Thorpe St Andrew Town Councillors. Had not expressed a view on the application. Non-disclosable, non-pecuniary interest.

### **28      APOLOGIES FOR ABSENCE**

Apologies for absence were received from Mr Foulger and Mr Moncur.

### **29      MINUTES**

The Minutes of the meeting held on 7 August 2019 were confirmed as a correct record and signed by the Chairman.

*In respect of the decisions indicated in the following Minutes (nos: 30 to 32), 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.*

**30 APPLICATION NUMBER 20190016 – LAND EAST OF POUND LANE, THORPE ST ANDREW**

The Committee considered an application for the demolition of two detached dwellings and the erection of a care village comprising an 80-bed care home and 19 assisted living bungalows (for occupants aged 75 and over) on land east of Pound Lane in Thorpe St Andrew. Also included as part of the application were: three mobility scooter stores; separate bin stores for the bungalows and the care home; maintenance store and an electricity sub-station. Twenty-two staff car parking spaces; 19 visitor parking spaces and 20 parking spaces for residents of the bungalows were proposed, together with a new vehicular access point off Pound Lane. It was noted that, if approved, the proposals would see the care village replace the previously approved plans for a spa and wellbeing centre as part of the redevelopment of the site of the former Oasis Sports and Leisure Centre (pp 20151132).

In presenting the application, the Area Planning Manager advised the Committee that the officer recommendation needed to be amended to reflect the fact that the Highway Authority was no longer objecting; include a requirement for satisfactory tracking details to be submitted for the ingress and egress of refuse collection vehicles; amendment of numbers (2)-(5) of the Heads of Teams to replace “care village” with bungalows (this would restrict occupation to C2 use) and include a requirement for the Section 52 Agreement imposed on pp 850340 relating to Tawny Lodge to be revoked as it was no longer relevant since the appeal for the redevelopment of the Oasis site had been allowed (20151132) and given the recommendation to approve the current application (if agreed).

The application was reported to committee as it was being recommended for approval, contrary to the current development plan policies.

The Committee received the additional comments of the Highway Authority, together with their confirmed conditions; additional comments from Norfolk and Waveney Sustainability and Transformation Partnership; Cllr Ian Mackie (one of the Ward Members); noted the receipt of an additional “Living Well Homes for Norfolk” document from the agents; noted reference to Policy GT2 of the Growth Triangle Area Action Plan relating to Green Infrastructure Corridor and information relating to a legal agreement which had been imposed on pp 850340 for Tawny Lodge (one of the dwellings proposed to be demolished), all as reported in the Supplementary Schedule. In addition, the Committee received the verbal views of Miss Kate Wood of Pegasus Group (the agent) at the meeting.

The site was located outside of the defined settlement limit where Policy GC2 of the DM DPD did not permit new development unless it accorded with a specific allocation and / or policy and not result in any significant adverse impact. In this case, Policy H5 supported the principle of planning applications for residential institutions provided the site was accessible by

public transport, within reasonable proximity of community facilities and a demonstrated need had been identified in the locality. Members noted that the site was immediately adjacent to the settlement limit and was well-served by public transport. Furthermore both this application and planning permission 20151132, covering the wider site, proposed footways and a crossing facility which would link with existing facilities, thereby ensuring that pedestrians and cyclists would have easy access to the site. The site was also within reasonable proximity of local services and community facilities including a doctors' surgery, shops and a supermarket and within 3 miles of the city centre. Accordingly, it was considered that the site was easily accessible and within reasonable proximity of community facilities.

In terms of an identified need for the facility, Members took into consideration the published evidence on the benefits of care villages, together with the growing housing needs of older people in the countryside. Policy 4 of the JCS included a requirement for mixed tenure housing with care as part of the overall housing provision in highly accessible locations (which included particular provision in Thorpe St Andrew) and Policy 7 identified a need for care homes with nursing provision in Norwich and its immediate environs.

Taking into account all of the above, it was considered that the principle of the development was acceptable.

The Committee noted that the plans had been subject to a number of amendments resulting in the layout and design now being considered acceptable and the proposals were in accordance with Policy 2 of the JCS and Policy GC4 of the DM DPD.

It was noted that the development would require a number of trees to be removed, mostly from within the central area of the site but Members acknowledged that these were mostly of a low or moderate amenity value and a landscaping scheme had been submitted which proposed additional planting of 103 trees to help provide mitigation for the loss of the trees to be removed. Members accepted that, given the size, scale and mass of the care home building, it would be visible from outside of the site but both the existing and proposed trees and planting on the boundaries would help to provide screening. It was noted that the bungalows were much smaller in scale and would only be visible from the outside of the site by intermittent views. Overall, it was considered that the design of the proposals was acceptable and the proposed development would not cause significant harm to the general character and appearance of the area.

It was considered that the revisions to the size and scale of the care home building, together with the screening which would be provided by both existing and proposed trees and vegetation, would mean that the care home would not appear significantly dominating or overbearing for neighbouring residents. Members acknowledged that planning permission 20151132 granted outline approval for some residential development to the south and east of the site

but the layout was only indicative at this stage and furthermore, future occupiers would be aware of the care home building prior to purchase of their property. Overall, it was considered that no element of the proposals would result in any significant detrimental impact upon neighbour amenity.

In terms of highway safety, the Committee noted that the Highway Authority was no longer objecting to the application, subject to conditions and therefore, all highways concerns had been addressed.

In response to the concerns raised about healthcare, the Committee took into consideration the fact that the responsibility for health provision remained with the health providers (primarily NHS England) who provided funding for doctors based on the population / number of patients in an area. It was noted that residents in any new development would contribute to national funding through taxes and therefore, obligations could not reasonably be sought through a Section 106 Agreement.

In terms of all other matters raised through the consultation, Members noted that these had either been resolved or would be dealt with by the imposition of appropriate conditions.

In conclusion it was considered that, on balance, the scheme was acceptable, subject to the imposition of conditions and the completion of a legal agreement to ensure the care village remained within Use Class C2 (residential institution accommodation). Accordingly, it was

### **RESOLVED:**

to delegate authority to the Director of Place to approve application number 20190016 subject to the receipt of satisfactory tracking / swept path analysis demonstrating that refuse collection vehicles can satisfactorily access / exit the site; subject to the following conditions; a Section 106 Agreement with the following Heads of Terms and the revocation of the Section 52 Agreement imposed on pp 850340.

### **Conditions:**

- (1) Time Limit
- (2) In accordance with plans and documents
- (3) External materials
- (4) Hard and soft landscaping and boundary treatments
- (5) External lighting scheme
- (6) Accordance of AIA and Landscaping
- (7) Construction Environmental Management Plan (CEMP)
- (8) Landscape and Environmental Management Plan (LEMP)
- (9) Survey Lifespan – If works do not commence within 12 months ecological measures will be reviewed



- (10) Highway conditions TBC
- (11) LLFA drainage condition
- (12) Materials Management Plan - Minerals (MMP-M)
- (13) Photographic recording (Beech House)
- (14) 10% Renewable energy
- (15) Fire hydrants
- (16) No lighting fires within site during construction period

### Heads of Terms:

- (1) Care village regulated by Care Quality Commission (CQC)
- (2) Occupiers of bungalows contractually obliged to purchase a minimum of four hours of care each week
- (3) Minimum age of all residents of the bungalows is 75 years of age
- (4) Residents of bungalows will pay weekly maintenance fee to cover the daily bin collections and property maintenance
- (5) Bungalows to contain level access bathing / showering facilities, accessible doorways and circulation, higher level electrical sockets and emergency alarm systems with pull cords

### **31 APPLICATION NUMBER 20190881 – CHURCH VIEW, CHURCH ROAD, LINGWOOD**

The Committee considered an application for the demolition of the existing bungalow and the erection of a four bedroom house (8.65m tall) with a rear projecting wing and an outbuilding to the front (6m tall) at Church View, Church Road, Lingwood. The existing dwelling had been partially demolished and was in a poor state of repair.

The application was reported to committee at the discretion of the Assistant Director of Planning as it was considered there were exceptional circumstances and to afford the applicant the opportunity to address the Committee.

The Committee noted the receipt of amended drawings from the applicant, together with three options for the treatment of the rear projection, followed by the responses of the Senior Conservation & Design Officer and the Planning Officer, all as reported in the Supplementary Schedule. In addition, the Committee received the verbal views of Robert Smith (the applicant) at the meeting. Ms Ryman-Tubb, the Ward Councillor, spoke in support of the application.

It was noted that planning permission had been granted for a one and a half storey dwelling in 2001 (010509) and a Certificate of Lawful Development had been granted in 2017 (20171617) which had established the principle of residential development on this site. Furthermore, an application had been submitted for a replacement dwelling in 2018 (20180897) which had been the

subject of extensive negotiation regarding the design and scale of the proposed dwelling (originally two and a half storey). At that time, the case officer in post had considered that, on balance, the resulting design was acceptable, although not all of the suggested revisions to achieve a reasonable design had been incorporated. As further bat surveys were required before a decision could be made, the application had subsequently been withdrawn due to the timescales involved.

The proposed dwelling was a substantial, two storey building with a rear projection (4.95m to eaves, 8.65m to ridge across the whole 15m width of the dwelling). It was noted that there was currently very tall hedging around the site but it would not be possible to require that this was retained at its current height. Furthermore, the Assistant Director of Planning advised that this could not be included in the balance of consideration as it was the building itself which Members had to consider would be acceptable or not.

Members noted the existence of a Public Right of Way to the west of the site which continued south to Post Office Road and that the site was in close proximity to the Grade I Listed Church of St Peter, located on the opposite side of the road and there were good views of the Church on the western approach along Church Road, with the Church tower dominating, as well as from across the fields to the south from Post Office Road. Views were also available from the east on Church Road and a public footpath to the east of the Church. Consideration was given to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Members concluded that the scale and bulk of the proposed dwelling, due to its height and size, would result in it dominating the undeveloped rural setting of the Grade I Listed Church, resulting in less than substantial harm to the heritage asset. Furthermore, Paragraph 196 of the NPPF required that this be weighed against the public benefits of the proposal and Members concluded that the public benefit of a replacement dwelling of the scale proposed would not outweigh the harm to the designated heritage asset.

In addition, the site formed part of the D4 Blofield Tributary Farmland, defined by the Broadland Landscape Character Assessment, which identified isolated churches as an inherent landscape sensitivity which should be conserved. Members considered that the proposal would have a detrimental impact on the Blofield Tributary Farmland Landscape as it would erode the isolated setting of the Church.

Members acknowledged the concerns raised by the applicant regarding inconsistent advice between 2018 and this new application but in their view, there remained fundamental concerns on the size and scale of the proposal and its impact on the setting of the Grade I Listed Church and Blofield Tributary Farmland Landscape.

Accordingly, it was

### **RESOLVED:**

to refuse application number 20190881 for the following reasons:

The proposed dwelling by reason of its bulk and scale resulting in its height and size would dominate the isolated and undeveloped rural setting of the Grade I Listed Church and result in less than substantial harm to the setting of the listed building, which would not be outweighed by the public benefit of providing a new dwelling on the site, which would be not in accordance with S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990, paragraph 196 of the National Planning Policy Framework and Policy 2 in the Joint Core for Broadland, Norwich and South Norfolk.

The scale and bulk of the dwelling as a result of its height and size would result in a dominant feature which would erode the isolated setting of the Church and in doing so adversely affect the D4 Blofield Tributary Farmland landscape as defined by the Broadland Landscape Character Assessment SPD contrary to Policies GC4 and EN2 of the Broadland Development Management Development Plan Document and Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk.

*The Committee adjourned at 10:42am and reconvened at 10:52am when all of the Members listed above were present for the remainder of the meeting.*

### **32 APPLICATION NUMBER 20191090 – RED HALL FARM COTTAGE, NORTH WALSHAM ROAD, CROSTWICK**

The Committee considered an application for the change of use of agricultural land to residential curtilage adjoining Red Hall Farm Cottage, North Walsham Road, Crostwick. The applicant already had within his ownership an existing residential curtilage and storage area equating to approximately 3,253 square metres and the proposed additional curtilage measured approximately 1,822 square metres. The two strips of land were separated by hedging but it was proposed this would be removed and the new area of land seeded to grass.

The application was reported to committee as it was contrary to policy.

The site was located outside of the defined settlement limit where Policy GC2 of the DM DPD did not permit new development unless it accorded with a specific allocation and / or policy and not result in any significant adverse impact. It was noted that a similar application had been refused in 2012 but since that time, the site immediately to the north (known as St Mary's Care Home) had been granted planning permission for supported retirement bungalows and this had changed the use of the land from agricultural to residential.

The Committee noted that the site was not visible from any surrounding public vantage points from North Walsham Road due to natural screening and, with the new boundaries in place, it was considered that the modest extension to the curtilage was not clearly visible when viewed from the south west. Accordingly, it was considered that the extension of the curtilage was not unduly excessive and did not represent a significant incursion into the countryside to a degree which would cause harm to the general character and appearance of the surrounding area. Members acknowledged that the solar panels on the land to the south west of the site had been granted planning permission in 2012.

In terms of residential amenity, it was considered that the proposal would not result in any significant adverse impact on the amenity of adjacent residents, given the degree of separation from the nearest residential properties and the scale of the development proposed.

Members concurred with the officer view that Permitted Development Rights should be restricted for the erection of any outbuildings and the installation of additional solar panels and equipment.

In conclusion it was considered that the extension of the curtilage would not be unduly excessive and would not represent a significant incursion into the countryside or to a degree that would cause harm to the general character and appearance of the surrounding area. Accordingly, it was

### **RESOLVED:**

to approve application number 2019090 subject to the following conditions:

- (1) Time limit (A1)
- (2) Plans and Documents (E3)
- (3) Restrictions on permitted development for outbuildings (D5)
- (4) Restrictions on permitted development for further solar equipment (D3)

## **33 PLANNING APPEALS**

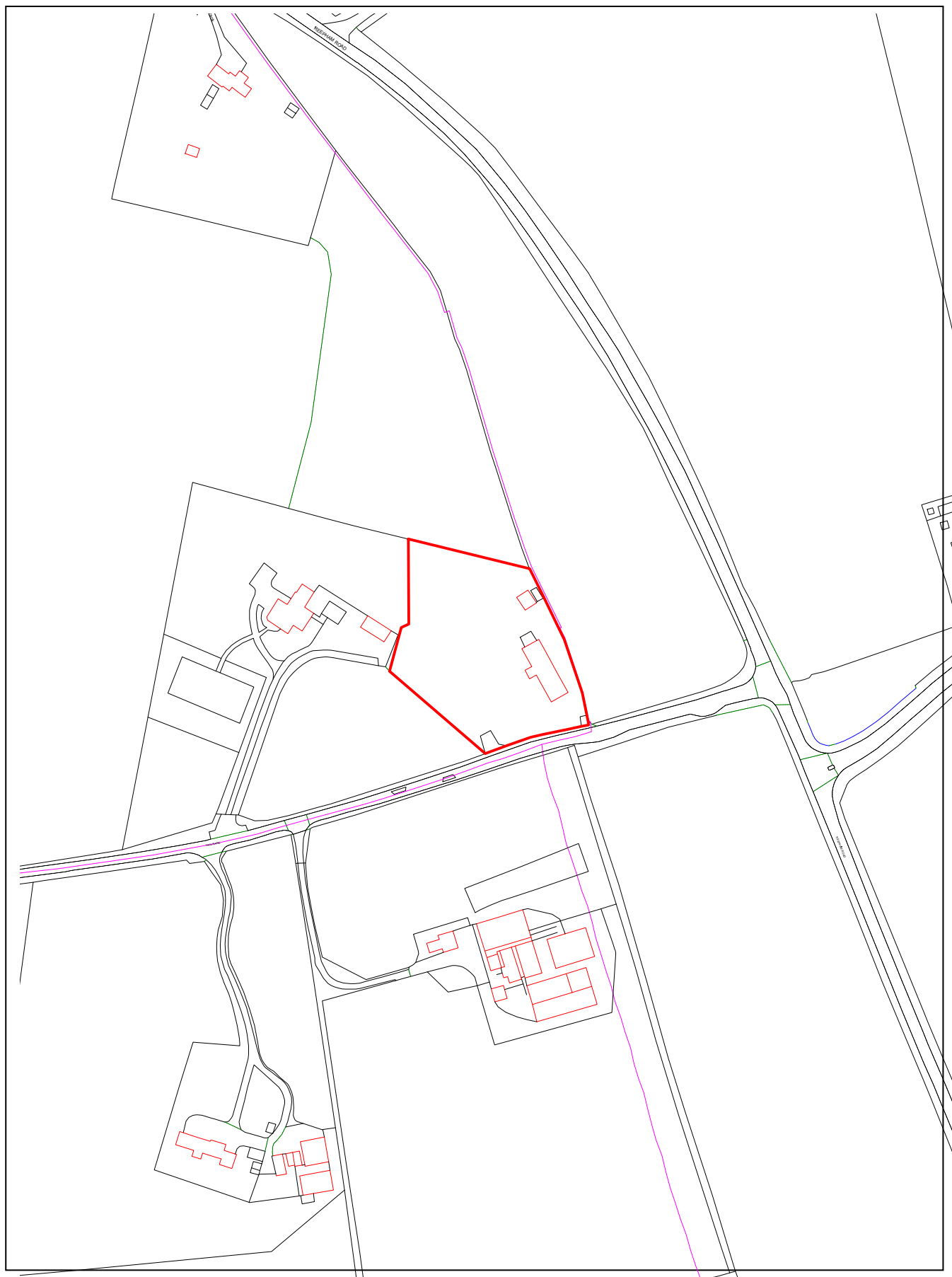
The Committee noted details of the planning appeals decisions which had been received for the period 27 July to 23 August 2019.

*The meeting closed at 10:55am*

## SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Area	Application No	Location	Officer Recommendation	Page Nos
1	<a href="#">20181623</a>	<a href="#">Hill House, Hall Lane, Drayton</a>	Delegate authority to the DoP to <b>APPROVE</b> subject to a satisfactory resolution of the tree issues along Hall Lane and subject to conditions	14 – 56
2	<a href="#">20182043</a>	<a href="#">Land off Manor Road, Manor Road, Newton St Faiths</a>	Delegate Authority to the DoP to <b>APPROVE</b> subject to no objections from the HA and subject to conditions and completion of a Section 106 Agreement	57 – 95
3	<a href="#">20191142</a>	<a href="#">Northgate House, 2 Links Avenue, Hellesdon</a>	<b>APPROVE</b> subject to conditions	96 – 103
4	<a href="#">20191211</a>	<a href="#">Carrowbreck House, Drayton High Road, Hellesdon</a>	<b>APPROVE</b> subject to conditions	104 – 110
5	<a href="#">20191212</a>	<a href="#">Carrowbreck House, Drayton High Road, Hellesdon</a>	<b>APPROVE</b> subject to conditions	111 – 116
6	<a href="#">20191213</a>	<a href="#">Stillwater Farm, Rabbit Lane, Great Witchingham</a>	<b>APPROVE</b> subject to conditions	117 – 123
7	<a href="#">20191235</a>	<a href="#">Valley Farm, Holt Road, Felthorpe</a>	<b>APPROVE</b> subject to conditions	124 – 129
8	<a href="#">20191193</a>	<a href="#">1F Sapphire Business Park, Sapphire House, Roundtree Way, Sprowston</a>	<b>APPROVE</b> subject to conditions	130 – 137

DoP Director of Place  
HA Highways Authority



**Application No: 20181623**

**Hill House, Hall Lane, Drayton, NR8 6HH**

**Scale:  
1:2500**

**Date:  
20-Sep-19**



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**Application No:** [20181623](#)  
**Parish:** **Drayton**

**Applicant's Name:** Mr Lester Broome, B2016 Limited & Guide Total Care Limited  
**Site Address:** Hill House, Hall Lane, Drayton, NR8 6HH  
**Proposal:** Demolition of dwelling and erection of 56 bed nursing care home, new vehicular access, associated landscaping and erection of new off-site public footpath

### Reason for reporting to committee

(1) The recommendation for approval is contrary to the development plan policies and (2) at the request of Councillor Foulger and former Councillor Everett for the reasons set out in paragraph 4.16 of this report.

### Recommendation summary:

Delegate authority to the Director of Place to approve subject to a satisfactory resolution of the tree issues along Hall Lane and subject to conditions

#### 1 Proposal and site context

- 1.1 The application seeks full planning permission for the demolition of a detached dwelling and garage/annexe and the erection of a 56 bed nursing care home, new vehicular access and associated landscaping. The application also proposes the creation of a new off-site public footpath, from the site along Hall Lane to the mini roundabout at Drayton Lane.
- 1.2 The care home is proposed to focus on dementia care and co-morbidity conditions with a specialist focus on early onset dementia. The care home would provide en-suite bedrooms clustered in 'households' of up to eight residents, each sharing domestic scale kitchen, dining and living space. Each household would have dedicated care staff and a therapeutic case worker delivering unique and appropriate care to each resident.
- 1.3 The care home building is proposed to predominantly be a rectangular shaped building running east/west and fronting onto Hall Lane. The building will accommodate four storeys with the top floor being located within the roof space. The south (front) elevation is broken up by a larger pitched roof gable central wing and lower flat roof element and smaller gable bays towards either end. On the north elevation there is proposed to be a large central gable with lower level, three storey, flat roofed elements either side. The east and west elevations are broken down in scale to provide a pair of linked feature gable ends. There will be a number of flat roofed dormer windows on the north and south elevations which will serve the rooms on the fourth floor.

- 1.4 The position of the care home is in its amended form as it's been turned to run east / west rather than the original position of north to south.
- 1.5 The height of the building will vary due to the changing levels on the site. The main part of the building will be approximately 12 metres in height although it will be set on a reduced ground level so that the majority of the ground floor is set below the existing ground level. This means that the building will, in the main, be read as having three storeys. The highest part of the building is the central wing which is approximately 14 metres above the existing ground floor level.
- 1.6 The building measures approximately 45.5 metres in width from east to west. The main building measures approximately 15.4 metres in depth (from north to south) however when including the central wing the building measures approximately 22.8 metres in depth.
- 1.7 In terms of the materials proposed for the building, multi-red blend facing bricks are proposed up to ground floor height with an off white coloured render above. Certain feature elements are expressed in a horizontal black Cedral timber weather board or in two instances the face brick is taken full-height across the gable elevation. The roof is proposed to be finished in a pre-weathered orange-brown mix plain clay tile.
- 1.8 The existing entrance to the site is proposed to be re-located to provide a new centralised vehicular access and a separate pedestrian access in the south west corner of the site. A new hard surfaced drive and car park is proposed to be created to the front of the site providing a total of 30 car parking spaces including 2 disabled/minibus spaces. The parking area also provides an ambulance bay, an area for motorcycle parking and 9 cycle stands within a covered structure.
- 1.9 Hard and soft landscaping works are also proposed including the re-grading of the site and areas of new planting.
- 1.10 The application was previously reported to planning committee in April 2019. At this point a Unilateral Undertaking was proposed to provide an on-going daily shuttle service offering staff and visitors a free daily taxi pick up / drop off facility. Members voted to defer the application to enable officers to discuss with the applicant options for the provision of a footpath along Hall Lane to connect to Drayton village centre.
- 1.11 Since this time the applicants have been in discussions with the Highway Authority in relation to the provision of the footpath. The latest set of amended plans propose a 1.5 metre wide footpath, which runs from the application site and links with the existing footpath near to the Hall Lane / Drayton Lane mini roundabout.



- 1.12 A new pedestrian access is proposed to the south west corner of the application site which is proposed to link with the footpath. Shortly after leaving the application site, users of the footpath will be required to cross the road to the south side of Hall Lane. The footpath then continues westwards before crossing back to the north side of Hall Lane at the point of one of the traffic calming islands. The footpath then continues westwards again along the north side of Hall Lane before crossing for a third time back to the south side just before the entrance to Drayton Hall Park and within close proximity to the existing footpath.

### 2 Relevant planning history

- 2.1 [912007](#): Single storey side and rear extension. Withdrawn 15 January 1992.
- 2.2 [920031](#): Single storey side extension. Approved 18 February 1992.
- 2.3 [920885](#): Garage. Approved 19 August 1992.
- 2.4 [981240](#): Two storey rear extension. Approved 2 June 1999.
- 2.5 [20020703](#): Two storey extension to provide new entrance hall and stairs. Approved 19 June 2002.

### 3 Planning Policies

#### 3.1 National Planning Policy Framework (NPPF)

NPPF 02 : Achieving sustainable development  
NPPF 04 : Decision-making  
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

#### 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 12 : The remainder of the Norwich Urban area, including the fringe parishes

### 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 EN4: Pollution

Policy H5: Residential Institutions

Policy TS3: Highway safety

Policy TS4: Parking guidelines

Policy CSU5: Surface water drainage

### 3.4 Drayton Neighbourhood Plan 2016

Policy 1A & 1C: Design Standards and Land Use Mix

Policy 2A: Protecting and Enhancing Historic Character

Policy 3: Maintaining Important Views

Policy 5: Flooding

Policy 7: Improved Walking and Cycling Routes

### 3.5 Landscape Character Assessment SPD

E3: Spixworth

## 4 Consultations

### 4.1 Drayton Parish Council (summarised):

The Parish Council fully supports the concept of the project and acknowledges there is demand for this type of facility.

The Parish Council does not support the application as currently proposed because of a number of concerns and fully endorses the objections raised by Highways:

- The proposed development does not adequately provide for pedestrians / people with disabilities to link with existing provision and / or local services.
- The proposal is remote from local service centre provision conflicting with the aims of sustainable development, the need to minimise travel, and the ability to encourage walking, cycling, use of public transport and

reduce reliance on the private car as represented in national and local policy.

- The proposal does not incorporate adequate on-site vehicular parking and manoeuvring facilities to the standard required by the Local Planning Authority. The proposal, if permitted, would therefore be likely to lead to an undesirable increase in on-street parking to the detriment to highway safety.

In addition, the Parish Council has concerns in respect of sewage from the site and feels that the system proposed needs addressing. Connection to the mains sewers would be preferable to reduce any potential additional risk of surface flooding to the village and to eliminate any potential unpleasant smells.

### Further comments following submission of amended scheme:

The Parish Council recognised that efforts had been made to address some of the previous concerns and acknowledged that the Highways objection (regarding on-site parking) had largely been addressed. However, the Parish Council does not support the application with the amendments as proposed and wishes to reiterate their concerns as raised by Highways previously:

- The proposed development does not adequately provide for pedestrians / people with disabilities to link with existing provision and / or local services.
- The proposal is remote from local service centre provision conflicting with the aims of sustainable development, the need to minimise travel, and the ability to encourage walking, cycling, use of public transport and reduce reliance on the private car as represented in national and local policy.

In addition, the concerns around the proposals for sewerage could be resolved by connection to the main sewers to prevent the risk of additional surface flooding and to eliminate any unpleasant smells. Given that this is a care facility the highest standards around sewage should be adopted. The facility would place intolerable pressure on the local GP surgery where waiting times are in advance of several weeks for an appointment. The complex primary care needs and requirements of the residents need to be addressed and this would task the practice, which is already struggling with demand, with an impossible challenge.

### Further comments following submission of amended scheme:

Whilst the Parish Council acknowledged the efforts made by the applicants they still feel that the proposals for the footpath are undesirable and unacceptable and still do not meet the needs required to deal adequately

with the highways objection (development does not adequately provide for pedestrians / people with disabilities to link with existing provision and / or local services).

### 4.2 Anglian Water:

Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

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 applicant has indicated on their application that their method of foul water drainage is not to a public sewer. Therefore, this is outside our jurisdiction for comment and the Planning Authority will need to seek the views of the Environment Agency to gauge whether the solutions identified are acceptable from their perspective. We request that the agreed strategy is reflected in the planning approval.

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

#### Further comments following submission of amended scheme:

The sewerage system at present has available capacity for these flows via a gravity connection to manhole 8801. If the developer wishes to connect to our sewerage network they should serve notice under section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. (Officer Note: Anglian Water suggested that five informatives are to be added to the decision notice relating to Anglian Water issues and all of these informatives are proposed to be added as suggested.)

### 4.3 District Council's Conservation Officer (Arboriculture & Landscape):

There appears to be limited tree removals to implement the scheme. As the majority of the trees will be retained and unaffected by the proposals I have no objections if the recommendations within the AIA are implemented, my only additional comment relating to the tree survey detail is that no annotations relating to shadow patterns have been provided, these would usually be shown on the Tree Constraints Plan (TCP) to help establish the overshadowing the proposed development would experience.

The retained trees T34, T31, T26 to T30 and T37 and T38 would be the most significant from this aspect and the overshadowing they produce should be verified.

It would be useful if areas were shown on the Tree Protection Plan (TPP) to designate the location of construction material deliveries and tradesman's parking during the demolition and construction phases of the scheme. Section 7 (Conclusions) of the Landscape Statement describes the intention to provide additional boundary planting and replacement trees as mitigation for those removed to implement the scheme, Landscape condition T04 would be suitable.

#### Further comments following submission of amended scheme:

The changes to the layout have significantly increased the impact on the existing trees and specifically the proposed removal of Scots Pine T8, T9, T16 and T17 and also Sycamore T15 all of which have been categorised as 'B's' and which form part of the established landscaping and screening between Hill House and the neighbouring property Brickyard Farm which is located to the west. Additional planting is shown removed to achieve the required visibility splays. The loss of the additional five trees would be regrettable.

The shadow patterns of the existing trees have been added which demonstrates that the south west portion of the building would be shaded by T1, T3 and T4. This area of the building would require increased fenestration measures included in the design to ensure adequate daylight and quality of life for future residents and reduce the pressure for additional tree removals or inappropriate lopping.

My feeling is the loss of the additional trees is far from ideal from a landscape and neighbours perspective and the benefits the revised layout provides should be shown to be demonstrably beneficial to the scheme as a whole. I acknowledge my considerations have to be balanced against other balanced planning policy requirements.

A landscape strategy is shown on drawing no: E18843-TLP-002, which illustrates the proposed replacement planting within the site; this includes

nineteen new trees and additional native hedges and an earth bund of 0.6m in height. The installation of an earth bund within the Root Protection Areas (RPAs) of the retained trees would not be acceptable as there should be no changes to the existing levels within the trees rooting areas. If additional screening is required the use of an evergreen, shade tolerant species to establish an understory or hedge would be a better option.

If the revised scheme is judged to be acceptable on planning policy grounds and it is approved, a comprehensive planting element will be required in the landscaping proposals as mitigation and landscape condition T05 would be appropriate. (Officer Note: Landscaping Condition T05 is proposed to be imposed to decision notice as requested.)

Further comments following submission of amended scheme:

Having studied the latest revised AIA, the additional information relating to the construction of the bund is covered within section 8.7 of the document. This states that 'the use of machinery within the tree protection area (RPA) is prohibited' which means the construction of the bund will have to be undertaken using hand tools; I would assume that this has been verified as an achievable method by the consulting engineers and if it has all is well and good.

The new parking bays nos: 18 to no: 22 are located within the RPA of T34 Beech (B Category); the construction of this area of hard surface has been detailed as 'No dig' and is shown on drawing no: E18843-TLP-603 – AMS Construction.

In theory this is possible if the merging of the traditional construction and the 'No-dig' section can be achieved, however if the joining of the two types of construction over the small section shown on the drawing isn't achievable in creating an acceptable wearing surface, then I would suggest the whole section from bays nos: 16 to 27 should be of a 'no-dig' construction.

Additional bin stores are referred to being added and I have no concerns regarding this as the construction is shown outside the majority of the retained trees RPAs with a minor encroachment within the RPA of T27.

Further comments following submission of amended scheme:

The route of the proposed footpath passes through the Root Protection Areas (RPAs) of several trees, these are annotated as 'No Dig Zone', I would raise concerns as I have in my earlier comments of the practicality of using this type of construction in this location; may not be achievable due to the existing levels.

Using a traditional construction method within the RPAs would not be acceptable.

If the footpath cannot be constructed without the removal of trees or causing root damage, I would have to object to the proposals and would ask that this element of the scheme is removed.

I raise this as we have had similar issues with approved footpath schemes for applications at Oaks Lane, Postwick and also Hall Road, Blofield Heath, both of which appear deliverable due to existing tree, hedge and land ownership constraints.

### Further comments following submission of amended scheme:

The construction of the path in the areas with the existing tree covered hedge bank, still give me cause for concern as the proposals have the potential to cause significant damage to the rooting areas of the trees, which would be unacceptable.

Looking at the existing levels the installation of a 'No-dig' surface to construct the 1.5m wide footpath appears to be fraught with issues and would result in having to build up the existing surface to an impractical level.

It is not possible for me to comment on the extent of the tree constraints for this area of the scheme, as no Tree Survey has been provided. I would request that this is provided together with the details of the existing and proposed levels for the sections of footpath with tree and hedge constraints.

#### 4.4 District's Design Advisor:

You will be aware that there has been quite extensive pre-application advice on this site resulting in a number of amendments to the previous designs. The current scheme still proposes the total demolition of the existing dwelling on the site and its replacement with a specialist purpose built care home facility.

Previously there had been questions as to the appropriateness of the location for this facility, although this is, and remains, essentially a development management issue. The fact that it introduces a large scale building into an area of sparsely developed residential / agricultural land outside the suburban fringe of Norwich does have some impacts in terms of design – particularly the visual impact of the new building in its wider landscape setting.

There have been a series of amendments to the original design which attempt to mitigate this visual impact including a significant reduction in scale and also some modifications to the topography of the site to enable the buildings to sit lower and be less visually prominent.

The latest design comments on the scheme acknowledged that, overall, the mitigation measures adopted had resulted in a design which reduced the

visual impact of the massing and form of the proposal to an acceptable level.

Having looked at the submitted scheme, whilst the above comments regarding overall visual impact is that the scheme is now on balance acceptable, the secondary detailed design issues raised in my previous comments have not in the main been addressed particularly the following:

- The detailed design will still appear somewhat institutional and a more domestic language in terms of the elevational treatment is required given the generally domestic architecture of the surrounding buildings.
- The flat portion of the mansard roofs are hard to handle and may appear correct but the elevations should be considered as though the fenestration is sitting below a hipped roof rather than accentuating the flat roof portion. On the large block in particular the use of a gable or gablets either end might help conceal the flat roofed portion more easily. It is the plan depth that will really belie the impression of a hipped roof to the buildings but fenestration and articulation in the form of a gable may help the elevations appear more rational.

Previously the suggestion had been made that possibly a more domestic appearance to the elevations would sit more comfortably on this site and this remains the case. The satellite block in particular requires attention but the main block also could benefit from amendments to the elevations particularly the end elevations which lack finesse.

The satellite building requires a complete rethink in terms of its elevational treatment and its overall form could also benefit from some additional articulation to attempt to break its visual mass particularly the roof form, which on the end elevations results in an unacceptable visual appearance.

The fenestration pattern as submitted does little to lift the building in terms of its appearance and the floor to ceiling heights seem excessive resulting in the solid to void ratio in the elevations appearing completely unbalanced. This results in a very institutional appearance especially on the gables but also on the flank elevations.

It is disappointing that having reduced the overall mass and visual impact of the proposal to a level that is acceptable that the detailed design issues previously raised still have not been addressed in any meaningful way.

There needs to be further consideration given to the roof design and the elevations of both elements at this stage to ensure that the development overall is appropriate.

The issues outlined above need to be addressed before an approval could be recommended on design grounds. The scheme as submitted could not be supported owing to the adverse visual impact resulting from its external



appearance and refusal on design grounds would be considered entirely justifiable.

Further comments following submission of amended scheme:

The current proposal follows meetings with the Architects and applicant and discussions regarding the issue of visual impact / neighbouring amenity. The revised scheme has in the main addressed these issues.

The loss of the satellite block is particularly welcome and allows the re-orientation of the main block across the site which improves the layout of the site and car parking. This may also mitigate some of the concerns regarding outlook from neighbouring properties.

In terms of the building's massing the use of the levels across the site does reduce the overall visual bulk.

In terms of the overall appearance of the building, whilst still of significant scale, the massing has been broken by the introduction of articulation to the elevations in the form of projections and setbacks.

The mansard roofs have been replaced with gables and the elevational treatment overall has a less institutional appearance and appears far more appropriate to its location. A more considered and appropriate fenestration pattern gives visual interest to the long elevations.

The break in the long facades provided by the central cross wings and attached flat roofed elements visually shorten the appearance as well as providing a central focus. To the south the introduction of the gables also breaks the facade and provides visual interest.

Overall the resulting design represents a significant improvement over the previously submitted scheme. The current proposal successfully addresses previous concerns regarding the appearance and amount of development on the site. The loss of the satellite building is particularly welcomed in this regard.

In terms of detail, the choice of materials and the architectural detailing to key junctions such as the eaves, verge, dormers, reveals, plinth and projecting bays will be critical to the overall appearance of the building. Choice of finish for hard landscaping and dwarf walls etc. as well as external lighting and soft landscaping will also be key to the overall visual impact of the development. It is considered that details of these elements should either be secured as part of the application or by condition.

In conclusion, subject to the above comments regarding the detailing and materials, the revised scheme is considered to address previous concerns regarding detailed design and can therefore be recommended for approval

on design grounds subject to those comments being satisfactorily addressed by the submission of further details or secured by condition.

### 4.5 District's Economic Development Officer:

I can confirm that I would fully support the application which would provide valuable dementia care within the district. Although the facility indicates that it would focus on early onset dementia care, I feel that expanding dementia care facilities covering any age range would be of benefit to both the district and the wider community. The proposal would also provide some additional local employment opportunities.

### 4.6 District's Environmental Contracts Officer:

This development would not receive a household waste collection and will require a commercial collection of waste. The commercial business will need to ensure that a waste contractor can access site, so the applicant needs to ensure that a large refuse vehicle can access the place where the bin store is currently located. If any of this is expected to have council tax paying "supported living" properties, then the planning guidance for household waste should be followed. Our household waste collection would not access the bin store shown on the plans and so the developer would need to agree a refuse strategy with us if there are any such properties.

#### Further comments following submission of amended scheme:

I would advise the applicant that should they ever need to use a different waste contractor, that they may well have issues on size of vehicle and safe collection with their current plans.

Any waste contractor would most likely want vehicle access to the bins to prevent operators having to wheel 1100 litre bins more than the recommended British Standard of 10m (over and above this distance presents a manual handling risk, particularly with larger bins). There is no tracking near the bin store and I can't see that the turning head would allow access to bins with a vehicle this size. This may well leave a high risk reversing manoeuvre on this site as the only option to access the bins. This is concerning on a site where I understand there may well be vulnerable people.

I don't think we can do anything here other advise them of the above, and confirm that Broadland District Council would be unable to offer any kind of waste service here based on the plans provided as we could not do it safely. This I believe would discharge our duty under the Environmental Protection Act 1990 to provide a commercial waste collection with the current proposed plan.

### Further comments following submission of further amended scheme:

This looks a much better layout with regards to the safe access to this site for waste collection. A large vehicle can now access the site, and does not have to reverse for an unsafe distance. I now believe this proposed development is serviceable for waste collection.

#### 4.7 Environment Agency:

We have inspected the application, as submitted and are raising a holding objection to the proposal on the grounds of foul drainage.

The application form indicates that the development is to use a package treatment plant as the means of foul drainage. Government guidance contained within the National Planning Practice Guidance sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer.
2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation).
3. Septic Tank.

The first presumption should be to provide a system of foul drainage discharging into a public sewer to be treated at a public sewerage treatment works. A private means of foul effluent disposal is only acceptable when foul mains drainage is not feasible (in terms of cost and/or practicality).

Our mapping data demonstrates that it is feasible for the proposed 56 no. bed nursing care home to be connected to the mains sewer network. The Anglian Water services sewer network is approximately 330 metres from the property boundary.

A 56 bed residential care home with staff will house considerably more people than the existing dwelling, with a much higher rate of water consumption and therefore producing more sewage, than an equivalent development of domestic properties.

There are serious concerns with the volumes of sewage being produced, requiring treatment and disposal as stated in the application. British Water's Code of Practice, Flows and Loads 4, says that residential care homes produce 350 litres of sewage per person, per day, significantly more than the 200 litres per person, per day quoted in the application.

Flows and Loads 4 also states that for hospitals and residential care homes that "the nature of the facility affects the design values. Some nursing homes have very high hydraulic loads as a result of the use of bedpans and their sanitation. Consider any disinfection equipment installed. With drugs

and hygiene requirements of hospitals, adjust the equipment size to compensate for treatability factors.”

Both the treated sewage and the clean surface water are proposed to be discharged to a buried crate infiltration system (soakaway). As well as considering the increased amount of sewage requiring disposal via infiltration, the applicant must also factor in the additional input of rainfall going to the soakaway, particularly during heavy rainfall events. The saturated soil must be able to accept, without impact to the lower-lying adjacent property situated just beside the proposed location of the soakaway, both the larger volumes of sewage and the rainfall entering the soakaway.

The car park surface water discharge may require an oil interceptor if over the threshold for the number of spaces. If the applicant overcomes our objection we would likely request a condition requiring the use of an oil interceptor. The applicant can overcome our objection by doing either of the following options:

1. Altering their plans to show that the development site will connect to the Anglian Water services sewer network instead of using a package treatment plant.
2. Providing evidence that it is not feasible for this site to connect to the mains sewer network. It may help the applicant to follow the guidance in our Foul Drainage Assessment Form (FA1).
  - Demonstrating in the event mains sewer connection is not feasible, that the soakaway will be able to accept the increased discharge, without impacting the adjacent property.
  - Providing confirmation that any treatment plant will be able to efficiently treat more than 350 litres per person, per day, as well as such materials as disinfectant. The treatment of any discharge from an on-site laundry would also need to be considered.

If connection to the mains foul system is not feasible, an environmental permit will be required for the treated sewage discharge. The applicant should submit a Permit Pre-Application request to the Agency.

Please note that the granting of planning permission does not guarantee the granting of an environmental permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

### Further comments following submission of amended scheme:

We have reviewed the additional information, as submitted, and are maintaining our holding objection.

We note from the Addendum Update document, dated 22 January 2019, the applicant appears to have increased the number of beds from 56 to 57.

Further consideration of connection to the mains foul sewer must be undertaken. Although the distance along Hall Lane from the site to the sewer is around 450 metres, other potential routes need to be looked at i.e. west across the agricultural field from the northernmost corner of the site along the northern boundary of Brickyard Farm. This route is approximately 325 metres and would involve no traffic disruption compared to the Hall Lane route. The application contains no confirmation of capacity at the receiving sewage treatment works or any costings for the connection works.

The amended figure of 28m<sup>3</sup>/day of treated sewage effluent is a significant volume to be discharged and infiltrate to ground. The test pit locations and percolation results supplied in the revised Drainage Strategy are for the previous soakaway location and so cannot be used with any confidence as evidence regarding the ability of the soil geology at the new proposed location, some 50 metres away.

Appendix A in the Drainage Strategy states: "Drainage field design data is also provided for the proposed foul water treatment plant. It is noted that the Vp values obtained may indicate that the natural materials present would provide insufficient subsurface effluent treatment."

The application states that the treated effluent will be discharged via a 'soakaway.' From the attached drainage drawing, this would seem to be a 6m x 6m x 0.8m crate-style system. This is not an acceptable system for the discharge of treated sewage, only clean surface water i.e. rainfall, may go to ground via a soakaway. The applicant would need to install a suitably-sized infiltration drainage field system (a network of perforated pipes) that complies with the relevant British Standard. Given the expected volume of 28 cubic metres being discharged every day, we have significant doubts that there is enough space on the site to accommodate an adequately-sized drainage field.

A bespoke discharge permit would need to be applied for, as this volume falls outside the 15m<sup>3</sup>/day maximum allowed under the Standard Rules permit.

### Further comments following submission of further amended scheme:

We have reviewed the latest information submitted and are now satisfied our holding objection can be removed. The amended foul drainage strategy confirms connection to the main sewer network, which was the preferred

disposal route. We therefore have no further concerns to raise with regards to this proposal and our objection can be removed.

4.8 District's Environmental Health Officer:

No objection.

4.9 NHS England Midlands and East (East):

The proposal comprises a development of up to 56 dwellings, which is likely to have an impact on the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. NHS England would expect these impacts to be assessed and mitigated.

There are two surgeries within a two kilometre radius of the proposed development; Hellesdon Medical Practice and Drayton and St. Faiths Medical Practice. The catchment practices do not have resource capacity for the additional growth resulting from this development and proposed cumulative development in the area.

The intention of NHS England is to promote Primary Healthcare Hubs with co-ordinated mixed professionals. This is encapsulated in the strategy document: The NHS Five Year Forward View.

The proposed development would have an impact on primary healthcare provision in the area and its implications, if unmitigated, would be unsustainable. In order to be considered under the 'presumption in favour of sustainable development' advocated in the National Planning Policy Framework, the proposed development should provide appropriate levels of mitigation.

In line with the Government's presumption for the planning system to deliver sustainable development and specific advice within the National Planning Policy Framework and the CIL Regulations, which provide for development contributions to be secured to mitigate a development's impact, NHS England advise that healthcare contributions should be sought to contribute to the provision of sustainable primary care services in the area, particularly for the additional residents generated as a direct result of development growth.

It has been advised that Healthcare is not currently contained on Broadland Council's CIL123 list, consequently, until this policy is addressed, it is confirmed mitigation cannot be obtained for primary healthcare. NHS England understands this matter is now being considered through the Greater Norwich Growth Board forum. NHS England and the CCG do not have funding to support development growth; therefore, it is essential this is resolved as a matter of priority, in order to effectively mitigate development

impact and maintain sustainable primary healthcare services for the local communities of Broadland.

Assuming the above is considered in conjunction with the current application process, NHS England would not wish to raise an objection to the proposed development. It is noted that this development incorporates C2 use. We would be grateful if the council would keep us informed of the final determined use for these facilities to assist with capacity planning. NHS England and the CCG look forward to working with the applicant and the Council to satisfactorily address the issues raised in this consultation response.

#### 4.10 Norfolk County Council as Highway Authority:

This proposal replaces an existing (albeit large) single dwelling with a 56 bed care home employing in excess of 20 daytime staff.

It can therefore be considered that the traffic generation of the site will increase significantly. However in highway safety terms the application suggests a new access point able to provide visibility splays considered acceptable for the 85th percentile traffic speed on the adjacent section of Hall Lane which is subject to a 30 mph speed limit and traffic calming measures.

The site, however, is not linked to any footway facilities and the nature of Hall Lane, with narrow and raised verges, does not encourage walking on a road where, even with the calming measures, traffic tends to travel in excess of the speed limit.

There accordingly are transport sustainability and accessibility concerns with this proposal with the expectation of satisfactory siting of such proposals being that alternative travel modes to that of the car are safely and readily available. Whilst it is accepted that the residents would not be car owners and family visitors will generally travel by car, alternatives should be available to staff and care visitors and it is also expected that the residents would need and require to take some air, visit local facilities and take exercise away from the fairly restricted and isolated proposal site.

The nearest existing footway is some 500 metres to the south west of the site. I have considered the possibilities of a footway link being provided to these existing facilities and my present view is that this is both generally undesirable and unachievable due to land ownership restrictions, levels, drainage and conservation constraints.

I note the application includes both a Transport Assessment and Interim Travel Plan; the contents of which are noted, however, without a footway link to the site itself, a significant part of what the agent is suggesting to be acceptable falls down.

I also note the on-site parking provision to be below that considered adequate. The Broadland District Council parking standards state a maximum of 1 space per resident staff and 1 space per 3 dwelling unit/beds is required. Based upon staff numbers of twenty, and even allowing that the majority are not resident, the requirement for this 56 bed unit should be more (suggest 30 spaces: 15 staff / 15 visitor) than the 21/22 spaces that can be established from the submitted plan.

I consider that without an increase to the parking provision the possibility exists, with the buildings being located close to the road, of parking occurring on the carriageway of Hall Lane.

As presently submitted I consider the application to be unacceptable and it should be refused for the following reasons:-

1. SHC 02 - The proposed development does not adequately provide for pedestrians / people with disabilities (those confined to a wheelchair or others with mobility difficulties) to link with existing provision and / or local services. Contrary to Development Plan Policies.
2. SHC 33 - The proposal is remote from local service centre provision, conflicting with the aims of sustainable development, the need to minimise travel, and the ability to encourage walking, cycling, use of public transport and reduce the reliance on the private car as represented in national and local policy. Contrary to the National Planning Policy Framework and Policy 5 of Norfolk's 3rd Local Transport Plan, entitled Connecting Norfolk.
3. SHC 17 - The proposal does not incorporate adequate on-site vehicular parking and manoeuvring facilities to the standard required by the Local Planning Authority. The proposal, if permitted, would therefore be likely to lead to an undesirable increase in on-street parking to the detriment to highway safety. Contrary to Development Plan Policies.

Further comments following submission of amended scheme:

The agent is suggesting that a number of methods (car sharing/ taxi provision/cycling etc.) could be provided to reduce traffic movements to the site by staff. Whilst this is to be welcomed, the practicality or reality of this occurring in perpetuity is slim and, without any planning conditions that could be put in place to ensure compliance, I must place little weight on these suggestions.

The agent notes that the proposal will have no resident staff, nevertheless there should be some allowance for staff parking in addition to the one parking space per dwelling unit required by the C2 Residential Care Home Parking Standards. With the proposed care home being fifty six beds this requires nineteen car parking spaces alone and further staff spaces should



be provided to allow for shift overlap etc. and I therefore reiterate that thirty car parking spaces should be aimed for.

This response does not satisfactorily address the fact that the site is not linked to pedestrian facilities, without which public transport facilities are not linked, pedestrian access is not conducive and the site generally does not meet transport sustainability aims in both terms of the staff working or residents living at the site.

In addition, the shortage of car parking facilities has not been overcome. My previous recommendation of objection therefore remains.

Further comments following submission of amended scheme:

The Highway Authority remain sceptical of the enforceability of the proposed Unilateral Undertaking to provide a staff bus service to the site. A number of concerns are also raised by the apparent lack of a mechanism to ensure the obligation remains in place should either of the named parties change or that Broadland District Council as Enforcing Authority are not a named party etc.

The provision of a footway (on highway) or footpath (on third party land) linking the site to existing pedestrian facilities and services has been deemed to be impractical due to land ownership and conservation constraints. There is also a further consideration of the desirability, in this particular countryside location, of a surfaced and kerbed footway of some considerable distance that serves in practicality only Hill House and the neighbouring dwelling.

On this basis and taking into account that even if the bus service were to be provided the site still remains inaccessible to 1) staff living away from the to be provided bus route 2) visitors to occupants of the Care Home and 3) residents of the Care Home itself, I remain of the view that this proposal does not meet the requirements of National and Local policies in regard to development offering safe access to alternative modes of transport to the private car.

Accordingly the previous reasons for objection SHCR 02 & SHCR 33 remain.

I have taken note of the contents of the applicants agents e-mail to me of the 5 March 2019, regarding the intended bus service, residents, staff and visitors. The information provided in that mail may, to a greater or lesser extent, be correct but the fact remains that the site is isolated and located on a busy section of highway where traffic is travelling at or above the speed limit in force. On this basis the proposed development is both considered unsatisfactory in terms of accessibility and potentially detrimental to highway safety should walking by any person associated with the development occur in the immediately adjacent sections of highway.

### Further comments following submission of amended scheme:

I note that plans (400205 Rev P5/400206 Rev P5/400207 Rev P8 & 400210 Rev P2) have now been provided that show a footway link from the site to existing pedestrian facilities to the south-west. These plans having been provided as result of our recent very detailed site inspection which included inspection of the section of Hall Lane that requires a footway link to the proposal site.

The footway route proposed does involve crossing Hall Lane to avoid pinch points in the highway verge and other constraints, nevertheless, the Highway Authority are now of the view that an acceptable pedestrian footway facility can be provided that satisfactorily mitigates against the sites present inaccessible location.

On this basis I have no further grounds for objection to the proposal.

Should your Authority be minded to approve the application I would be grateful for the inclusion of the following conditions on any consent notice issued.

Drayton High Road, Hellesdon, seven conditions relating to vehicular access, visibility splays, on-site parking and public footpath are proposed to be added to the decision notice as requested by the Highway Authority.

#### 4.11 Norfolk County Council as Highway Boundaries Team:

Having gone out, taken measurements and reviewed the site I can confirm that the proposed footpath falls entirely within the highway boundary. In some of the more narrow areas of verge, the rear of the proposed footpath will form the highway boundary but in other areas, there will still be highway verge between the rear of the footpath and the highway boundary.

#### 4.12 Norfolk County Council as Lead Local Flood Authority (LLFA):

The applicant has provided an FRA and Drainage Strategy (Clancy Consulting Ref 8/1833 Rev B dated 24 September 2018). However the application has not fully assessed the surface water risk affecting the site.

We therefore object to this planning application in the absence of an acceptable Flood Risk Assessment (FRA) / Drainage Strategy relating to:

- The demonstration that the development is in accordance with National Planning Policy Framework (NPPF) with regard to the risk of flooding. There is currently insufficient information to demonstrate that surface water arising from the development would not result in flooding of the proposed building.

- There are no calculations to demonstrate that surface water can be adequately managed within the site to accommodate up to the critical duration rainfall event including climate change allowances in compliance with the latest Environment Agency guidance.
- Insufficient information provided regarding the future adoption and maintenance of the entire drainage system.
- The design of the drainage system for exceedance flow management has not been considered.

We will consider reviewing this objection if the following issues are adequately addressed.

- An updated Flood Risk Assessment to include detailed designs, modelling calculations and plans of the drainage conveyance network in the:
  - 1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.
  - 1 in 100 year critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (eg pumping station or electricity substation) within the development.

Please note that FSR (Flood Studies Report) rainfall data should be used for storm durations less than 1 hour and FEH (Flood Estimation Handbook) rainfall data should be used for storm durations greater than 1 hour when identifying the critical storm duration.

- A maintenance and management plan detailing the activities required and details of who will adopt and maintain all the surface water drainage features for the lifetime of the development.
- Plans showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1 in 100 year return period need to be provided. Floor levels associated with the drainage system should not be less than 300mm below the finished ground floor levels.

As part of this stage of the application we would expect the applicant to provide evidence to demonstrate that the proposals for surface water are sufficient to prevent an increase in the risk of flooding elsewhere as a result of increased speed of runoff through the development; and, appropriately integrate within the development layout the ingress, through flow and egress of surface water flow path exceedance routes identified as affecting the development site.

### Further comments following submission of amended scheme:

The applicant has now provided an amended FRA and Drainage Strategy (Clancy Consulting Ref 8/1833 Rev D dated 16 January 2019 – including drainage calculations) to reflect the revised layout, together with a revised drainage strategy plan (No 400400-P1 dated 16 January 2019). This new information addresses most of our previous concerns.

We therefore have no objection subject to conditions being attached to any consent if this application is approved and the Applicant is in agreement with pre-commencement conditions. If not, we would request the following information prior to your determination.

### Further comments following submission of amended scheme:

The applicant has now provided an amended Drainage Strategy Plan (Clancy Consulting Ref 400400-P2 dated 12 March 2019) to reflect the revised drainage layout. The amendments are largely due to changes in the foul drainage layout. However, a gully and pipe link to the soakaway has now been introduced to drain down any future exceedance event in the area of exceedance storage.

We therefore have no objection subject to conditions being attached to any consent.

Officer Note: A drainage condition is proposed to be added to the decision notice as requested by the LLFA.

#### 4.13 Norfolk County Council – Minerals and Waste:

While the application site is underlain by a Mineral Safeguarding Area (Sand and Gravel), it is considered that as a result of the site area it would be exempt from the requirements of Policy CS16 - of the adopted Norfolk Minerals and Waste Core Strategy.

#### 4.14 Norfolk Fire and Rescue Service:

With reference to the proposed development, based on the location and infrastructure already in place and the type of building proposed, our minimum requirement is for one fire hydrant capable of delivering a minimum of 20 litres per second of water. The positioning of the hydrant should meet the requirements of Building Regulations Approved Document B volume 2 B5 sections 15 & 16 (Fire Hydrants / water supplies and Vehicle access).

Suggested condition: No development shall commence on site until a scheme has been submitted for the provision of the fire hydrant on the

development in a location agreed with the Council in consultation with Norfolk Fire and Rescue Service.

Officer Note: Above condition is proposed to be added to the decision notice as requested by Norfolk Fire and Rescue Service.

#### 4.15 District's Pollution Control Officer:

The location is in part of the site of a former brick works. I would therefore like to have a condition added to require a site investigation on the land.

Officer Note: A site investigation condition is proposed to be added to the decision notice as requested by District's Pollution Control Officer.

#### 4.16 Other Representations:

Councillor Foulger:

I feel that if implemented it would be a very welcome development providing a much needed facility. However there are some local concerns and for this reason if you are minded to approve I wish it to be considered by the Planning Committee.

Former Councillor Everett:

If you are minded to approve the application I wish to call it in to Planning Committee for determination. There are numerous reasons why I believe the application is contrary to policy, but I will focus on just a few.

Policy TS3 of DM DPD (2015). Highway safety - I believe there would be significant adverse impact on the safety of the highway network.

Policy TS4 of DM DPD (2015). Parking guidelines. - I do not believe appropriate parking and manoeuvring space is provided on the site and the site is not easily accessible by non- car modes. The nearest footpath is approx. 500m away and there is no footway lighting, the nearest buses stops are 1.15k and 1.2k away, which are almost 3 times the recommended guidelines.

Policy H5 of DM DPD (2015). Residential institutions - The site is approx. 500m outside the settlement limit of Drayton and it is not accessible by public transport. The policy also states for residential institutions outside the settlement limit the proposal needs to demonstrate that the facility is required to meet an identified need in the locality. I do not believe this local need has been demonstrated.

Representations have been received from 23 address points (22 objections, 1 comment). One of the letters of objection states that it is on behalf of 86

residents, which includes 83 residents of Drayton Hall Park, Hall Lane, Drayton.

The representations have raised the following issues:

- No doubt that a care home of this nature is needed, but not in this location. It is fundamental they are provided in sustainable locations to ensure they are accessible.
- Unsustainable location – Site is outside settlement limits - lack of public transport provision, nearest bus stop is 1 kilometre away and acceptable distance to walk to a bus stop is only 400 metres. Proposal is too far away from local services and bus service and is not accessible by sustainable means.
- Location should be accessible to patients, visitors, care providers/staff and deliveries/service providers.
- Other more suitable locations should be explored.
- Lack of footpath or street lights along Hall Lane. - It is dangerous to walk or cycle along this lane, especially after dark - footpath must be installed for pedestrian protection.
- Condition of the access to the site – access is moving closer to dangerous junction leading onto Reepham Road.
- Proposal will cause traffic problems - intensification of movement to and from the site along Hall Lane and in surrounding area.
- Even with a footpath the unlit country lane is extremely dangerous with speeding traffic, a dangerous bend and a history of numerous accidents/collisions. A number of vehicles have ended up impaled around traffic calming bollards, those bollards could easily be an innocent person walking along the footpath.
- There is insufficient parking and turning areas on site. 30 spaces are not enough for a 56 bed care home especially during the day with staff, doctors, ambulances and visitors coming in. There is no safe parking available on Hall Lane. This could cause chaos at staff hand over times and could add to the dangers on Hall Lane. This could also cause further parking problems elsewhere in Drayton where there is little parking. Carter Road, George Drive, Bone Road and Layton Close could be used as a car park which is not acceptable.
- Layout is appalling. Clear lack of forecourt / manoeuvring areas which are required for bin lorries, staff changeovers, health professionals,

maintenance and delivery vehicles etc. This will simply create mayhem and gridlock within the site and along Hall Lane.

- Unilateral Undertaking to provide for shuttle bus service is not enforceable.
- Lack of identified need for nursing home in this location. CBRE report states there are 4 care homes within a 10 mile radius that provide dementia care of under 65's. Submitted documents admit families and friends will have to travel up to an hour, as the home would serve the whole of East Anglia.
- We already have a care home in the village so this appears a strange location for a new care home – Local area already well served by care homes - there are four care homes within a 10 mile radius.
- The viability of Brooklands Care Home could be undermined should this application be approved, resulting in loss of jobs. The new care home should be limited to serving a need that Brooklands Care Home does not provide, such as care for the under 65's and this should be conditioned.
- Impact on Drayton Medical Practice – 56 more patients with multiple, complex needs will undoubtedly put added pressure on existing service. This will result in negative impact on patient experience. Care home would not fall into catchment area of other nearby practices meaning the full responsibility of providing services to these patients would wholly fall with Drayton Medical Practice
- Detrimental impact upon the village – proposal will undoubtedly put even more pressure on the overstretched resources of the village, particularly the doctors, dentists, health visitors and other specialist/professionals.
- Detrimental impact on the character and appearance of the area – Proposal will detract from the rural and green setting of this route into the village and the rural landscape. Rural aspect of this part of Drayton will be turned into an urban area.
- Proposed design of care home is bland and fails to respond sympathetically to the rural context. Consists of long continuous ridge line at four storey level with intermittent and disproportionate pitched roof projecting bays.
- Out of scale development within the rural area. Proposal is too large. Four storey building in this location will be unduly prominent. Enormous size of the development would be overbearing in terms of height and an ugly blot on the landscape. Inappropriate design, including bulk and massing. Detrimental visual impact. Totally out of character. Looks

visually similar to a hotel building. Proposal is over 4 times bigger than existing property.

- Overdevelopment of the site – the site is simply not big enough to satisfactorily accommodate the sheer size of the institution being proposed. Proposals will result in lack of open space / gardens for residents – there is only around half an acre of usable space which is not enough, not least as you cannot include area to the front of care home or areas of tree planting, soil bund etc.
- Negative environmental impact – detrimental impact on wildlife. No ecological assessment has been provided.
- Hall Lane area is of National importance for bats - bats have been seen flying around Hill House – there needs to be a full survey to see if bats are nesting in the buildings.
- Loss of trees that contribute significantly to the site. Proposal would result in removal of 12 existing trees which not only screen the existing dwelling but also provide a green gateway into the village from this side of Drayton.
- No confirmation has been given as to the extent of the mental health of the residents. What guarantee / assurances are there that the young residents being cared for would not be high risk?
- Unsuitable location next to a family home where young children play. Contributing factors leading to young onset dementia include things such as alcohol and/or drug use (making up well over half the cases studied) use of antipsychotic medication, depression, low cognitive function etc. can progress and result in challenging behaviour. Symptoms include impulsivity, difficulty controlling emotions, tension, lack of sensitivity to the feelings of other people and behaviour which is socially inappropriate. Residents could get into the neighbouring grounds or property due to breaches of security with potentially unbearable consequences. A family home should feel secure. All reasons why such a facility should not be adjacent a residential property.
- Concerns over security of the site – residents could easily get out of the site – causing alarm for residents themselves and local residents
- Concerns raised regarding boundary treatments – Only post and rail fencing proposed to rear boundary?
- Detrimental impact upon neighbour amenity – proposals will result in overlooking issues with four-storey building looking into parts of neighbouring garden and therefore an invasion of privacy - residents of adjacent residential property would not feel safe in their own home.



- Bearing in mind proposed use, which will include people with challenging behaviour; it is totally unacceptable and contravenes our Human Rights.
- Noise pollution - activities in the main garden area will undoubtedly be extremely noisy (potentially disruptive) bearing in mind the type of residents using it. Increase in noise due to additional vehicular movements, ambulances, trade vehicles etc.
- Proposals will result in light pollution from the care home building with large numbers of windows over several levels likely to be on for 24 hours. Also light pollution from car park etc. - adverse effect on this dark area and wildlife. Especially in the winter months when there is hardly any foliage on the trees.
- Noise levels from adjacent residential dwelling could unsettle patients in the home. Residents and staff will be adversely troubled by loud noise. The proposed development is under a flight path. This would not be a quiet place for their care.
- Application does not propose to connect to the main sewer – proposed on-site foul sewer treatment plant and soakaway field which will create problems and smells is unsatisfactory.
- Demolition of a long standing and well recognised landmark in the village.
- Proposal would result in the loss of an existing dwelling. Development plan stresses the importance of accommodating housing growth.
- Factual inaccuracies in submission documents – western boundary on site plan is shown incorrectly.
- There does not appear to be any mention of how laundry will be taken care of. If done on site then this will have a direct effect on the foul drainage. If it is outsourced then this will impact the lack of turning / parking / manoeuvring within the site.
- The utility services to the site are unsatisfactory – The water main serving Hill House is unlikely to have the capacity for such a large institution and in any event runs across the adjacent property's land and through a private agricultural field. The pipe is in serious danger of being cut through by ploughs in the field which could lead to no water for a prolonged period of time.
- There is a question over whether the electrical feed would be big enough.

- Addendum CBRE Report states that green standing entertainments facility and coffee shop will not be part of the proposed application. Will this be added at a later stage?
- Why is there a need for a service yard? Vehicles using this road will also create unnecessary light and noise pollution.
- Can all development traffic utilise the Broadland Northway road rather than roads through Drayton village, especially Hall Lane?

Following the latest re-consultation process representations received in respect of the latest plans raised the following additional issues:

- Proposal to provide a 500m footpath to try to justify application as being in a sustainable location is completely unacceptable.
- Proposed footpath would look horrendous, especially in a rural location.
- Expecting people to walk along an unlit country lane, with a sharp bend, is bad enough, but to also expect them to cross the road 3 times is even worse.
- Much of the footpath would be far too narrow for disabled users.
- Road Safety Audit submitted with the application does not address the issue of speeding traffic along Hall Lane.
- It seems illogical that the footpath is sited on the south side of the road, whilst the other side has no impediments or hedge.
- There is no confirmation that such a footpath can actually be achieved without going onto third party land - It is by no means conclusive that Highways has sufficient ownership of the footpath. "hedge-to-hedge presumption" often used by Highways, cannot be relied upon to claim land for Highways and it is for Highways to prove, "beyond any doubt", they actually own the land in question.
- Our property deeds (Tall Trees) shows the boundary running along the hedge line, thus the oak trees proposed to be removed are at least half owned by ourselves, and the other trees are all on our land. We are against any work that may damage the trees or their roots or the hedge.
- Proposed footpath will cause damage to trees, hedges and wildlife which is unacceptable.
- Even if a footpath can be achieved everything about the site / development is wrong, it is simply unsustainable.

- If members are minded to approve the application I would request that it is conditioned that the footpath is installed prior to commencement on site rather than first occupation as there is no evidence a footpath can actually be provided on highways land only.
- Policy 6 of the Joint Core Strategy aims to encourage walking and cycling as the primary means of travel with public transport for wider access. Owing to the distance from the nearest bus stop and the site being on an unsafe road neither of these aims can be readily achieved.
- Despite the traffic calming measures put in place, a considerable number of vehicles are still exceeding the speed limit along this stretch of road and there has been an increase in the number of accidents with numerous vehicles hitting the chicane posts.
- If members are minded to approve the application I would request that a condition is added requiring double yellow lines to be provided on both sides of Hall Lane from the junctions with Drayton Lane to Reepham Road to ensure highway safety.
- The design and layout of the building and relationship to the rear small courtyard garden are seriously flawed. The ground floor layout plans shows that the only access for staff, residents and visitors to the rear courtyard garden, area and rear garden is via a door in each kitchen/dining/lounge room only to be confronted by an approx. 2.5 - 3metres high retaining wall and then having to climb up approx. 15 steps, or via a platform lift. Providing a slope would not be an acceptable solution either.
- Residents have to go up and down 16 steps (or be transported on a platform lift) just to get to and from the rear garden.
- It is inappropriate and unacceptable to have so many raised areas / retaining walls. Associated landscaping, steps and walls will form hazards to elderly patients or people with mental health disorders.
- Concerns around layout of the development. Only access to rear garden is through the kitchen / dining / lounge this could become a serious health and safety issue.
- The intention to have no restriction on the age limit of residents of the care home is unacceptable. The care home itself (with households) is not suitable for elderly people.
- I am aware of the dangers of mixing people with vastly differing needs and also the dangers that such vulnerable people can experience in everyday situations. People with young onset dementia and mental health disorders do not mix well with older people.

- Photomontages have been carefully compiled, and manipulated. They do not show the full detrimental visual impact.
- Since the application was first submitted, there has been a number of approvals for mental health beds in the area (Hellesdon Hospital, Reepham, Mousehold Lane and Thorpe St Andrew). I understand other local care homes such as Brooklands in Drayton also have available beds for those with dementia. Surely Broadland District Council should further explore what other provision is currently available, and on far more suitable sites, which will certainly reduce the need for Hill House to be converted to such a facility.
- I seek assurance from BDC officers that Norwich International Airport have been fully consulted on this application and are content with the application as the building is 4 storey high with high levels of light pollution and is in close proximity to the airport flight path.

### 5 Assessment

#### **Key Considerations**

- 5.1
- Whether the proposed development accords with the provisions of the development plan, the National Planning Policy Framework (NPPF) and Planning Practice Guidance
  - Highway safety and on-site parking
  - The design and impact of the development upon the character and appearance of the area
  - The impact of the development upon the amenity of nearby residents
  - The impact of the development upon existing trees
  - Surface and foul water drainage
  - Other matters

#### **Principle**

- 5.2
- The application proposes a 56 bed nursing care home which will provide dementia care and co-morbidity conditions with a specialist focus on Early Onset Dementia. The proposed facility will offer a bespoke specialist care service, said to be unlike traditional care homes. The proposed facility will comprise of 'households' of up to 8 residents. Each household, in addition to the dedicated care staff, will have a therapeutic case worker delivering unique and appropriate care to each resident. The household environment

encourages the residents to continue with everyday life and participate in daily living activities.

- 5.3 The site lies outside the settlement limit that has been defined for Drayton where Policy GC2 of the Development Management DPD (DM DPD) seeks new development to be located. Policy GC2 also states however, that outside of these limits, development which 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.
- 5.4 In this regard Policy H5 'Residential Institutions' of the DM DPD states planning applications for residential institutions outside of settlement limits will be considered acceptable in principle provided the site is accessible by public transport, is within reasonable proximity of community facilities and it has been demonstrated that the facility is required to meet an identified need in the locality. The supporting text in paragraph 5.25 of Policy 4 'Housing delivery' of the Joint Core Strategy (JCS) states that 'provision will also be made for specialist housing such as supported housing, care facilities and retirement communities'.
- 5.5 The proposed development would provide jobs and economic growth and the Council's Economic Development Officer has supported the application due to the additional local employment opportunities. The application is therefore considered to accord with Policy 5 'The Economy' of the JCS. Policy 7 of the JCS states that 'appropriate and accessible health facilities and services will be provided across the area'. It continues to state that 'an expansion of care home provision specialising in dementia care will be required'. Supporting paragraph 5.53 of Policy 7 also recognises the urgent need for new dementia care facilities in the plan area. It states: 'evidence from consultation suggests that over 1,000 additional specialist dementia care homes and care homes with nursing places addressing various needs will be required by 2026'. The application is therefore also considered to accord with Policy 7 of the JCS.
- 5.6 The Planning Statement submitted with the application states that dementia is a key priority for both NHS England and the Government. It continues to state that one of the ten priorities identified by NHS England as part of the 'Five Year Forward View' is to upgrade the quality of care and access to mental health and dementia service.
- 5.7 The applicant has commissioned a report from CBRE to identify local supply and demand data for dementia care within the county and more specifically within site catchment area. With regards to the supply, the report confirms that there are currently only 25 registered mental health facilities across the east of England region, providing only 769 beds with 7 of these catering for challenging behaviour. It sets out that the majority of these sites are co- serviced facilities and not dedicated for Young Onset Dementia (YOD) and Complex Behaviour patients. Complex behaviour facilities in the area do not cater for dementia. With regards to the demand,

the CBRE report states that there are over 36,938 people registered with dementia and an estimate of over 1,798 with YOD (calculated as a 5% prevalence rate) living in the east of England region alone. The report states that there is a significant unmet need to provide appropriate care and residential pathways for these patients. The report goes further to state that within a 10-mile radius of the site there is currently an estimated 303 people living with YOD.

- 5.8 The applicant has also discussed the proposal with the Director of Commissioning at Norfolk County Council for Adult Social Services. The Director of Commissioning has welcomed the proposal as a priority development for Norfolk County Council and confirmed that there will be future demand for the facility within the locality. It is therefore considered that as in line with Policy H5 DM DPD, the facility is required to meet an identified need in the locality.
- 5.9 Policy H5 of the DM DPD also states that residential institutions will be acceptable in principle provided the site is accessible by public transport and is within reasonable proximity of community facilities. The site is located approximately 1.3 kilometres from the centre of Drayton and the nearest bus stops are located on School Road and Drayton High Road. A Transport Statement and Interim Travel Plan have been submitted with the application. These both confirm that the site is accessible from sustainable modes of transport. Drayton centre and residential areas to the north of Hellesdon are located within a 2 kilometres catchment area of the site. Facilities within Drayton centre include a food store, pharmacy, bank, church, public houses, village hall, schools, leisure uses and a petrol filling station. There are a range of additional facilities and services located within a 5km catchment area including Horsford, Horsham St Faith, Taverham, Hellesdon and Norwich Airport.
- 5.10 As set out in paragraphs 1.11 and 1.12 the latest set of amended plans now propose a 1.5 metre wide footway link from the site to the existing pedestrian facilities to the south west of the site. Sub paragraph 4.31 within Policy H5 of the DM DPD states that 'in assessing the reasonable proximity and accessibility of a proposed residential institution regard will be given to the level of care provided as well as the needs of the residents'. Due to the type of residents to be accommodated at the care home and their specific conditions, they will have no need for daily journeys to and from the site and individuals would not be allowed independent or unaccompanied movement outside of the care home grounds such as along Hall Lane. Residents will have the opportunity to walk around the sites grounds or be taken out by visitors. It is accepted that given the care home use and the sites semi-rural location, the predominant means of access to the site would be by car but it is considered that the footpath would allow staff and visitors the opportunity to walk to or from the site, perhaps to or from a nearby bus stop. It will also allow residents further opportunities to walk, accompanied by staff or visitors, to nearby community facilities.

- 5.11 The site is considered to be suitably accessible by sustainable transport modes for employee commuting purposes and although it is recognised that the site is 1.3 kilometres from the centre of Drayton it is still considered to be within reasonable proximity of community facilities. Overall, it is considered that the proposal has regard to the broad objectives of Policy H5 of the DM DPD.

### **Highway safety and on-site parking**

- 5.12 A new centralised vehicular access is proposed at the site off Hall Lane and the Highway Authority has raised no objection with regards to the access and visibility splays. However, the Highway Authority originally objected to the application as the proposal was remote from local service centre provision, conflicting with the aims of sustainable development, the need to minimise travel, and the ability to encourage walking, cycling, use of public transport and reduce the reliance on the private car as represented in national and local policy. The Highway Authority also objected as they stated that the proposed development does not adequately provide for pedestrians / people with disabilities to link with existing provision and/or local services due to the lack of footway along Hall Lane. They also added that the nature of Hall Lane, with narrow and raised verges, does not encourage walking on the road. The applicant has always been willing to facilitate the provision of a footpath, however, following initial enquiries with the Highway Authority, this was deemed impractical due to land ownership and conservation constraints.
- 5.13 As set out in paragraph 1.11 of this report the latest set of amended plans propose a 1.5 metre wide footpath along Hall Lane. In commenting on the latest set of amended plans, the Highway Authority has acknowledged that the footway route proposed does involve crossing Hall Lane to avoid pinch points in the highway verge and other constraints. Nevertheless, they have confirmed that they are now of the view that an acceptable pedestrian footway facility can be provided that satisfactorily mitigates against the sites present inaccessible location, and no longer have grounds for objection. Some concerns have been raised by local residents that the proposed footpath is on land within their ownership. The Highways Boundaries team has provided comment on the application however, and have confirmed that, having taken measurements and reviewed the site, that the proposed footpath falls entirely within the highway boundary. A condition is to be imposed to ensure that the footpath is completed prior to the first occupation of the care home.
- 5.14 The Highway Authority also originally raised concerns that the proposals failed to provide adequate on-site vehicular parking and manoeuvring facilities. During the course of the application however the parking on the site has been amended and the site layout now provides 30 vehicular parking spaces, including two disabled spaces and a mini-bus space. In addition, spaces for motorcycle parking and cycle parking are provided together with an ambulance bay and space for bin stores. The level of

parking is now considered acceptable. With the plans in their amended form, the Highway Authority has now removed all of their objections to the application subject to a number of conditions being added to the decision notice. These conditions relate to the vehicular access, visibility splays, on-site parking and the proposed footpath and are to be imposed as suggested.

- 5.15 The Local Planning Authority has been made aware that vehicles travel at excessive speeds along Hall Lane and that there have been numerous vehicular accidents and collisions along Hall Lane in the recent past. Traffic speeds and accident history is information that the Highway Authority are aware of and take into consideration when providing a consultation response on such an application. The application is therefore considered to comply with Policies TS3 and TS4 of the DM DPD as well as Policy 7 of the Drayton Neighbourhood Plan.

### **The impact of the development upon existing trees**

- 5.16 There are a number of established trees within or within close proximity to the site and an Arboricultural Impact Assessment (AIA) has therefore been submitted with the application. The Council's Conservation Officer (Arboriculture and Landscape) initially raised some concerns regarding the revised scheme and layout of the proposed development which he has commented will increase the impact on the trees on site and result in the removal of several of these trees. The AIA sets out that eight trees will be removed to facilitate the development however whilst the Conservation Officer has said that this would be regrettable the indicative landscape strategy proposes nineteen new trees on the site which would help to mitigate for the loss of the trees to be removed. As the landscaping strategy is only indicative at this stage the Conservation Officer as asked for a condition to be added to the decision notice which requires a landscaping scheme to be submitted and approved by the Local Planning Authority and this is to be imposed as requested.
- 5.17 The Conservation Officer also raised concerns with regards to the installation of a flood containment bund at the front of the site, and more particularly, its impact on the retained trees on the site. During the course of the application the AIA has been amended to add details of a three-dimensional confinement system which is to be installed to lessen the impact that the construction of the bund will have on nearby trees. The Conservation Officer has raised no objection to the AIA submitted with the application and overall it is considered that the proposals are acceptable with regards to the impact on the trees on the site.
- 5.18 The proposed footpath is within close proximity to and may have an impact upon a number of trees along Hall Lane. The footpath plans show several areas close to trees which are proposed to be of a no dig construction but notwithstanding this the Council's Conservation Officer has raised concerns regarding the potential for damage to be caused to some of these trees.



The Conservation Officer has stated that it is not possible to comment on the extent of the tree constraints along Hall Lane until a further Tree Survey has been provided. The Local Planning Authority has requested that a further Arboricultural Impact Assessment, in relation to the impact upon the trees along Hall Lane, is submitted. The recommendation is therefore to delegate authority to the Director of Place to approve the application subject to a satisfactory resolution of the tree issues along Hall Lane.

### **The design and impact of the development upon the character and appearance of the area**

- 5.19 The site is considered large enough to accommodate the proposal, whilst still providing sufficient amenity space, without resulting in overdevelopment of the site. The application originally proposed two buildings on the site with a large main building located in the same part of the site as the existing dwelling but positioned further north into the plot. A smaller two storey building was then proposed to the south west corner of the site, perpendicular to the main care home. The Local Planning Authority raised concerns with regards to the layout, scale and mass of the development. The District's Design Advisor stated that a more domestic appearance was required to the elevations of the main building and that the secondary building required a complete rethink in terms of its elevational treatment and overall form.
- 5.20 During the course of the application, the plans have been amended in order to address these concerns. All of the accommodation is now located in a single building on the site, maintaining a traditional pitched roof form with two wings ranging off a central feature gable. The building is now also proposed to be orientated to provide principal elevations to align with Hall Lane at the front.
- 5.21 With the plans in their amended form the District's Design Advisor has now raised no objection to the application. The Design Advisor has stated that the loss of the second building is particularly welcome and allows the re-orientation of the main block across the site which also improves the layout and car parking. Although the proposal is for a four storey building, it is proposed to be partly sunken into the ground and the Design Advisor has noted that the levels across the site reduce the overall visual bulk. The Design Advisor has concluded that the proposal successfully addresses previous concerns and can therefore be recommended for approval on design grounds subject to a condition requiring details of the materials and detailing at key junctions being appended to the decision notice. A condition is proposed to be added to the decision notice as requested by the Design Advisor.
- 5.22 Policy 3 of the Drayton Neighbourhood Plan titled 'maintaining important views' states that development which would be prominent in, or would be materially intrusive in, the views across open land from the top of School Road to the south east towards Hall Lane' would not be permitted.

Although the proposal may be visible from this view, given that the proposed building is replacing an existing building and the distance from School Road to Hall Lane, and the development is not considered to be 'prominent' or 'materially intrusive' from this view. The application is therefore not considered to conflict with Policy 3 of the Drayton Neighbourhood Plan.

- 5.23 Despite overcoming the main concerns regarding the buildings design, it is accepted that the proposed building will be larger than the dwelling that it will replace on the site, although the ridge heights will be comparable. It is also acknowledged that the proposed building will be large in terms of its size and scale and the application will result in a large building in a countryside location. Despite the existing mature trees which are to be retained and the proposed additional screening, the care home building will be clearly visible from outside the site and will therefore have some impact on the general character and appearance of the area. On balance however it is considered that the application has regard to the broad objectives of Policy 2 of the JCS, Policies GC4 and EN2 of the DM DPD and Policies 1A and 2A of the Drayton Neighbourhood Plan.
- 5.24 It is acknowledged that the proposals will result in additional vehicular movements and activity and an overall intensification of the use of the site, but in itself this is not considered to result in any significant harm to the general character and appearance of the area.
- 5.25 It is also recognised that the introduction of the public footpath will change the immediate character of Hall Lane. However the footpath is only 1.5 metres in width and in the main has a rural backdrop of trees, hedges, fields etc. The footpath will not be clearly visible from a wider viewpoint and it is considered that the footpath itself will not cause any significant harm to the general character and appearance of the area.
- 5.26 Objections have been raised regarding the demolition of the existing dwelling on the site however, this building is not listed or protected in any way and it is considered that the loss of this building will not have any detrimental impact upon the general character and appearance of the area.

### **The impact of the development upon the amenity of nearby residents**

- 5.27 Concerns have been raised with regards to the impact of the proposals on residential amenity, particularly the impact upon the dwelling to the west of the site at Brickyard Farm, which is at a lower level than the application site. As highlighted above, concerns were initially raised regarding the scale, massing and design of the proposals. It is considered the scheme as a whole has been amended to reduce the overall impact including the loss of the second building on the site which was within close proximity to the sites western boundary. Although it is accepted that the proposed building is large in size and scale, given the degree of separation between the building and the neighbouring properties and the screening proposed on the

western boundary, it is considered that the proposals in their revised form do not impact significantly upon neighbour amenity in terms of loss of light or by being overbearing.

- 5.28 Another concern raised is that the proposal will result in overlooking issues and impact upon the privacy of nearby residents, particularly at Brickyard Farm. When the plans were originally submitted the front of the building was facing towards the dwelling at Brickyard Farm and the Local Planning Authority shared the concerns that the proposal may result in overlooking issues. However, with the plans in their amended form the side gable end will face in this direction. The elevation has very few windows and these will not serve habitable rooms in the main and will face towards the front part of the adjacent site. Any windows on the rear elevation will predominantly look across the lawns towards the rear of the site rather than directly towards the adjacent dwelling. Again given the degree of separation between the proposed building and the nearby dwellings and the screening proposed on this boundary, the proposal is not considered to result in any significantly unacceptable overlooking issues.
- 5.29 Furthermore when future residents are within the proposed gardens of the care home, to the rear of the site, although there are changes in levels from east to west, it is considered that the existing and proposed screening will prevent any clear views towards the dwelling at Brickyard Farm or the rear amenity area associated with this dwelling.
- 5.30 Concerns have also been raised with regards to the boundary treatments that are proposed at the site as well as safety concerns, with some local residents stating that this type of facility should be located away from residential properties. The boundary treatments to be installed on the site are proposed to be dealt with by a condition. It is however accepted that these will need to be of a sufficient height and design to ensure that residents cannot climb over these whilst at the same time being of a design and appearance that respects the appearance of the area. Fencing is likely to be located amongst and behind structural landscaping features to soften its appearance. Electronically operated gates are proposed across the sites service yard to ensure that residents are protected at all times. With the site secure it is considered that there should not be any safety concerns for nearby residents.
- 5.31 Concerns have also been raised by local residents that the proposals will result in noise and light pollution. Concerning noise pollution, the increase in people, activity and vehicular movements at the site is likely to result in an increase in noise from that generated by the existing single residential unit on the site. However, given the distance between the building and the neighbouring properties and the existing and proposed screening on the site, it is considered that any increase in noise will not be at an unacceptable level.

- 5.32 Concerning light pollution, the proposals will result in additional light from the large amount of windows on the building; however, the majority of these windows will not face directly towards any neighbouring residential properties. Again given the distance between the site and neighbouring properties and the screening, which is to be enhanced, it is not considered to be so detrimental to amenities to warrant refusal of the application. In addition, a condition is proposed to be added to the decision notice requiring details of any external lighting to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development. Furthermore, it should be noted that the Council's Environmental Health Officer has raised no objection to the application regarding these aspects.
- 5.33 Finally the Conservation Officer did also raise concerns that part of the building would be shaded by three of the trees located towards the south west corner of the site. The Conservation Officer suggested that increased fenestration should be included to ensure adequate daylight and quality of life for future residents and to reduce the pressure for additional tree removals or inappropriate lopping. No further alterations have been made to the fenestration since these comments were made, however it is not considered that these trees would impact the liveability of the site to such an extent as to have any significant detrimental impact upon the amenity needs of potential future occupiers.
- 5.34 Overall the proposal is not considered to result in any significant detrimental impact upon residential amenity of neighbours or future occupiers and the application is therefore considered to comply with Policy GC4 of the DM DPD in this regard. A neighbouring resident has raised concerns that the proposed development conflicts with Article 8 (The Right to respect for private and family life) and Article 1 of the First Protocol (The right to peaceful enjoyment of possessions) of the Human Rights Act. Having considered the likely impact on an individual's Human Rights, and the general interest of the public, to delegate authority to approve this application as recommended is considered to be justified, proportionate and in accordance with planning law.

### **Surface and foul water drainage**

- 5.35 With regards to the surface water drainage, the site is under 1 hectare in area and is located within flood zone 1 and so is not in an area which is considered to be at risk of flooding. A combined Flood Risk Assessment and Drainage Strategy has been submitted with the application nonetheless. The Lead Local Flood Authority (LLFA) initially objected to the application as they considered that the information submitted was insufficient. During the course of the application the Flood Risk Assessment and Drainage Strategy was amended to take into account the comments made by the LLFA. The LLFA has now stated that the revised information addresses most of their previous concerns and has therefore removed their objection subject to a condition being appended to the

decision notice. The condition requires detailed designs of a surface water drainage scheme to be submitted to and approved in writing by the Local Planning Authority and it is confirmed that this condition is proposed to be added to the decision notice.

- 5.36 With regards to the foul water drainage, a package treatment plant was originally proposed as the means of foul drainage. The Environment Agency objected to the application however as this is only considered to be an acceptable option when foul mains drainage is not feasible and there was no evidence to suggest that this was the case. During the course of the application the Flood Risk Assessment and Drainage Strategy was amended which confirms connection to the main sewer network is now proposed. The Environment Agency now raise no objection to the application whilst Anglian Water have confirmed that the sewerage system has available capacity for these flows and have also raised no objection. The application is therefore considered to be in accordance with Policy 1 of the JCS, Policy CSU5 of the DM DPD and Policy 5 of the Drayton Neighbourhood Plan.

### **Other matters**

- 5.37 Some local residents have raised concerns that the proposals will have a detrimental impact on the wildlife and biodiversity in the area. The site is currently a private dwelling with maintained landscaping. It is therefore considered that the site will have limited biodiversity, with the exception of the larger trees on the site, most of which are being retained as part of the proposed development. There are no known protected habitats on the site and the site is not expected to attract protected species. Overall, therefore it is considered unlikely that the proposals will result in any significant detrimental impact upon wildlife and biodiversity interests. The application is therefore considered to comply with Policy EN1 of the DM DPD.
- 5.38 Drayton Medical Practice have objected to the application due to the pressures that the proposals will place on their existing service. The NHS has also commented that the proposal is likely to have an impact on the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. NHS England has stated that they would expect these impacts to be assessed and mitigated. There are two surgeries within a 2 kilometre radius of the proposed development; Hellesdon Medical Practice and Drayton and St Faiths Medical Practice. The catchment practices are said to not have sufficient capacity for the additional growth resulting from this development and proposed cumulative development in the area. NHS England state that a developer contribution will be required to help mitigate the impacts of this proposal and cumulative development growth in the area.
- 5.39 Healthcare is not on the Broadland CIL 123 list and contributions from CIL therefore cannot be sought. However, officers consider that the

responsibility for health provision remains with the health providers, primarily with NHS England who provide funding for doctors based on the population / number of patients in an area. The residents in new developments will contribute to this national funding through taxes in the same way as existing residents. Consequently, in general terms, the impact of a new residential development on existing medical facilities is managed by health providers and it is not considered that obligations could reasonably be sought through Section 106.

- 5.40 Concerns have been raised that the proposed care home will have a detrimental impact upon Brooklands Care Home. Brooklands Care Home is a care home specifically for elderly residents and so the proposed care home at Hill House is not considered to be offering exactly the same service. Overall, it is not considered that there is reason to refuse the application on grounds of competition nor is it considered reasonable to add a condition limiting the age of the residents at the new care home to under 65's.
- 5.41 Although the site will require a commercial waste collection the District Council Environmental Contracts Officer originally raised some concerns that a large refuse vehicle would not be able to safely access and manoeuvre around the site. During the course of the application the layout of the development has been revised, and in its amended form the Contracts Officer is content that a large refuse vehicle can now safely access the site for waste collection.
- 5.42 Policy 3 of the JCS states that all development proposals of 1,000m<sup>2</sup> of non-residential floorspace will be required (a) to include sources of 'decentralised and renewable or low-carbon energy' providing at least 10% of the scheme's expected energy requirements and (b) to demonstrate through the Design and Access Statement for the scheme whether or not there is viable and practicable scope for exceeding that minimum percentage provision. An Energy statement has been submitted with the application which states that the installation of a 32 kWp PV array would provide 10% carbon saving from onsite renewable technology whilst possible options have been explored to potentially exceed this figure. A condition is proposed to be added to the decision notice which requires a detailed scheme showing how the 10% of the energy savings will be made as well as the location of the PV array.
- 5.43 Due to the sites historic use as a former brick works, the Council's Pollution Control Officer has requested that a condition be appended to the decision notice requiring a site investigation on the condition of the land. It is confirmed that a site investigation condition is proposed to be added to the decision notice as requested by the Pollution Control Officer.
- 5.44 Norfolk Fire and Rescue Service has requested that a condition is appended to the decision notice requiring a scheme to be submitted for the

provision of a fire hydrant on the development. It is confirmed that this condition is to be added to the decision notice as requested.

- 5.45 One neighbouring resident has asked whether all construction traffic can utilise the Broadland Northway road rather than roads through Drayton village, including Hall Lane. It is confirmed that a condition is proposed which requires a 'Construction Traffic Management Plan' and 'Access Route' to be submitted to and approved by the Local Planning Authority prior to the commencement of any works on site. The construction traffic will then be required to comply with the approved route for the duration of the works.
- 5.46 A neighbouring resident has sought assurance that Norwich International Airport has been consulted and are content with the application due to the height of the building, future light pollution and close proximity to the airport flight path. Given that the proposal is for a single replacement building and that the ridge height of the proposed building is comparable to the ridge height of the existing dwelling on the site, it is confirmed that Norwich International Airport has not been consulted on the application.

### Conclusion

- 5.47 In conclusion, it is considered that the development of a care home will provide significant employment opportunities within the area and the facility will meet a much needed and identified requirement in the locality. The application is not considered to cause any significant harm to highway safety or neighbour amenity or have any significant adverse impacts concerning biodiversity and wildlife or flood and drainage issues. It is acknowledged that the site is a reasonable distance from the nearest bus stop and from the centre of Drayton where nearby facilities are located. However, the provision of a footpath linking the site to existing pedestrian facilities is a significant factor and it should be noted that it also gives pedestrian links to other residential properties along this part of Hall Lane. It is also acknowledged that the size and scale of the proposed care home building will have an impact upon the character and appearance of the area however, on balance, it is considered that any harm to the character and appearance of the area is outweighed by the benefits that the scheme would provide.

Recommendation: Delegate authority to the Director of Place to approve subject to a satisfactory resolution of the tree issues along Hall Lane and subject to the following conditions:

Conditions:

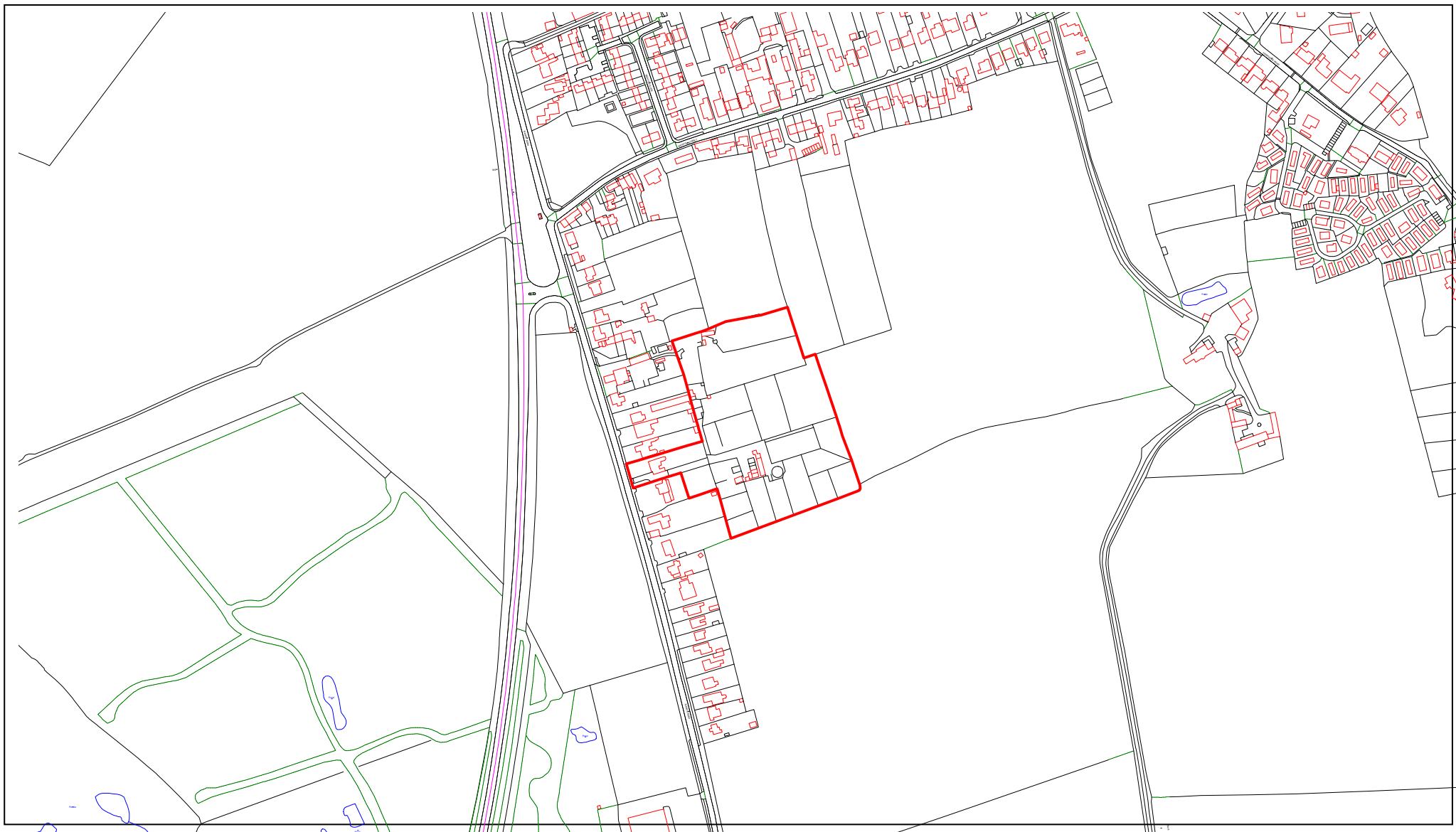
- (1) Time Limit
- (2) In accordance with plans and documents

- (3) Building shall be used for dementia and other neurological conditions only
- (4) External materials
- (5) Finished floor levels
- (6) Hard and soft landscaping
- (7) Vehicular access
- (8) Any obstruction at access to be 5 metres from carriageway
- (9) Vehicular access limited to that shown on plans
- (10) Visibility splays
- (11) On-site parking
- (12) Footpath details
- (13) Footpath to be completed prior to first occupation
- (14) Construction traffic management plan
- (15) Accordance with construction traffic management plan
- (16) LLFA – Drainage details
- (17) Fire hydrant
- (18) Site investigation (contamination)
- (19) 10% Renewable energy
- (20) Accordance with AIA and AMS (Trees)
- (21) Demolition of existing dwelling and all outbuildings
- (22) External lighting

**Contact Officer,  
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**Application No: 20182043**

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

**Scale:  
1:5000**

**Date:  
20-Sep-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 Introduction

- 1.1 On 7 August 2019 the Planning Committee deferred the above planning application to enable further analysis of the figures provided in the applicant's viability report which had been submitted to justify the provision of 10% affordable housing. The officer's report for the 7 August Planning Committee is attached at Appendix 1 and provides a full assessment of the application.
- 1.2 Following the deferral in August 2019, the applicants have re-assessed the development and submitted additional information concluding that the development is marginally unviable at 10% affordable housing provision, having identified additional costs not previously known to the applicant. The applicant's supplementary information dated 14 August 2019 is attached as Appendix 2. This is to be read in conjunction with the main viability appraisal attached as Appendix 3.
- 1.3 Furthermore, following the Planning Committee in August 2019, the Council's independent viability consultant has met with the applicant, reviewed the applicant's supplementary information and provided an updated report on the viability of the development. The consultant's report is attached as Appendix 4.

## 2 Updates

- 2.1 Members were advised orally by officers at Planning Committee on 7 August

2019 of three emails which were attached to an objection submitted by the applicant for [20181525](#) (located adjacent to the application site and referred to at paragraph 1.7 of Appendix 1). Members were advised that these emails were not considered to be material to the application and had therefore not been published as part of the committee papers for 20182043.

- 2.2 The applicant for 20181525 has subsequently made further representations requesting that these three emails are distributed when the applicant is reported to Committee. Members are advised that third party representations are not appended to officer's reports or distributed at meetings and are instead summarised in the report. While officers maintain that the content of the three emails are not material to the determination of 20182043 they can be summarised as follows:

### Email 1

Emails from applicant of 20181525 requesting confirmation that their application would be determined by Planning Committee on the basis of the level of affordable housing proposed.

### Email 2

Correspondence between the applicant of 20181525 and the Head of Planning confirming the reasons why application 20181525 was to be refused and why the Head of Planning did not consider that there were exceptional circumstances to refer the application to Planning Committee.

### Email 3

Correspondence from the applicant of 20181525 providing a timeline of events for application 20181525 detailing the applicant's discussions with officers over the acceptability of their application and requesting that the Head of Planning reconsider their decision not to refer the application to Planning Committee.

## 3 Assessment

- 3.1 Policy 4 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (JCS) states that the target proportion of affordable housing on sites of 16 or more dwellings is 33% with approximately 85% socially rented and 15% intermediate tenures. However, the policy states 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..."*

- 3.2 The explanatory text to Policy 4 of the JCS states at paragraph 5.29 that:

*“It is recognised that affordable housing provision through this policy is dependent upon the overall viability of development. In turn this depends upon a wide range of site specific circumstances. Where a developer suggests that site viability does not permit full provision at the level required by the policy this position will need to be demonstrated through the use of an open book process employing an appropriate toolkit or model before any agreement is made to reduce the proportion of affordable homes and/or amend the mix of tenures”.*

- 3.3 Prior to the application being reported to Planning Committee in August 2019, in response to the above policy requirements, the applicants submitted a viability assessment which identified that the scheme would have been unviable if more than 10% affordable housing was sought from the development. This assessment was reviewed on behalf of the Council by an independent consultant who confirmed that the provision of 10% affordable housing had been justified and the application was reported to Committee in August 2019 on this basis.
- 3.4 Following the decision to defer the application by Planning Committee in August 2019, the applicant has re-evaluated the viability of the scheme to allow for additional information which has come to light since the most recent assessment. This additional information includes the need for an archaeological survey to be carried out prior to development commencing and the need for a road capping layer. These additional costs have pushed the Residual Land Value below the Benchmark Land Value rendering the development marginally unviable at 10% affordable housing (with a 57:43 Affordable Rent: Intermediate Tenure split). Although marginally unviable at 10% affordable housing the applicant has confirmed that they are willing to proceed at this level.
- 3.5 The proposal would therefore deliver seven affordable dwellings of which four would be for Affordable Rent and three would be for Intermediate Tenure. In the circumstances of the viability appraisal the Housing Enabler has confirmed that they agree to the proposed affordable housing mix.
- 3.6 At Planning Committee on 7 August 2019 Members queried whether the figures used by the applicant to inform their viability assessment were reasonable. The report from the Council's independent consultant at Appendix 4 provides a detailed assessment of the individual inputs which make up the applicant's viability (Gross Development Value; Construction Costs, Abnormal Costs and Professional Fees; CIL and Section 106 Costs; Sales and Marketing Costs; Site Acquisition Costs; Finance Costs; and Profit, Residual and Benchmark Land Value). The report provides a rationale for the figures which have been used and the Council's independent consultant confirms that appraisal submitted by the applicant is reasonable.

- 3.7 In their report of 2 August 2019 the Council's consultant stated that the Benchmark Land Value (BLV) was at the "upper end of the range of what we would consider to be appropriate". The Council's consultant has challenged this point with the applicant who stands by the BLV applied. The Council's consultant has confirmed that a lower BLV would improve the viability, however, they have also stated that the applicant's viability appraisal has not taken into account increased construction costs and professional fees since their appraisal was originally run which would, in the view of the Council's independent consultant, more than offset the reduction in the assumed BLV.
- 3.8 The BLV has therefore been accepted by the Council's consultant and they have concluded that the viability case submitted is reasonable and they recommend that the Council agree to a reduction in affordable housing to 10%. On the basis that Policy 4 of the JCS allows for a reduction in affordable housing where site specific circumstances would render the scheme unviable at a higher level of affordable housing it is considered that the proposal, despite the provision of 10% affordable housing, would not conflict with Policy 4 of the JCS.

#### 4 Conclusion and Recommendation

- 4.1 Whilst the proposed provision of affordable housing is below that which would be expected by Policy 4 of the JCS, it is considered that the applicants have adequately justified this through the submission of a suitable viability appraisal. Accordingly, the application is considered to comply with Policy 4 of the JCS.
- 4.2 A full assessment of the application is found in the officer's Report for the 7 August Planning Committee attached as Appendix 1. This concludes that 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 have an urbanising impact on the character of the area and have less than substantial harm on the setting of two Grade II Listed buildings. However, these impacts would be outweighed by the benefits that the development would have in terms of delivering housing on a site allocated for residential development.
- 4.3 It remains officer recommendation to delegate authority to the Director of Place to approve the application subject to no objections from the Highway Authority and subject to conditions and heads of terms for a Section 106 agreement as listed in the officer's report at Appendix 1. These heads of terms include a clawback should the viability of the scheme improve.

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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 3<sup>rd</sup> 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,  
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14 August 2019  
0814 Viability Update (1)  
Ref 432673 CA LL

savills

Lovell Homes  
Lakeside 500  
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**For the Attention of Will Wright**

Lawrence House  
5 St Andrews Hill  
Norwich NR2 1AD  
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Dear Sirs

**VIABILITY APPRAISAL OF LAND R/O 156 MANOR ROAD AND CROWN GARAGE, NEWTON ST FAITHS, NR10 3LG**

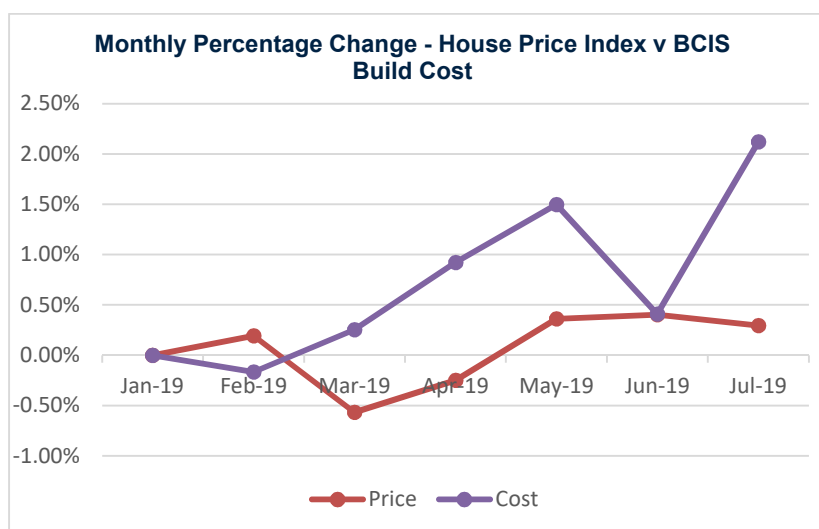
We understand that the planning committee deferred the decision on your application ref. 20182043 to allow for a further investigation into whether additional affordable housing could be provided on site.

We provided the initial viability report, which concluded that the development was just viable with the provision of 10% affordable housing plus the additional Section 106 contributions. The tenure mix of the affordable units was four rented and three intermediate tenure; this is not a policy mix but one advised by the planning officer would best suit housing need in the locality.

As instructed we have re-assessed the development allowing for the additional information that has come to light since our May-19 assessment. You have informed us that there is now a requirement for an archaeological survey to be carried out prior to the development commencing. We also understand that costs have been further honed and that there is an additional abnormal item, which is the road capping layer. We have factored these two items into the appraisal as follows:

Item	Cost	Timing
Archaeology	£25,000	Pre-construction
Road Capping	£94,163	Weighted in Construction

We have not carried out a full review of the GDV, comparables and build costs, but we have considered the indices available to us in order to assess the changes over the course of 2019. Land Registry provides a monthly index by local authority area; this is only available to May 2019 so we have adjusted this by the UK wide Nationwide monthly percentage changes to forecast to August 2019. In terms of costs, we have looked at the BCIS median general build cost for estate housing. This has been rebased for Norfolk. We have plotted the monthly percentage changes to compare the two inputs and show these on the graph below.



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From this it can be seen that house price growth has been broadly flat, but build costs have seen an upward trend over the same period. We conclude therefore that if we were to run the appraisal as at today's date, the residual value would be much lower.

We attach the revised appraisal, which includes the additional costs of archaeology and road capping to this letter. We summarise the results in the table below.

Affordable Provision	No of OM Units	CIL / S106 Cost	Profit on GDV	Residual Land Value	Benchmark Land Value	Result Against Viability Benchmark
10%	7	£993,564	17.08%	£1,388,480	£1,456,000	(£67,520)

The additional costs have pushed the residual value below the benchmark land value, thus rendering the development marginally unviable at a 10% affordable housing provision.

We understand however, that despite the impact of the additional costs, you are willing to proceed with the application as it stands if permission is granted and provide seven affordable homes within the development.

Yours faithfully

**CIARA ARUNDEL BSc (Hons) FRICS**

Director  
RICS Registered Valuer

Enc Argus Report

Savills

Development Appraisal

Broadland District Council / Lovell Homes (10%)

Ref: 432673

156 Manor Road and Land R/O Crown Garage  
Newton St Faith

Report Date: 14 August 2019

Project commences May 2019  
Phase 1: Open Market

## Phase 2: Affordable

**Project Length** 39 (Merged Phases - Includes Exit Period)

## Summary Appraisal for Merged Phases 1 2

Currency in £

### REVENUE

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales
Open Market	62	64,796	266.84	278,871	17,290,000
Affordable Rent	4	2,454	146.34	89,781	359,125
Intermediate Tenure	<u>3</u>	<u>2,292</u>	201.24	153,750	<u>461,250</u>
<b>Totals</b>	<b>69</b>	<b>69,542</b>			<b>18,110,375</b>

### NET REALISATION

**18,110,375**

### OUTLAY

#### ACQUISITION COSTS

Residualised Price		1,388,480	
Stamp Duty		58,924	
Legal Fee	0.50%	6,942	
			1,454,347

#### CONSTRUCTION COSTS

Construction	ft²	Rate ft²	Cost	
Open Market	64,796 ft²	110.01 pf²	7,128,208	
Affordable Rent	2,454 ft²	110.01 pf²	269,965	
Intermediate Tenure	<u>2,292 ft²</u>	110.01 pf²	<u>252,143</u>	
<b>Totals</b>	<b>69,542 ft²</b>		<b>7,650,315</b>	<b>7,650,315</b>

Contingency	3.00%	229,509	
Surface Water Drainage		714,145	
Foul Water Drainage		117,894	
Permeable Paving		140,242	
Offsite Rising Main		278,875	
Pumping Stations		242,088	
Offsite Highways		69,839	
Visibility Splay		15,265	
Demolition		35,000	
Asbestos Removal		33,000	
E/O Foundations		90,421	
Archaeology		25,000	
Road Capping		94,163	
Infrastructure 1		571,820	
Infrastructure 2		571,819	
			3,229,080

#### Other Construction

CIL 1		174,683	
CIL 2		524,048	
			698,731

#### Section 106 Costs

Off Site Provision		220,769	
Off Site Maintenance		74,065	
			294,834

#### PROFESSIONAL FEES

Professional Fees	8.00%	626,000	
			626,000

#### MARKETING & LETTING

Marketing	62 un	500.00 /un	31,000	
				31,000

#### DISPOSAL FEES

Sales Agent Fee	1.25%	216,125	
Sales Legal Fee	0.50%	90,552	
			306,677

#### FINANCE

Debit Rate 6.00% Credit Rate 0.00% (Nominal)			
Total Finance Cost			726,138

### TOTAL COSTS

**15,017,123**

**PROFIT****3,093,252****Performance Measures**

Profit on Cost%	20.60%
Profit on GDV%	17.08%
Profit on NDV%	17.08%

IRR	24.25%
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Profit Erosion (finance rate 6.000%)	3 yrs 2 mths
--------------------------------------	--------------



2 May 2019

# **VIABILITY ASSESSMENT FOR DISCUSSION WITH BROADLAND DISTRICT COUNCIL**

**156 Manor Road and Land R/O Crown Garage  
Newton St Faith  
Norfolk  
NR10 3LG**

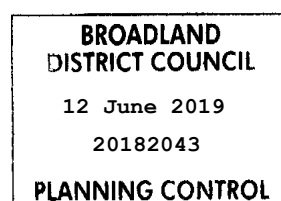
Prepared for:

**Lovell Homes Ltd**

Prepared by:

**This document has 103 pages.  
Click [here](#) to view.**

**Ciara Arundel BSc (Hons) FRICS  
Director  
For and on behalf of:  
Savills (UK) Ltd  
Lawrence House  
5 St Andrew's Hill  
Norwich  
NR2 1AD**



**AMENDED**





16 Chestnut Road Scarning  
Dereham Norfolk NR19 2TA  
07786 515289  
email: sbizley@smbproperty.co.uk

**REPORT ON BEHALF OF  
BROADLAND DISTRICT COUNCIL  
REVIEW OF VIABILITY CASE  
SUBMITTED ON BEHALF OF  
LOVELL PARTNERSHIPS  
IN RESPECT OF  
LAND SOUTH OFF MANOR ROAD NEWTON ST FAITH  
APPLICATION: 2018/2043**

2<sup>nd</sup> August 2019  
Updated 16<sup>th</sup> September 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 2<sup>nd</sup> May 2019 and supplementary information dated 14<sup>th</sup> August 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 original appraisals submitted as part of the report dated 2<sup>nd</sup> May 2019 can be summarised as follows:

<b>Assuming 33% Affordable</b>	
Open Market Sales	£13,550,000
Affordable Sales	£2,417,625
Gross Development Value	<b>£15,967,625</b>
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	<b>£703,352</b>
Benchmark Land Value	£1,456,000
Viability Deficit	£760,524

<b>Assuming 10% Affordable</b>	
Open Market Sales	£17,290,000
Affordable Sales	£820,375
Gross Development Value	<b>£18,110,375</b>
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	<b>£1,500,335</b>
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.

Following consideration of the matter at planning committee on 7<sup>th</sup> August 2019 the viability case has been reconsidered and supplementary information has been submitted including an updated appraisal including additional development costs totalling £116,163 which can be summarised as follows:

<b>Updated Appraisal (14.08.19)</b>	
<b>10% Affordable</b>	
Open Market Sales	£17,290,000
Affordable Sales	£820,375
Gross Development Value	<b>£18,110,375</b>
Construction Costs inc abnormal	£10,879,395
Professional fees	£626,000
S106 & CIL	£993,834
Marketing & Sales Costs	£204,463
Site Acquisition Costs	£65,866
Finance Costs	£726,138
Developer Profit (17.08 % GDV)	£3,093,252
Residual Land Value	<b>£1,388,480</b>
Benchmark Land Value	£1,456,000
Viability Deficit	£67,520

## 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 £2,868m<sup>2</sup> (£266.84/ft<sup>2</sup>) 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 seven affordable houses whether rent (4) or intermediate tenure (3) 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/m<sup>2</sup> (£110.01/ft<sup>2</sup>). 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 additional costs of £116,163 applied to the appraisal dated 14<sup>th</sup> August include a sum for preliminary archaeological investigation of the site and further road construction costs not originally applied.

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 by over £200,000 so reducing the viability of the development. We are of the opinion that the rate applied is reasonable and line with normal practice.

In the supplementary information provided Savills have sought to demonstrate that since the original appraisals were undertaken that construction costs have increased whereas sales values have remained virtually static. The updated appraisal has continued to apply costs and values from the original base date and therefore if increased rates and costs were applied the overall cost of construction and associated professional fees will exceed that reported and so reducing the viability further.

**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 in addition the sales agent fees of 1.25% are lower than often applied. We therefore 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. When the additional construction costs are applied the residual land value for the 10% scheme is reduced to £1,388,480.

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 which will be increased further if the additional construction costs are applied. The updated appraisal based upon 10% affordable results in a viability deficit of £67,520.

A detailed justification has been put forward to support the BLV of £1,456,000. Whilst in our opinion and as stated in our report of the 2<sup>nd</sup> August this is at the upper end of the range of what we would consider to be appropriate we have challenged this point with the applicants and who stand by the BLV applied.

In considering whether a development is viable the developer should be provided with a competitive return and the landowner's benchmark land value, being the minimum price, a landowner will be willing to accept, should be achieved as the site's residual land value. 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 is marginally viable as the residual land value of £1,388,480 is less than the BLV.

We have considered the viability should a lower BLV be applied and whilst this will improve however, if at the same time increased construction costs and professional fees are applied these will more than offset the reduction in the assumed BLV and so the overall viability will reduce below that which supports the 10% affordable housing proposed.

Therefore, on balance we are able to confirm the viability case submitted is reasonable.

### **1.5 Conclusion and Recommendation**

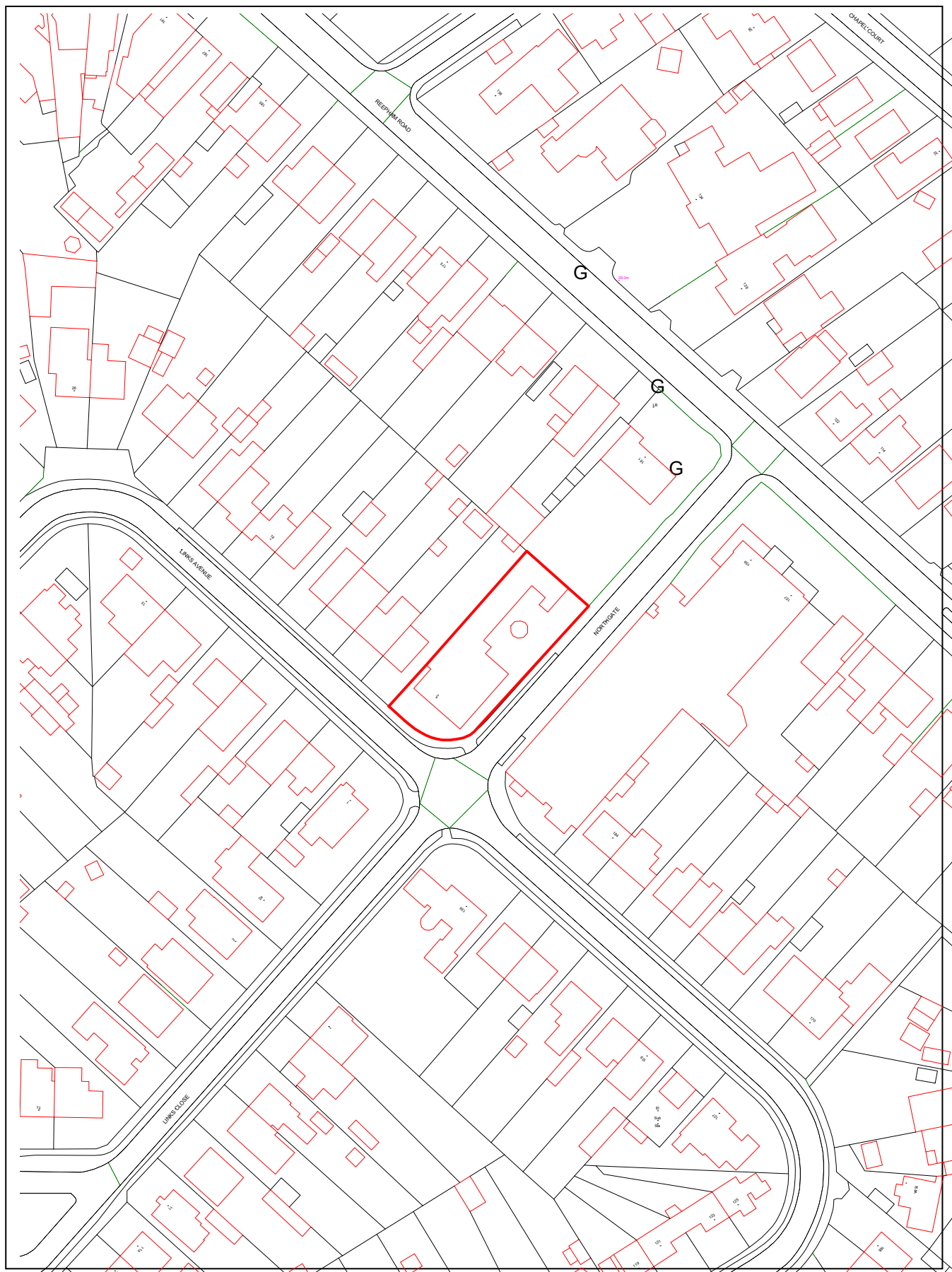
In our opinion, based upon the review and challenge of the submitted viability evidence in support this application the case in support of a reduction in the level of affordable housing to 10 % has been made.

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.

.....  
Stuart Bizley BSc MRICS

2<sup>nd</sup> August 2019

Updated 16<sup>th</sup> September 2019



**Application No: 20191142**

**Northgate House, 2 Links Avenue, Hellesdon, NR6 5PE**

**Scale:  
1:1250**

**Date:  
20-Sep-19**



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**Application No:** [20191142](#)  
**Parish:** **Hellesdon**

Applicant's Name: Mr Z Ruhomutally  
Site Address: Northgate House, 2 Links Avenue, Hellesdon  
Proposal: Change of use of existing care home to three flats

### Reason for reporting to committee

One of the Ward Members has requested that the application be determined by the Planning Committee for appropriate planning reasons as set out below in paragraph 4.2.

Recommendation summary:

Approve subject to conditions

### 1 Proposal and site context

- 1.1 The application is seeking full planning permission to convert a former care home at Northgate House, Links Avenue, Hellesdon into 3 no: self-contained flats.
- 1.2 Northgate House is located on the corner of Links Avenue and Northgate within the settlement limits of Hellesdon.
- 1.3 The site is located within a mixed-use area, which comprises primarily residential properties to the north and west and a range of commercial properties including retail shops, professional services, café, fast food outlets and travel agents to the south and east.
- 1.4 Each flat will contain 3 bedrooms, kitchen, dining and a living room and bathroom or shower room. Parking is available for six cars. New communal amenity space is to be located to the rear of no: 4 Links Avenue in addition to the existing amenity space to the front and side of the building.
- 1.5 The exterior of the building will remain unchanged except for the removal of the porch from the courtyard elevation, a lean-to structure and boiler room from the side of the property and the addition of a new door to provide access to the new amenity space from the single storey unit.

### 2 Relevant planning history

- 2.1 [20181499](#): Change of use from residential home for the elderly to mixed residential use of 11 studio flats and a shared dwelling of 6 units. Refused 8 November 2018.

### 3 Planning Policies

#### 3.1 National Planning Policy Framework (NPPF)

NPPF 02: Achieving sustainable development  
NPPF 04: Decision-making  
NPPF 05: Delivering a sufficient supply of homes  
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

#### 3.2 Joint Core Strategy (JCS)

Policy 1: Addressing climate change and protecting environmental assets  
Policy 2: Promoting good design  
Policy 4: Housing delivery  
Policy 12: The remainder of the Norwich Urban area, including the fringe parishes

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

Policy GC1: Presumption in favour of sustainable development  
Policy GC2: Location of new development  
Policy GC4: Design  
Policy TS3: Highway safety  
Policy TS4: Parking guidelines

#### 3.4 Hellesdon Neighbourhood Plan

Policy 3: High quality residential neighbourhoods

### 4 Consultations

#### 4.1 Parish Council

Detailed discussion took account of representations and strong local objections made during the earlier adjournment on behalf of the 23 residents present and others who could not attend. Particular reference was made to those regarding the possible use of the property for an HMO (House in Multiple Occupation), use of amenity land for parking/turning in contravention of PPS7 and environmental issues of increased noise, traffic pollution with resultant effects on air quality. It was subsequently resolved to object to the proposals unless a condition could be applied to not permit any further sub-division without re-application and no additional hard standing areas, with concerns about lack of detail regarding boundaries.

### 4.2 Councillor S Prutton

If you are minded to approve this application, I would request that it be 'called in' to be considered by the Planning Committee. The reasons for this are:

- The original application to change the use of the whole building to a house of multiple occupancy was refused.
- The current application requests change of use to three flats. Under changes in regulations in 2019 small dwellings can be used as small houses of multiple occupation under permitted development.
- There is a concern among local residents that this current application is an attempt to 'get around' planning regulations resulting in the three flats each being used as a house of multiple occupancy which was refused originally.
- We would also ask that in the event of the Planning Committee approving this application, that a restriction on permitted development rights on each of the flats be made a condition of approval.

### 4.3 Norfolk County Council Highways

With reference to the consultation received recently to the above development proposal.

Given the existing use of this site, the proposal being for three dwelling units only as described and the satisfactory level of parking provision for this scale of development I have no grounds for objection to this proposal.

The internal layout of the building would potentially lend itself to further subdivision (possibly not requiring planning permission) no doubt your Authority will be aware that this could then result in further vehicular movements / parking requirements which given the constraints of the sites curtilage and the location close to junctions have the potential to give rise to highway safety concerns.

I would therefore ask that your Authority strictly restrict any permission to the three dwellings described.

### 4.4 BDC Pollution Control Officer

No objection.

### 4.5 Other Representations

Fifty two letters of objection raising the following issues:

- Marketing of the former care home has been unsuccessful due to the unrealistic asking price

- Northgate Road is the main access point to Dixon shops and access to Links Avenue and Links Close and the care home site has been overdevelopment
- Building size should be reduced to allow for sufficient car parking, garden and amenity space for its residents
- Layout of the flats would allow further sub-division to form an HMO using current permitted development rights
- The former care home has inadequate parking, insufficient space for loading, turning and exiting onto Northgate Road
- The road is already busy with deliveries to the Dixon Centre
- Increased traffic will be detrimental to public safety
- Additional traffic will cause extra noise, pollution and parking pressure
- There is the potential for anti-social behaviour and noise disturbance
- The use of part of the rear garden of 4 Links Avenue as amenity space for the proposed flats is unacceptable and should remain as garden for this property
- The rear garden of 4 Links Avenue should not be used for any car parking and access to and from the site would be dangerous for pedestrians and other road users and potential occupier
- Use of part of the garden of 4 Links Avenue would affect the character of the property and would not be in keeping with surrounding properties
- The residents of Links Avenue and Links Close feel very strongly that this community must remain a safe environment, family friendly and is consistent with the surrounding area for now and for future generations.

## 5 Assessment

### **Key Considerations**

#### 5.1 The key considerations are:

- Principle of the development
- Impact on the character and appearance of the area
- Impact on highway safety
- Impact on parking
- Impact on residential amenity

### **Principle**

#### 5.2 Policy GC2 states that new development will be accommodated within the settlement limits defined on the policies map. Northgate House is located in

an existing urban area of Hellesdon with good access to a range of services and facilities and therefore the principle of conversion of the property from a care home to use as new housing is considered acceptable.

### **Impact on the character and appearance of the area**

- 5.3 Northgate House would be converted without any significant alterations to its external appearance, apart from the removal of a porch from the southern elevation, a boiler room on the northwest (side) elevation and some minor works at ground floor level to the northern (rear) elevation. The changes to the rear elevation will only be visible from the enclosed garden / amenity area to the rear of no: 4 Links Avenue. It is considered that there will be no impacts on the appearance of the area because of the proposed conversion.
- 5.4 Northgate House is situated in an area that comprises a mix of residential and commercial uses. The property is adjacent to a car parking area that provides parking for the shops and other uses that are located to the south and east. This is already a busy area and conversion of the property to flats, which would be a slightly higher density development than existing residential properties to the north and west, would not significantly alter the character of this area and is therefore considered an appropriate form of development that would be in accordance with Policy GC4 of the DMDPD.

### **Impact on highway safety**

- 5.5 Use of the property as three flats compared with use of the property as a 20-bedroom care home, which generated staff and visitor traffic, is considered unlikely to generate any increase in the level of traffic to the detriment of highway safety. Parking for the flats will continue to be provided and accessed from the same place on Northgate. The Highway Authority has raised no objections to the proposal on highway safety grounds with a request to restrict the permission to three dwellings. The proposed development is therefore considered to be in accordance with Policy T3 of the DMDPD.

### **Impact on parking**

- 5.6 The existing parking area will be extended and used for the three flats. This is located on Northgate and will provide parking for a total of six cars. The Highway Authority has confirmed that the amount of parking is adequate for the development. The development is therefore considered to be in accordance with Policy TS4 of the DMDPD.

### **Impact on residential amenity**

- 5.7 Local residents have raised concerns about the impact the proposed conversion to flats will have on the amenity of the area. These concerns are summarised in section 5.4 above.
- 5.8 Planning permission has previously been sought for conversion of Northgate

House to 11 studio flats and a shared house for 6 people. While the principle of residential use of the property was considered acceptable, the number of proposed units was considered to represent an over-intensive use of the site and property that would have detrimental impacts for both occupants of the development and also neighbours and planning permission was refused.

- 5.9 A primary concern for neighbours is that under current permitted development rights further subdivision of the property could take place without requiring planning permission following conversion to three flats thereby allowing the property to become a House in Multiple Occupation.
- 5.10 The Highway Authority has also raised this as a concern in relation to the limited on-site parking provision, advising that as a development of three three-bedroomed flats it is acceptable but any increase in occupancy would result in increased vehicular movements and parking requirements. Given the constraints of the sites curtilage and location close to the junction there would be a concern for impact upon highway safety should this happen.
- 5.11 As three self-contained three-bedroomed flats, there is sufficient amenity space and car parking for each property and the proposed living arrangements and size of rooms will create an adequate standard of accommodation for future occupants. Whilst it is not usually appropriate to pre-determine possible future uses, in this case it is considered reasonable to impose a condition to ensure that the proposed internal layout of the flats is retained as approved in perpetuity. This is considered necessary and relevant to granting planning permission in order to prevent over-intensive use of the building that would be detrimental to the living conditions of future occupants and result in development that would be detrimental to highway safety.
- 5.12 The proposed layout of the site includes a new area of amenity space to the rear of the building. This land was formerly part of the garden of no: 4 Links Avenue that has now been subdivided between the application site and no: 4 Links Avenue providing each property with an area of rear garden space.
- 5.13 Concern has been raised by a neighbour that splitting the garden between the properties will harm the character of the area, which is predominantly characterised by houses with larger gardens. From outside the site the proposed garden arrangement will not be visible and therefore it is considered that this alone will have no impact on the character of the area.
- 5.14 Use of the garden for anything other than private amenity space could however cause detrimental impacts for the neighbouring property, particularly if the area were used for additional car parking. Loss of amenity space to parking would also be detrimental to the living conditions of the proposed flats. The submitted plans do not indicate this to be the intention but the space between no: 2 and no: 4 is wide enough to allow vehicular access to the rear of the property.
- 5.15 Use of the space for car parking would be unacceptable and would cause

noise and disturbance for neighbours. To ensure that the amenity space is not used for car parking, it is considered that the imposition of a condition to retain the amenity space in perpetuity for the benefit of occupants of the approved flats is appropriate. It is also considered that a condition should be imposed for the erection and retention of a fence or wall across the access with a pedestrian only width gate or opening into the rear garden to create a permanent physical barrier preventing vehicles entering and using the garden for parking.

### **Conclusion**

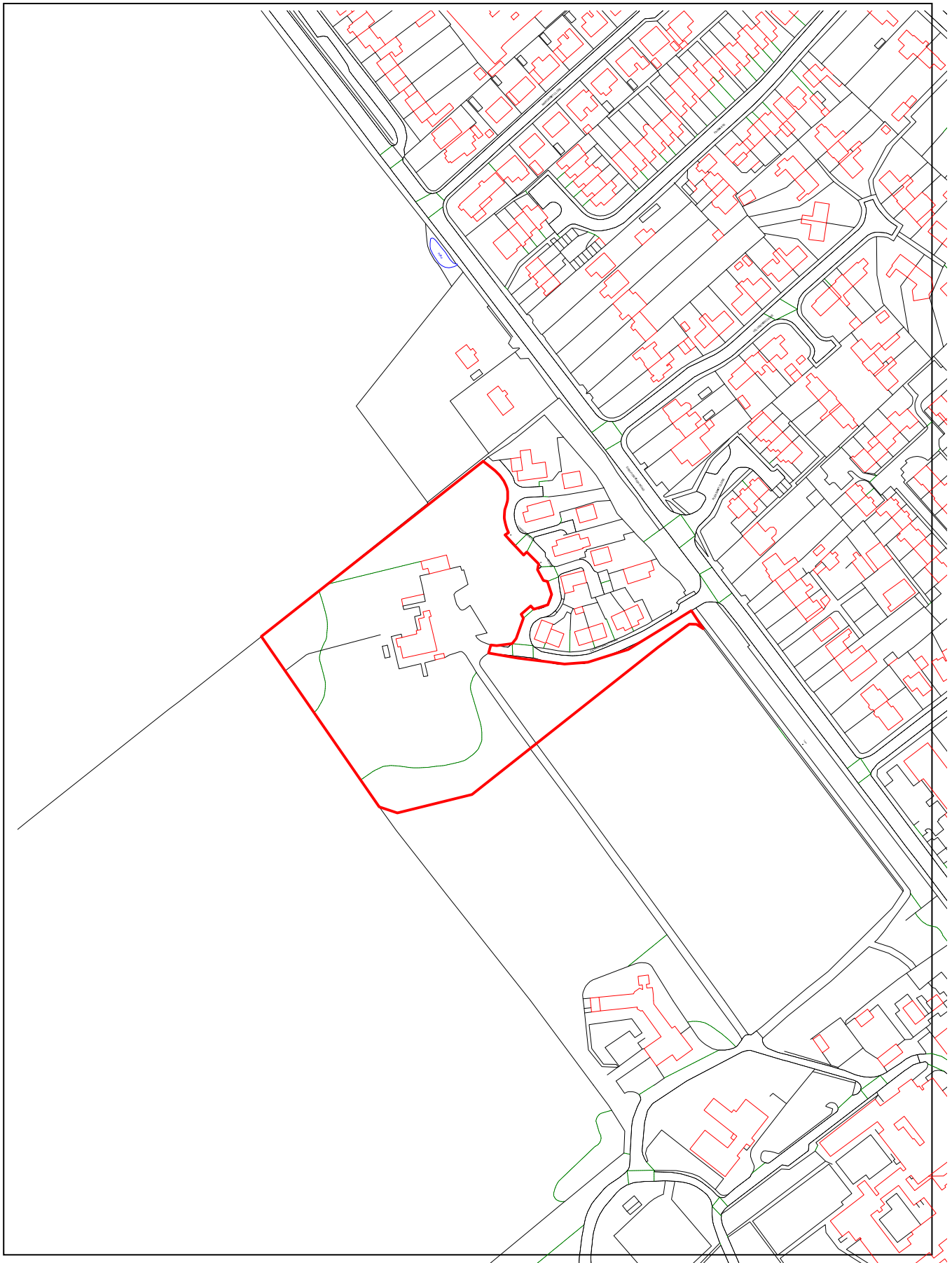
- 5.16 In conclusion, the proposal for conversion to three self-contained flats is considered acceptable. The building is located in a sustainable location and can provide sufficient parking and amenity space for each flat. The conversion will not alter the appearance of the property and there will be no significant impacts for the amenity of neighbours. The application is considered to be in accordance with Policies 2, 4 and 12 of the Joint Core Strategy and Policies GC2, GC4, TS3 and TS4 of the Development Management DPD.

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

Recommendation: Approve subject to the following conditions:

Time limit (A1)  
Plans and documents (E3)  
Internal layout to be retained as approved (NS)  
No use of amenity space for parking (NS)  
Pedestrian only access to rear amenity space (NS)

**Contact Officer,** Julie Fox  
**Telephone Number** 01603 430631  
**and E-mail** [julie.fox@broadland.gov.uk](mailto:julie.fox@broadland.gov.uk)



[broadland.gov.uk](http://broadland.gov.uk)

**Application No: 20191211**

**Carrowbreck House, Drayton High  
Road, Hellesdon, NR6 5BJ**

**Scale:  
1:2500**

**Date:  
20-Sep-19**



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**Application No:** [20191211](#)  
**Parish:** Hellesdon

**Applicant's Name:** Broadland District Council  
**Site Address:** Carrowbreck House, Drayton High Road, Hellesdon, NR6 5BJ  
**Proposal:** Removal of condition 2 of planning permission [20100607](#) – to allow office & workshop to be used as a separate B1 use

### Reason for reporting to committee

The application is reported to Committee as Broadland District Council is the applicant and site owner

### Recommendation summary:

Approve, subject to conditions

#### 1 Proposal and site context

- 1.1 The application seeks planning permission for the removal of condition 2 of planning permission 20100607.
- 1.2 Application 20100607 primarily granted full planning permission for a change of use of a residential institution (Use Class C2) to a training centre with overnight accommodation (Use Class D1). It also granted retrospective permission for the rebuilding and the use of an outbuilding to be used as an office and the retention of an outbuilding / workshop which was granted temporary permission under application [20100012](#). The Design and Access Statement submitted with the 20100607 application stated that 'the aim of the application was to turn the site into a Foundation Training facility'.
- 1.3 Condition 2 of planning permission 20100607 stated 'the office and workshop outbuilding hereby approved shall only be used for purposes ancillary to the main building on the site known as Carrowbreck House and shall not be used as a separate and unassociated unit of accommodation'.
- 1.4 The current application is specifically seeking to remove this condition to allow the office and workshop buildings to be rented out separate to the training facility on the site, as a business use (Use Class B1).
- 1.5 The office building is a modest sized, single storey building, with a dual pitched roof and is of a rectangular shape. It measures approximately 10m in length by approximately 6m in width and has a floor area of approximately 63m<sup>2</sup>. The building is approximately 4.6m in height.

- 1.6 The workshop building is a slightly larger single storey building with a dual pitched roof and is mainly rectangular in shape, aside from a small pitched roof porch / lobby area on the east side of the building. This building measures approximately 10.3m in length by approximately 6.85m in width and has a floor area, including the lobby of approximately 77m<sup>2</sup>. This building is approximately 4.8m in height.

## 2 Relevant planning history

- 2.1 [20100012](#): Replacement outbuilding / workshop for training purposes. Temporary Approval 17 March 2008.
- 2.2 [20100607](#): (1) Change of use from residential institution (Class C2) to training centre with overnight accommodation (Class D1) (2) First floor extension to side (3) Dormer windows (4) Ground source heat pump (5) Use and rebuilding of outbuilding as office (retrospective) (6) Retention of outbuilding / workshop. Approved 21 July 2010.
- 2.3 [20141634](#): Erection of 14 residential dwellings and associated works. Approved 6 January 2015.
- 2.4 [20150830](#): Variation of conditions 2, 9 and 10 of planning permission 20141634 – erection of 14 residential dwellings and associated works. Approved 10 July 2015.

## 3 Planning Policies

### 3.1 National Planning Policy Framework (NPPF)

NPPF 02 : Achieving sustainable development  
NPPF 04 : Decision-making  
NPPF 06 : Building a strong, competitive economy  
NPPF 09 : Promoting sustainable transport  
NPPF 11 : Making effective use of land

### 3.2 Joint Core Strategy (JCS)

Policy 1 : Addressing climate change and protecting environmental assets  
Policy 5 : The Economy  
Policy 6 : Access and Transportation  
Policy 12 : The remainder of the Norwich Urban area, including the fringe parishes

### 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 GC3 : Conversion of buildings outside settlement limits  
Policy GC4 : Design  
Policy TS3 : Highway safety  
Policy TS4 : Parking guidelines

### 3.4 Hellesdon Neighbourhood Plan 2017

No policies with the plan are considered to be specifically relevant to this application.

## 4 Consultations

### 4.1 Hellesdon Parish Council:

Support subject to office use only and not for light industrial use.

### 4.2 Norfolk County Council as Highway Authority:

Considering the existing and previous uses of this site together with its location and access arrangements, I feel it difficult to pass any adverse comment on this proposal.

### 4.3 Pollution Control Officer:

No objection.

### 4.4 Other Representations:

4 Carrowbreck Close, Hellesdon:

We have no objection but would want it noted that the road (Carrowbreck Road) leading from Drayton Road to the training centre is narrow with some parked cars often requiring vehicle users to pull in / stop to allow cars coming in the other direction to come through. This should be a consideration in respect of any application and potential increase in traffic to the training centre. Please also note that the junction leading to / from Drayton Road is also fairly difficult as cars are driving past at 40 mph and cars coming from Hellesdon are often difficult to see due to the hedge / trees along the road.

## 5 Assessment

### **Key Considerations**

- 5.1
- Principle of the development and whether proposals accord with the provisions of the development plan, the National Planning Policy Framework (NPPF) and Planning Practice Guidance.
  - The impact of the development on residential amenity.
  - The impact of the development on the character and appearance of the area.
  - The impact of the development on the parking on site and on highway safety.

### **Principle**

- 5.2 The office and workshop buildings have been used in connection with the sites overall training facility use (Use Class D1) since permission was granted in July 2010 for application 20100607. As set out in paragraph 1.3 of this report a condition was imposed on this application which stated that the office and workshop outbuildings shall only be used for purposes ancillary to the main building on the site known and shall not be used as a separate and unassociated unit of accommodation. The two outbuildings have been vacant for some time and the removal of the condition would allow the buildings to be rented out for a separate business use (Use Class B1).
- 5.3 The site lies outside the settlement limit that has been defined for Hellesdon where Policy GC2 of the Development Management DPD (DM DPD) seeks new development to be located. Policy GC2 also states however, that outside of these limits, development which 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.
- 5.4 In this regard, Policy GC3 of the DM DPD states that outside settlement limits proposals for the conversion of buildings for employment and tourist accommodation will be permitted where the building is capable of conversion without substantial alteration. The workshop building was only erected following planning application 20100012, which was granted approval for the replacement outbuilding in March 2010. Both buildings are considered to be in a good condition and no alterations are proposed to the buildings as part of this application. The buildings are capable of conversion without substantial alteration and the application therefore complies with Policy GC3 of the DM DPD.
- 5.5 The application will allow the two outbuildings to be brought back into use which will therefore allow additional jobs to be created. The application is therefore also in line with the aims of Policy 5 of the Joint Core Strategy which seeks to support jobs and economic growth both in urban and rural locations.

### **The impact of the development on residential amenity**

- 5.6 A B1 business use would allow the buildings to be occupied as offices, buildings for research and development or for light industry. It is noted that the Parish Council has supported the application but only subject to the proposal being for office use and not for light industrial use. A light industrial use is defined within the Use Classes Order as a 'use for any industrial process which can be carried out within a residential area without causing detriment to the amenity of that area'. It is therefore considered that any B1 business use would be acceptable.
- 5.7 The proposals may result in a slight increase in vehicular movements on the site, however the outbuildings are of a modest size and any business that occupies these buildings are likely to be of a relatively small scale. On this basis, the application should not result in any significant intensification of the use of the site.
- 5.8 There is a good degree of separation between the buildings and the nearest neighbouring residential properties, which are the 14 dwellings approved under planning application 20141634, referenced in paragraph 2.3 of this report. The buildings are also largely screened by trees and therefore overall, the proposal should not have any significant detrimental impact on the amenity of the occupiers of neighbouring dwellings. The application is therefore considered to accord with Policy GC4 of the DM DPD.

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

- 5.9 The buildings are well set back from the Drayton High Road and are screened by a combination of trees and the Carrowbreck residential development. No physical alterations are proposed to the dwellings and as stated above the proposals are unlikely to result in any significant intensification of the use of the site. Therefore, it is considered that the application will not cause any harm to the street scene or the general character and appearance of the area. The application is considered to comply with Policy GC4 of the DM DPD in this regard.

### **The impact of the development on the parking on site and on highway safety**

- 5.10 The two outbuildings would utilise the existing vehicular access to the site and it is considered that there is ample room for parking on site, even allowing for the slight addition in vehicular movements that the proposals may result in. Norfolk County Council as Highway Authority has stated that, considering the existing and previous uses of this site together with its location and access arrangements, they feel it difficult to pass any adverse comment on this proposal. Overall it is considered that the application complies with Policies TS3 and TS4 of the DM DPD.

### Other matters

- 5.11 Please note that the conditions still considered to be relevant from the previous 20100607 application are to be added to this latest decision notice. These are conditions 2, 3, 4 and 5 in the list of conditions below.

### Conclusion

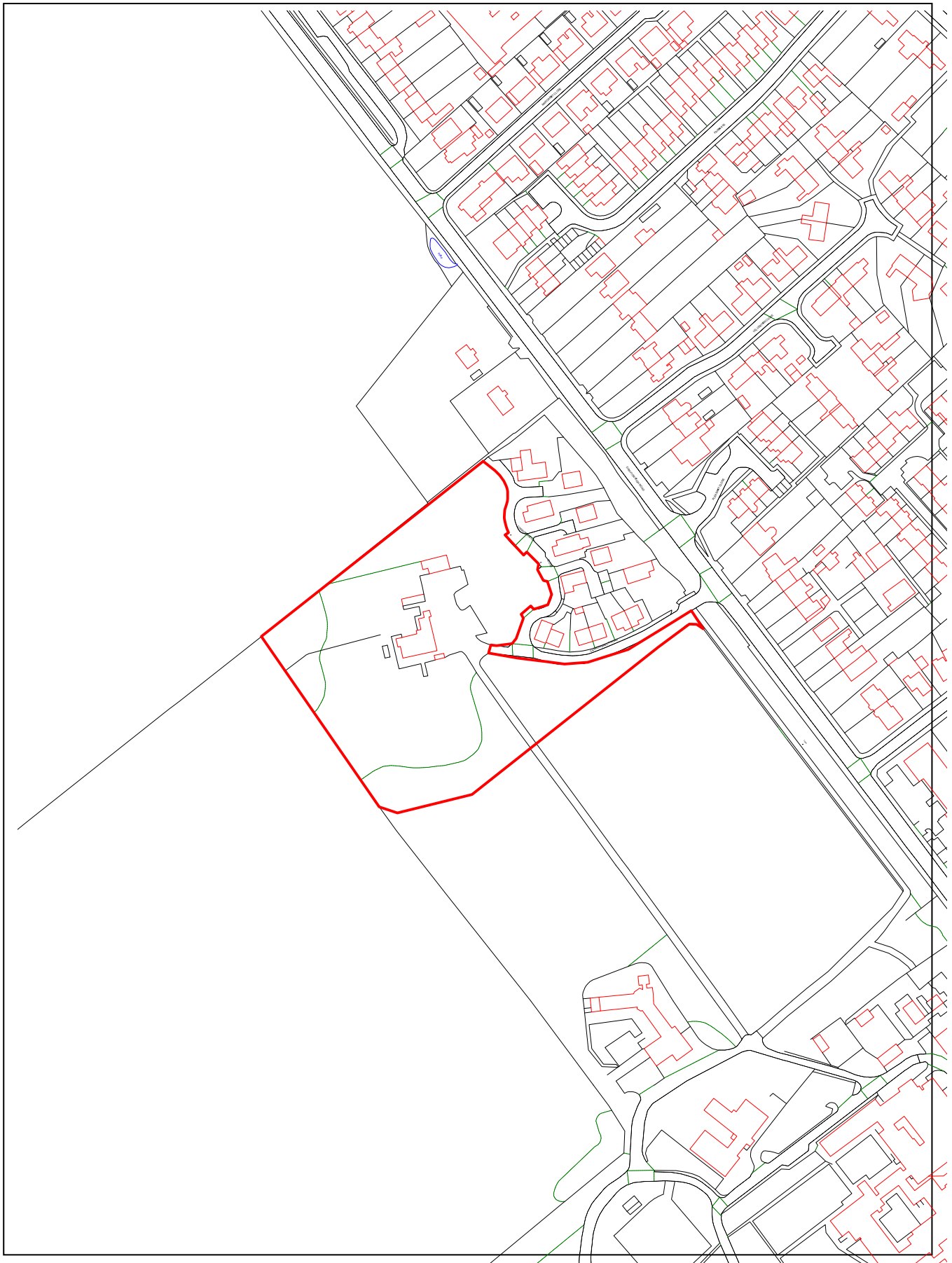
- 5.12 Overall the application will allow the currently vacant outbuildings to be brought back into use and will help to support jobs and economic growth in the area. The buildings are capable of conversion without substantial alteration and the proposals will not result in any detrimental impact on residential amenity, the character and appearance of the area or highway safety. In light of the above information, it is therefore considered that condition 2 of planning permission 20100607 can be removed.

Recommendation: Approve subject to the following conditions:

Conditions:

- (1) Limit use to B1 only
- (2) Overnight accommodation (in main building) limited to persons attending a training course
- (3) Main building to be used as training centre only and no other purpose
- (4) Visibility splays to be maintained
- (5) On-site parking to be retained

**Contact Officer,** Christopher Rickman  
**Telephone Number** 01603 430548  
**and E-mail** [christopher.rickman@broadland.gov.uk](mailto:christopher.rickman@broadland.gov.uk)



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**Application No: 20191212**

**Carrowbreck House, 7 Carrowbreck Road, Hellesdon, NR6 5BJ**

**Scale:  
1:2500**

**Date:  
20-Sep-19**



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**Application No:** [20191212](#)  
**Parish:** Hellesdon

**Applicant's Name:** Broadland District Council  
**Site Address:** Carrowbreck House, Drayton High Road, Hellesdon, NR6 5BJ  
**Proposal:** Change of use from D1 (Training Centre) to flexible D1 (Training Centre) & B1 (Business) Mixed Use

### Reason for reporting to committee

The application is reported to Committee as Broadland District Council is the applicant and site owner

### Recommendation summary:

Approve, subject to conditions

#### 1 Proposal and site context

- 1.1 The application seeks full planning permission for the change of use of a training centre (D1 Use Class) to a flexible training centre and business (B1 Use Class) mixed use.
- 1.2 Application [20100607](#) primarily granted full planning permission for a change of use of a residential institution (Use Class C2) to a training centre with overnight accommodation (Use Class D1). The Design and Access Statement submitted with the 20100607 application stated that 'the aim of the application was to turn the site into a Foundation Training facility'.
- 1.3 Carrowbreck House is a large three storey building currently used for training purposes. The proposal seeks to allow the training facility within the building to remain but, when space is available, to allow it to be made available for B1 business use.
- 1.4 The application relates to seven training rooms within the building. Three rooms are located on the first floor and four rooms are located on the second floor. The ground floor is proposed to remain unchanged and will remain solely in connection with the training centre function.
- 1.5 The existing internal layout of the building is proposed to remain unchanged and no physical alterations are proposed to the exterior of the building.

#### 2 Relevant planning history

- 2.1 [20100012](#): Replacement outbuilding / workshop for training purposes. Temporary Approval 17 March 2008.



- 2.2 [20100607](#): (1) Change of use from residential institution (Class C2) to training centre with overnight accommodation (Class D1) (2) First floor extension to side (3) Dormer windows (4) Ground source heat pump (5) Use and rebuilding of outbuilding as office (retrospective) (6) Retention of outbuilding/workshop. Approved 21 July 2010.
- 2.3 [20141634](#): Erection of 14 residential dwellings and associated works. Approved 6 January 2015.
- 2.4 [20150830](#): Variation of conditions 2, 9 and 10 of planning permission 20141634 – erection of 14 residential dwellings and associated works. Approved 10 July 2015.
- 2.5 [20191211](#): Removal of condition 2 of planning permission 20100607 – to allow office and workshop outbuildings to be used as a separate B1 use. Application yet to be determined (item 4 on this agenda).

### 3 Planning Policies

#### 3.1 National Planning Policy Framework (NPPF) 2018

NPPF 02 : Achieving sustainable development  
NPPF 04 : Decision-making  
NPPF 06 : Building a strong, competitive economy  
NPPF 09 : Promoting sustainable transport  
NPPF 11 : Making effective use of land

#### 3.2 Joint Core Strategy (JCS) 2014

Policy 1 : Addressing climate change and protecting environmental assets  
Policy 5 : The economy  
Policy 6 : Access and transportation  
Policy 12 : The remainder of the Norwich urban area, including the fringe parishes

#### 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 TS3 : Highway safety  
Policy TS4 : Parking guidelines

#### 3.4 Hellesdon Neighbourhood Plan

No policies with the plan are considered to be specifically relevant to this application.

### 4 Consultations

#### 4.1 Hellesdon Parish Council:

Support subject to office use only and not for light industrial use.

#### 4.2 Norfolk County Council as Highway Authority:

Considering the existing and previous uses of this site together with its location and access arrangements, I feel it difficult to pass any adverse comment on this proposal.

#### 4.3 Pollution Control Officer:

No objection.

#### 4.4 Other Representations:

No representations received.

### 5 Assessment

#### **Key Considerations**

- 5.1
- Principle of the development and whether proposals accord with the provisions of the development plan, the National Planning Policy Framework (NPPF) and Planning Practice Guidance.
  - The impact of the development on residential amenity.
  - The impact of the development on the character and appearance of the area.
  - The impact of the development on the parking on site and on highway safety.

#### **Principle**

- 5.2 As set out in paragraph 1.3, Carrowbreck House is a large three storey building currently used for training purposes. At present, there are often times where the building is not fully occupied and so the building is currently not being used to its full potential. It is not the intention to change the use of the whole property but to allow a flexible mixed use for the building. The proposal is for the training facility to remain, but when space is available, for it to be made available for a B1 business use.

- 5.3 The application will allow the Council to make a more beneficial use of one of its assets. The proposals will also allow small local businesses the opportunity to utilise flexible spaces within the building and provide local employment opportunities. The application is therefore considered to comply with the aims of Policy 5 of the Joint Core Strategy which seeks to support jobs and economic growth both in urban and rural locations.
- 5.4 To ensure that the predominant use of the building is not changed a condition is proposed to be added to the decision notice which sets out that no more than 4 of the 7 'flexible rooms' shown on the first and second floors of the building can be used as a B1 use at any one time.

### **The impact of the development on residential amenity**

- 5.5 A B1 business use would allow the buildings to be occupied as offices, buildings for research and development or for light industry. It is noted that the Parish Council has supported the application but only subject to the proposal being for office use and not for light industrial use. A light industrial use is defined within the Use Classes Order as a 'use for any industrial process which can be carried out within a residential area without causing detriment to the amenity of that area'. It is also unlikely that any business that would create significant noise levels would be allowed to let part of the building in any event as this would impact upon the training facility elsewhere in the building. It is therefore considered that any B1 business use would be acceptable.
- 5.6 The proposals may result in a slight increase in vehicular movements on the site, however given the size of the rooms in question new businesses working in the building are likely to be relatively small in scale. On this basis, the application should not result in any significant intensification of the use of the site.
- 5.7 There is a good degree of separation between the building and the nearest neighbouring residential properties, which are the 14 dwellings approved under planning application 20141634, referenced in paragraph 2.3 of this report. The buildings are also largely screened by trees and therefore overall, the proposal should not have any significant detrimental impact on the amenity of the occupiers of neighbouring dwellings. The application is therefore considered to accord with Policy GC4 of the DM DPD.

### **The impact of the development on the character and appearance of the area.**

- 5.8 The site is well set back from the Drayton High Road and is screened by a combination of trees and the Carrowbreck residential development. No physical alterations are proposed to the building and as stated above the proposals are unlikely to result in any significant intensification of the use of the site. Therefore, it is considered that the application will not cause any harm to the street scene or the general character and appearance of the

area. The application is considered to comply with Policy GC4 of the DM DPD in this regard.

### **The impact of the development on the parking on site and on highway safety.**

- 5.9 No alterations are proposed to the vehicular access and it is considered that there is ample room for parking on site, even allowing for the slight addition in vehicular movements that the proposals may result in. Norfolk County Council as Highway Authority has stated that, considering the existing and previous uses of this site together with its location and access arrangements, they feel it difficult to pass any adverse comment on this proposal. Overall it is considered that the application complies with Policies TS3 and TS4 of the DM DPD.

### **Conclusion**

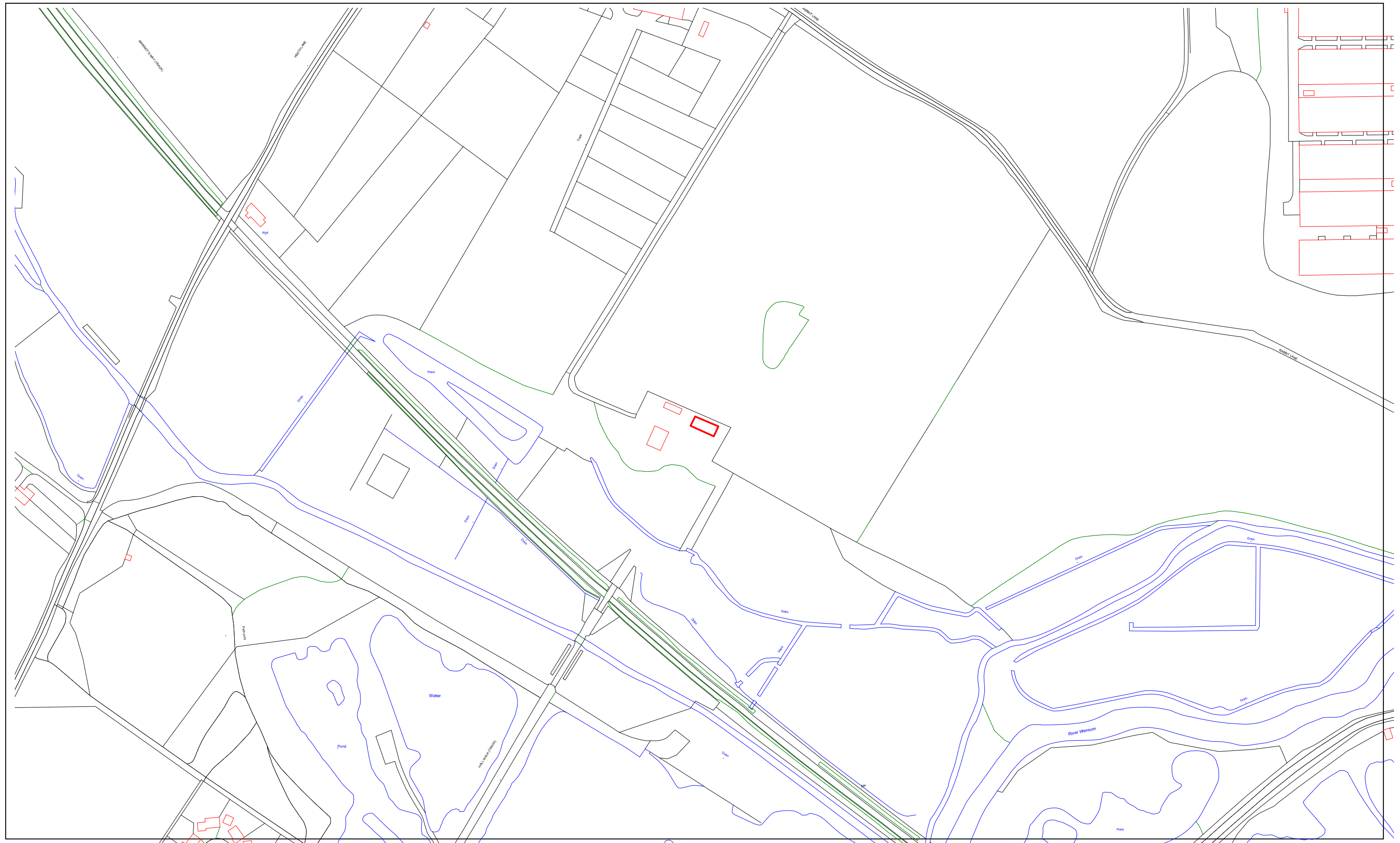
- 5.10 Overall, the application will allow the building to be used to its full potential and will help to support jobs and economic growth in the area. The buildings are capable of conversion without substantial alteration and the proposals will not result in any detrimental impact on residential amenity, the character and appearance of the area or highway safety. In light of the above information, the application is considered to be acceptable and can therefore be recommended for approval.

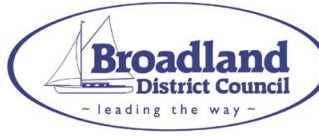

Recommendation: Approve subject to the following conditions:

#### Conditions:

- (1) Time limit
- (2) Accordance with plans
- (3) No more than 4 of the 7 'flexible rooms' shown highlighted in blue on the first and second floor plans can be used as a B1 use at any one time.

**Contact Officer,** Christopher Rickman  
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 <p><b>Broadland</b> District Council - leading the way - broadland.gov.uk</p>	<p><b>Application No: 20191213</b></p> <p><b>Stillwater Farm, Rabbit Lane, Great Witchingham, NR9 5GB</b></p> <p>Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2011. Ordnance Survey Licence number 100022319.</p>	<p><b>Scale:</b> 1:2500</p> <p><b>Date:</b> 20-Sep-19</p>	<p><b>N</b></p> 
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**Application No:** [20191213](#)  
**Parish:** **Great Witchingham**

Applicant's Name: Mr Collingsworth  
Site Address: Stillwater Farm, Rabbit Lane, Great Witchingham,  
NR9 5GB  
Proposal: Temporary permission for residential caravan

### Reason for reporting to committee

The site is outside of the settlement limit and the temporary permission for residential use does not accord with any specific policy of the development plan.

Recommendation summary:

Approve subject to conditions

### 1 Proposal and site context

- 1.1 This application seeks full planning permission for the temporary standing of a static caravan to allow the landowners to live on the site to undertake necessary landscaping and environmental works to the site. The applicant also intends to introduce livestock to the small holding in order to manage the amount of land.
- 1.2 The site is located north of the settlement limit of Great Witchingham with its access from Rabbit Lane. The site is adjacent and north of Marriott's Way and the River Wensum.
- 1.3 The site lies outside of the defined settlement limit; however the site is within close proximity as the nearest settlement boundary (Great Witchingham) is 400 metres to the south.
- 1.4 The application seeks temporary planning permission for the static caravan to be lived in on site for no more than 12 months from the decision date to allow the applicant to carry out further landscape and environmental works to the site as well as establish a small holding on the site, for example, sheep to graze parts of the land within the ownership of the applicant.
- 1.5 The applicant has been in ownership of the land since 2016. The site area within the applicant's ownership is 6.14 hectares.
- 1.6 The site has an historical barn on the site which is in a poor state of repair. It is the applicant's intention to create a residential dwelling on this site preserving what remains left of this barn using Paragraph 79 of the National Planning Policy Framework 2019. It is understood that a planning application will be submitted for these works in due course.

### 2 Relevant planning history

- 2.1 [20160689](#): Change of use of agricultural building to dwelling (prior approval).  
Required and granted 15 June 2016.

### 3 Planning Policies

#### 3.1 National Planning Policy Framework (NPPF)

NPPF 04 : Decision-making

NPPF 15: Conserving and enhancing the natural environment

#### 3.2 Joint Core Strategy (JCS)

Policy 2 : Promoting good design

Policy 17 : Small rural communities and the countryside

#### 3.3 Development Management 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 H1: Dwellings connected with rural enterprises

### 4 Consultations

#### 4.1 Great Witchingham Parish Council:

No objections.

#### 4.2 Environment Agency:

No comments to make.

#### 4.3 BDC Pollution Control Officer:

No objections.

#### 4.4 Norfolk County Council Highways Authority:

I note this application is to allow residential occupation of the site in advance of the residential conversion of barn (or a subsequent replacement building) occupying the site allowed as application 20160689. On the basis that the caravan occupancy would, in either case, be temporary and cease when first occupancy of any dwelling occurs I have no objection to the granting of permission.

### 4.5 Neighbour Representations:

No representations received.

## 5 Assessment

- 5.1 The main issues to be taken into consideration in determination of this application are an assessment of the proposal 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 neighbouring amenity.

### **Key Considerations**

- 5.2 The principle of the development.
- 5.3 The impact of the development on the character and appearance of the surrounding area.
- 5.4 The impact of the proposal on residential neighbouring amenity.

### **Principle**

- 5.5 The site is located within the countryside where the principle of new development is not normally considered to be acceptable unless the proposal complies with a specific allocation and / or policy of the development plan. The proposed temporary caravan for residential purposes is not considered to comply with a specific Policy of the Plan and the development is therefore considered to conflict with Policy GC2 of the Development Management DPD.
- 5.6 Immediately adjacent to the north of the site at Highfield Farm, Rabbit Lane, Great Witchingham, temporary permission for the siting of an agricultural worker's caravan was granted planning permission for a period of three years. Furthermore, an application for the removal of this caravan and the erection of a dwelling for the purposes of an associated agricultural workers dwelling, was granted permission in June 2019.
- 5.7 The planning history of the application site shows that permission was required and granted in June 2016 for a residential dwelling under the prior notification change of use under Schedule 2, Part 3, Class Q of the General Permitted Development Order 2015. This gave consent to convert the existing agricultural barn into a residential dwelling. A substantial amount of this barn collapsed in 2018 during bad weather and would have to be re-built to be able to carry out this consent. However, the amount of re-building required would mean this conversion would not be lawful as the extensive works would be classed as a re-build rather than conversion. This consent



expired 15 June 2019 and cannot be implemented.

### **Character and appearance of the surrounding area**

- 5.8 The caravan is already in place and is currently being used as a site hut for when the applicants are carrying out works on the land. The planning agent has confirmed that this caravan is not used currently for sleeping purposes.
- 5.9 The site is located to the east of Rabbit Lane and approximately 300 metres from the highway. Surrounding the site is mature hedging and trees. Given that the neighbouring land has planning permission for an agricultural worker's dwelling, it would be hard to justify that the character and appearance of the surrounding area would be harmed in any way given the siting of the proposed caravan in a position away from the main road and behind natural screening.
- 5.10 The site is not visible from any surrounding public vantage points from Rabbit Lane or Marriott's Way. I consider that the temporary standing of a caravan for residential use for one year is not unduly excessive and does not represent a significant incursion into the countryside to a degree that would cause harm to the general character and appearance of the surrounding area.
- 5.11 No structures, except the temporary caravan, are being proposed on the site and the impact on the character and appearance of the area is not considered to be sufficient to warrant objection to the development on landscape grounds. The proposal therefore complies with Policies, GC4 and EN2 of the Development Management DPD and Policies 1 and 2 of the Joint Core Strategy.

### **Residential neighbouring amenity**

- 5.12 The nearest residential property is located over 310 metres to the north west of the site. Between boundaries of neighbouring land / farms / properties, there is mature hedging and trees and therefore the temporary caravan will not be seen from these nearby neighbours. I consider that the siting of this temporary residential caravan would not result in any significant adverse impact to the amenity of any nearby neighbours given the degree of separation from the nearest residential property and given the scale of the development being proposed.
- 5.13 In relation to the neighbouring farm known as Highfield Farm, Rabbit Lane, this has permission for a new farm house for the use by an agricultural worker's dwelling. At the time of my site visit, this is yet to be commenced. When commenced and completed, if the temporary residential caravan is still in place, I consider that the degree of separation between the two, would not result and any significant adverse effect on this property.

### Other Issues

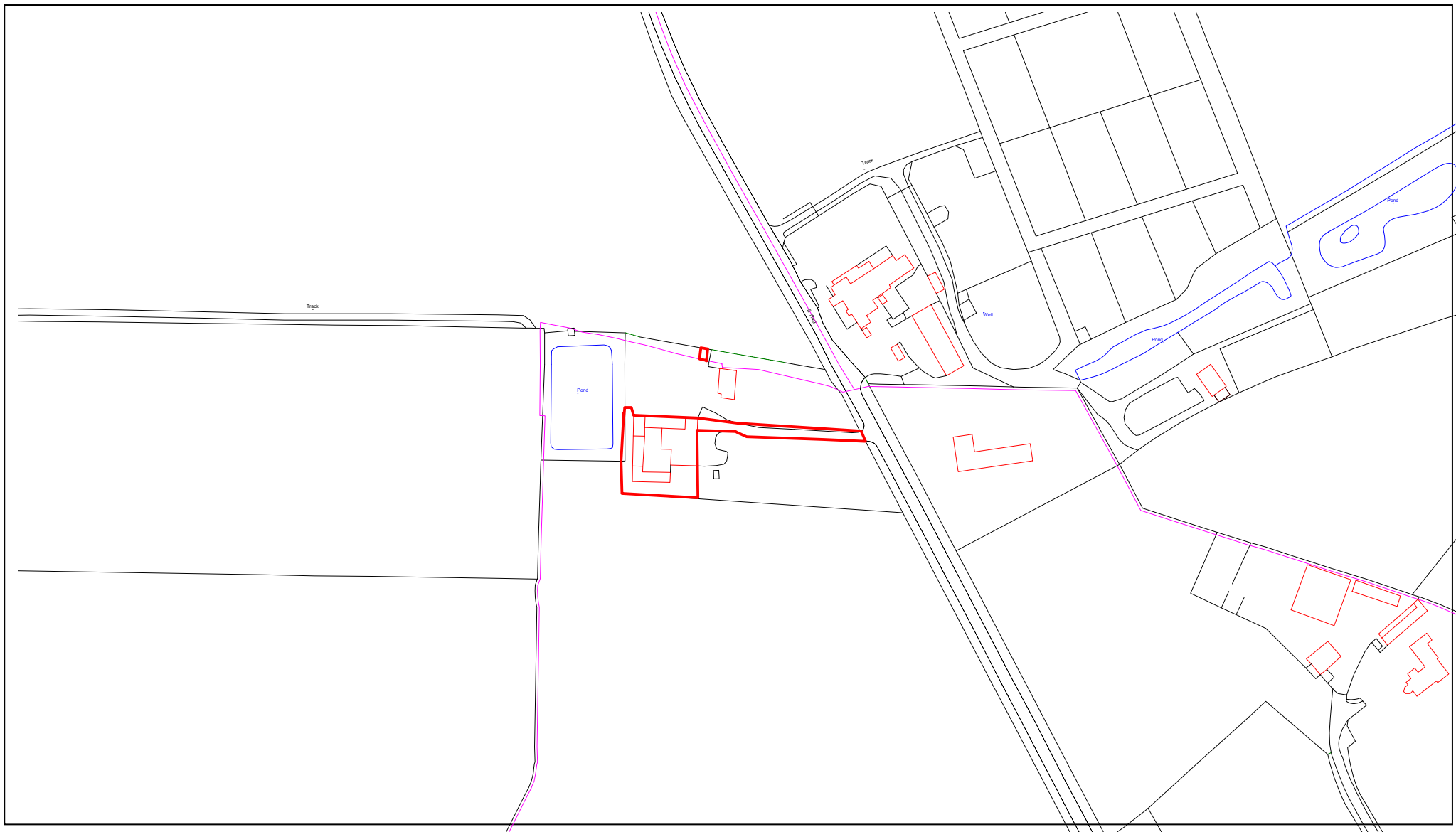
- 5.14 As stated within this report, the intention of the applicant is to live on the site to carry out landscape and environmental works on the 6.14 hectares of land that the applicant owns and it would allow the applicant to establish a small holding on the site in the form of sheep to graze parts of the land.
- 5.15 The applicants have to travel 40 minutes from their current rented residence to the site to carry out these works. Living on the site will allow them to carry out further works to the site as well as potentially tending to the livestock on the site in the future. This is compliant with Policy 1 of the JCS which seeks to minimise the need to travel.
- 5.16 It is the intentions of the applicants to create a dwelling on the site in due course, converting and enhancing the historic barn which is in a poor state of repair. Pre-application discussions are currently on-going in respect of this submission under paragraph 79 of the NPPF.
- 5.17 Initially, the applicant and planning agent were looking to submit an application for the temporary standing of the caravan for residential purposes for up to 3 years. Discussions with the applicant and planning agent were had prior to a formal planning application being submitted. I considered that giving permission for the temporary use for 3 years was unjustified given the siting and current use of the land. Giving a temporary permission for one year allows the applicants to continue their landscape and environmental works on the land while finalising plans for a formal planning application submission for the creation of a dwelling on the site.
- 5.18 I consider it necessary to restrict the occupation of the proposed caravan specifically to the applicant as the works they are wishing to carry out on the site is specific to the applicant rather than someone in association with the site in question.
- 5.19 I consider that the temporary standing of a residential caravan for up to one year will not be unduly excessive and will not represent a significant incursion into the countryside or be to a degree that would cause harm to the general character and appearance of the surrounding area.
- 5.20 In conclusion, whilst the proposed temporary caravan for residential purposes is contrary to Policy GC2 of the DM DPD, it is considered that the development does not cause significant harm in terms of its impact on the character and appearance of the area. Furthermore, there is no other harm associated with approving this development. Therefore, whilst there is a degree of conflict with the development plan with the site being outside of the settlement limit, the lack of harm is considered a material consideration which justifies the approval of the application.

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

Recommendation: Approve, subject to the following conditions:

- (1) Development to proceed in accordance with the relevant submitted drawings (E3)
- (2) Caravan to be removed from the site within one year of the date of the planning permission and land returned to its previous condition (NS)
- (3) Occupation of caravan shall be limited to specifically to applicant (NS)

**Contact Officer,** Ellie Yarham  
**Telephone Number** 01603 430136  
**and E-mail** [ellie.yarham@broadland.gov.uk](mailto:ellie.yarham@broadland.gov.uk)



**Application No: 20191235**

**Valley Farm, Holt Road, Felthorpe, NR10 5NW**

**Scale:  
1:2500**

**Date:  
20-Sep-19**



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**Application No:** [20191235](#)  
**Parish:** **Felthorpe & Haveringland**

Applicant's Name: Norfolk Barn Specialist Ltd  
Site Address: Valley Farm, Holt Road, Felthorpe, NR10 5NW  
Proposal: Extension to residential curtilage for Barns 1 & 3

### Reason for reporting to committee

The site is outside of the settlement limit and the change of use of land to residential use does not accord with any specific policy of the development plan.

Recommendation summary:

Approve subject to conditions

### 1 Proposal and site context

- 1.1 This application seeks full planning permission for the change of use of land to residential curtilage for two properties which were granted planning permission for the conversion of agricultural barns to residential dwellings.
- 1.2 The site is located on Holt Road, Felthorpe which is located north of Norwich City Centre and is also located opposite the Marsham Arms Inn and Restaurant.
- 1.3 The site lies outside of the defined settlement limit; however the nearest defined settlement limit is Hevingham which is located approximately 1.45 miles to the east of Valley Farm.
- 1.4 The applicant is in ownership of the land which is proposed to be changed as subject to this application. The existing plot as approved for Barn 1 measures approximately 403 m<sup>2</sup>. The proposed plot subject to this application measures approximately 1,041 m<sup>2</sup>. The existing plot as approved for Barn 3 measures approximately 480 m<sup>2</sup>. The proposed plot (including the access for Barn 1) approximately measures 770 m<sup>2</sup>.
- 1.5 The site is currently being converted to residential dwellings and is located off a private track from the Holt Road (B1149) which also serves the Valley Farm House.
- 1.6 The site known as Valley Farm was granted approval under Class MB (now known as Class Q) of the General Permitted Development Order which gave permission for three agricultural barns within the wider barn complex to be converted to residential dwellings. Under this type of application, the area of land / amenity areas surrounding the barns cannot be larger than the footprint of the barns changing use. This application is for the extension to the residential curtilage for barns 1 and 3 of Valley Farm.

### 2 Relevant planning history

- 2.1 [961223](#): Conversion of redundant farm buildings to 4 no holiday units. Approved 10 June 1997.
- 2.2 [20050455](#): (a) Change of use of redundant farm buildings to specialist joinery workshop and ancillary stores (b) Conversion of farm building to one residential unit. Withdrawn 9 May 2005.
- 2.3 [20050830](#): (1) Change of use of redundant farm buildings to specialist joinery workshop and ancillary stores (2) Conversion of farm building to one residential unit for independent relative. Approved 29 July 2005.
- 2.4 [20141319](#): Prior approval of change of agricultural buildings to 3 residential dwellings. Required and granted 6 October 2014.
- 2.5 [20180562](#): Erection of timber framed 3-bay cart shed. Approved 31 May 2018 (this application is for Valley Farm House adj to the site).
- 2.6 [20190228](#): Conversion of agricultural equipment store to dwelling (prior notification). Withdrawn 27 March 2019.
- 2.7 [20190445](#): Conversion of Barn no: 4 to residential dwelling. Approved 8 May 2019.

### 3 Planning Policies

#### 3.1 National Planning Policy Framework (NPPF)

NPPF 04 : Decision-making

NPPF 15: Conserving and enhancing the natural environment

#### 3.2 Joint Core Strategy (JCS)

Policy 2 : Promoting good design

Policy 17 : Small rural communities and the countryside

#### 3.3 Development Management 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

### 4 Consultations

#### 4.1 Felthorpe Parish Council:

No objections.

#### 4.2 Haveringland Parish Council:

No objections. This is on the continued assumption that access to the properties will be via the B1149 Holt Road, with adequate visibility splay, hence there will be no increase to traffic on local minor roads.

#### 4.3 Neighbour Representations:

No comments received.

### 5 Assessment

- 5.1 The main issues to be taken into consideration in determination of this application are an assessment of the proposal 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 neighbouring amenity.

#### **Key Considerations**

- 5.2 The principle of the development.
- 5.3 The impact of the development on the character and appearance of the surrounding area.
- 5.4 The impact of the proposal on residential neighbouring amenity.

#### **Principle**

- 5.5 The site is located within the countryside where the principle of new development is not normally considered to be acceptable unless the proposal complies with a specific allocation and/or policy of the development plan. The proposed extension of residential curtilage into the countryside is not considered to comply with a specific Policy of the Plan and the development is therefore considered to conflict with Policy GC2 of the Development Management DPD.
- 5.6 Since the previous application (20141319) was approved, a full planning application was approved (20190445) for Barn no: 4 within the wider barn

complex. This has a larger amenity area than the footprint of the barn area which was granted planning permission. This application for the extension to the residential curtilage will not be dissimilar to that approved under application 20190445.

- 5.7 The main property known as Valley Farm House is located off the same private track as the barns converting to residential use. The barns subject to this application previously formed part of this property's curtilage. The current curtilage for this property is considerably larger than that of the resulting curtilage of each barn.

### **Character and appearance of the surrounding area**

- 5.8 The site is not visible from any surrounding public vantage points from Holt Road due to natural screening. With the new boundaries in place it is considered that when viewed from the east, the modest extension to the curtilage is not clearly visible. I consider that the extension of curtilage is not unduly excessive and does not represent a significant incursion into the countryside to a degree that would cause harm to the general character and appearance of the surrounding area.
- 5.9 No structures are being proposed on the site and the impact on the character and appearance of the area is not considered to be sufficient to warrant objection to the development on landscape grounds. The proposal therefore complies with Policies, GC4 and EN2 of the Development Management DPD and Policies 1 and 2 of the Joint Core Strategy.

### **Residential neighbouring amenity**

- 5.10 The site forms part of a wider barn conversion complex which is currently being converted to 4 residential dwellings. The site touches neighbouring residential boundaries within this barn complex. As the site forms part of a wider barn conversion complex, the future occupiers and neighbouring properties would be understanding of this when purchasing a barn conversion and therefore I consider that residential amenity of these immediate neighbouring properties will not be negatively impacted.
- 5.11 The site has been overturned and not been used as part of the wider agricultural land which is adjacent to the site to the south and west. I consider that the material change of use would not result in any significant adverse impact to the amenity of any adjacent residents given the degree of separation from the nearest residential properties and the scale of the development being proposed.

### **Other Issues**

- 5.12 To restrict any outbuildings on the site, I consider it necessary to restrict permitted development rights for the erection of any outbuildings (Class E of Schedule 2, Part 1 of the Town and Country Planning (General Permitted



Development) Order 2015 (or any Order revoking, or re-enacting, or modifying that Order)).

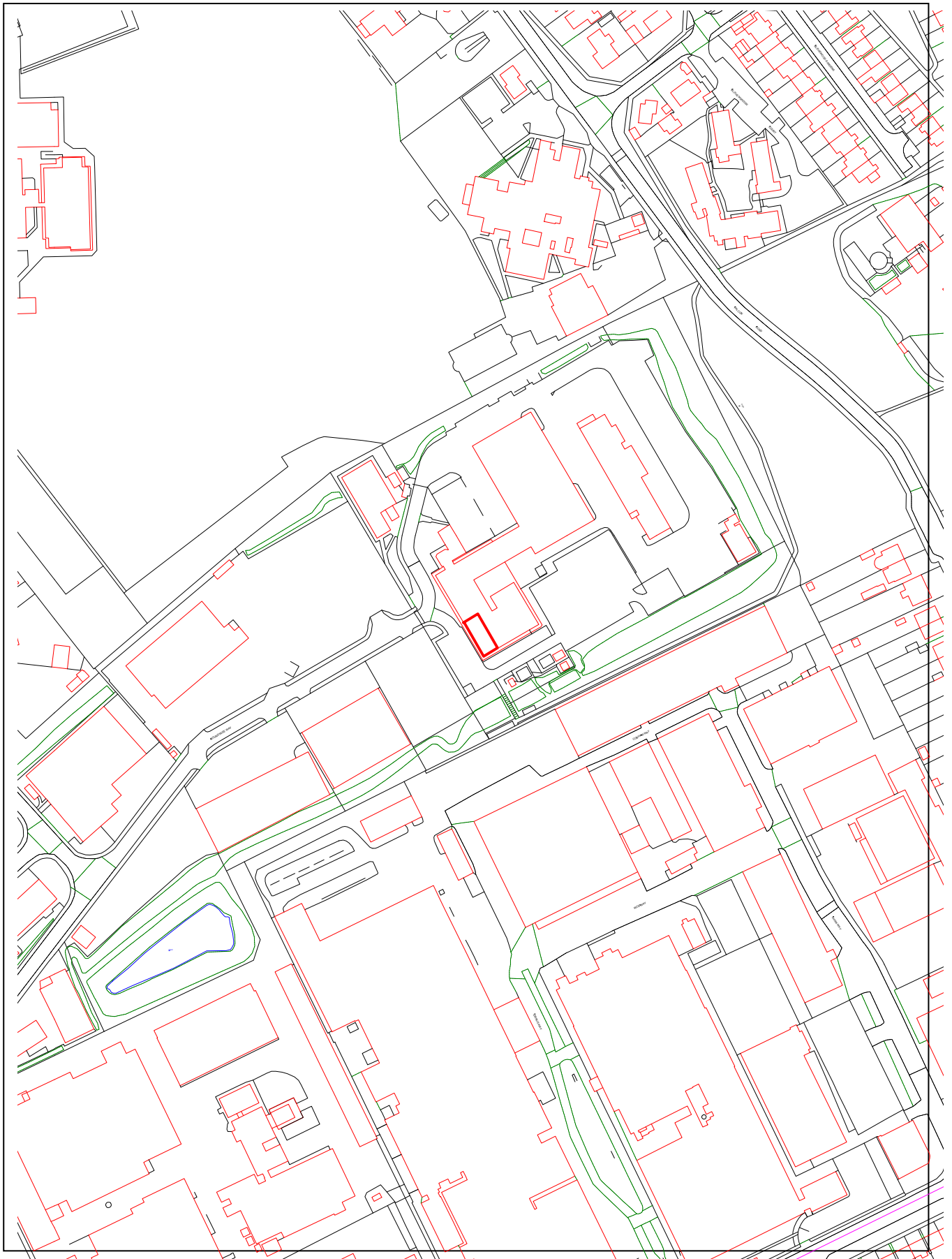
- 5.13 I consider that the extension of curtilage will not be unduly excessive and will not represent a significant incursion into the countryside or be to a degree that would cause harm to the general character and appearance of the surrounding area.
- 5.14 In conclusion, whilst the extension of the residential curtilage is contrary to Policy GC2 of the DM DPD, it is considered that the development does not cause significant harm in terms of its impact on the character and appearance of the area. Furthermore, there is no other harm associated with approving this development. Therefore, whilst there is a degree of conflict with the development plan with the site being outside of the settlement limit, the lack of harm is considered a material consideration which justifies the approval of the application.

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

Recommendation: Approve, subject to the following conditions:

- (1) Time limit (A1)
- (2) Plans and Documents (E3)
- (3) Restrictions on permitted development for outbuildings (D5)

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**Application No: 20191193**

**1F Sapphire Business Park, Sapphire House, Roundtree Way, Sprowston, NR7 8SQ**

**Scale:  
1:2500**

**Date:  
20-Sep-19**



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**Application No:** [20191193](#)  
**Parish:** **Sprowston**

**Applicant's Name:** Mrs Cummings  
**Site Address:** 1F Sapphire Business Park, Sapphire House,  
Roundtree Way, Sprowston, NR7 8SQ  
**Proposal:** Change of use from office to D1 Education

Reason for reporting to committee

The site is outside of the settlement limit and the change of use D1 (educational use) does not accord with any specific policy of the development plan.

Recommendation summary:

Approve subject to conditions

**1** Proposal and site context

- 1.1 This application seeks full planning permission for the change of use of part of two storey office building (Use Class B1) to educational purposes for Norwich School of Beauty (Use Class D1).
- 1.2 The unit is located on the ground floor in Sapphire House within Sapphire Business Park which is defined as a strategic employment site. The business park offers a combination of factory and office space.
- 1.3 The unit, which is currently vacant, provides a gross internal floor area of approximately 275m<sup>2</sup>. No physical alterations or extensions are proposed to the exterior of the building. Additionally, no internal alterations are proposed.
- 1.4 There are 16 existing vehicular parking spaces provided to the south of the site. These spaces are specifically for the suite 1F but are located within a larger car park providing parking for the other commercial units within the site.
- 1.6 Sapphire House is an imposing and distinctive building situated at the entrance to Sapphire Business Park. The business park is a self-contained eight acre site which has a reception/management office and provides approximately 250 car parking spaces.
- 1.7 The business park is located at the east end of Roundtree Way which is home to a number of other commercial and industrial buildings. There are commercial and industrial buildings to the south and west of the business park, Sprowston High School is to the north, Falcon Junior School is to the north east and there are some residential properties on Falcon Road East to the south east of the business park.

- 1.8 The application site is within the settlement limit that has been defined for Sprowston and is within an area identified within the DM DPD as a strategic employment site.
- 1.9 The applicant is proposing to move from two locations within Norwich City Centre as the owner of the building is selling the freehold which requires the applicant to vacate and find alternative training space for the business. The site as proposed will allow for the applicant to combine both locations currently residing within Norwich City Centre, provides public transport links, on-site car parking and will have better facilities.
- 1.10 Hours of opening are proposed to be 09:00 to 21:30 hours from Monday to Friday and 09:00 to 17:30 hours on Saturdays and 09:00 until 17:30 on Sundays and Bank Holidays.
- 2 Relevant planning history (within the last 10 years)
- 2.1 [20190113](#): Part change of use of office (B1) to Gym and Sports Rehabilitation Centre (D2). Approved 11 April 2019.
- 2.2 [20190588](#): Change of use from B1 (Business) to D1 (State Funded School) – prior notification – Suite 1a. Prior notification not required 10 June 2019.
- 2.3 [20190637](#): Change of use from B1 (Business) to D1 (Registered Nursery) – prior notification – Unit 3. Prior notification not required 10 June 2019.
- 3 Planning Policies
- 3.1 National Planning Policy Framework (NPPF)
- NPPF 04 : Decision-making  
NPPF 06 : Building a strong, competitive economy
- 3.2 Joint Core Strategy (JCS)
- Policy 1: Addressing climate change and protecting environmental assets  
Policy 5: The economy  
Policy 12: The remainder of the Norwich urban area, including the fringe parishes
- 3.3 Development Management Development Plan Document (DM DPD) 2015
- Policy GC1: Presumption in favour of sustainable development  
Policy GC2: Location of new development  
Policy GC4: Design  
Policy E1: Existing strategic employment sites  
Policy E2: Retention of employment sites

Policy TS3: Highway safety  
Policy TS4: Parking Guidelines

### 3.4 Sprowston Neighbourhood Plan 2014

Policy 5: Vacant buildings for start-up businesses  
Policy 6: Local employment opportunities

## 4 Consultations

### 4.1 Sprowston Town Council:

Opposed to the granting of this application on the grounds there is a lack of information.

### 4.2 BDC Contracts Officer:

It looks like there isn't much for us to comment on here as there are no real changes that would affect layout etc.

We would advise that the applicant ensures they are able to utilise the commercial bins on site by checking the management arrangements, and that they also ensure they obtain a record of the transfer of the waste from their activities, which they keep for 2 years to prove compliance with the Duty of Care legislation around commercial waste.

### 4.3 BDC Economic Development Officer:

I have no objection in principle to the use of the unit for a D1 Use. There appears to be no information as to the type of educational / training use proposed but as long as it does not impinge upon the amenity / operation of the adjacent users of the building then I would have no objection to the proposal.

### 4.4 BDC Pollution Control Officer:

No objections.

### 4.5 Norfolk County Council Highways Authority:

This application is in a sustainable location, well connected and immediately adjacent to the main road network with good links to public transport. It is located at the end of a cul de sac with no through traffic and with existing footway provision along both sides of Roundtree Way, which is itself subject to waiting restrictions. There is on site allocated parking for 16 vehicles. Therefore, it would be very difficult to maintain that any detriment to highway safety will result.

In light of the above, should your Authority be minded to approve the application I would be grateful for the inclusion of the following condition on any consent notice issued: **SHC 20**.

### 4.6 Neighbour Representations

No comments received.

## 5 Assessment

- 5.1 The main issues to be taken into consideration in determination of this application are an assessment of the proposal against the policies of the Development Plan, the National Planning Policy Framework (NPPF), and the Planning Practice Guidance.

### **Key Considerations**

- 5.2
- The principle of the development
  - Whether the loss of an employment unit on a strategic employment site is acceptable
  - The level of parking provision provided

### **Principle**

- 5.3 The site is located within the settlement limit and has been identified as a strategic employment site under Policy E1 of the DM DPD 2015 where it states that such sites will be reserved for employment use.
- 5.4 Since the start of the year, there have been three previous applications for separate units / suites within Sapphire House for a change of use. The first is within Sapphire House and was granted planning permission to change use to a gymnasium, the second is within the grounds of Sapphire House and was granted prior approval to change use to a registered nursery, and the most recent is also within Sapphire House and was granted prior approval to change use to a state funded school.
- 5.5 These change of use applications, whether it be full planning or prior notification, has altered the range of issues on this site. The proposal as currently submitted is not too dissimilar from what has been previously approved and I would find it difficult to object on these grounds.

### **Whether the loss of an employment unit on a strategic employment site is acceptable**

- 5.6 The site is within the settlement limit and has been identified as a strategic employment site under Policy E1 of the Broadland Development Management DPD (2015) (DM DPD) where it states that such sites will be reserved for employment use. Such uses are defined in the glossary of the DM DPD as a

use primarily for industrial, warehousing, office or other business uses falling within Classes B1, B2 and B8 of the Use Classes Order. Employment sites of strategic importance are generally large scale sites in close proximity to areas of significant population which are well linked to the transport network and provide a range of employment opportunities throughout the district. The supporting text to this policy explains that the retention of an adequate supply of employment land is crucial for achieving economic stability. The loss of employment uses will be controlled in order to maintain an adequate supply of employment land in appropriate locations. The proposed use education / training purposes would fall within use class D1 (education). On this basis the proposal would conflict with the objective of Policy E1 and represent departure from the Development Plan.

- 5.7 Policy E2 of the DM DPD meanwhile states that sites in the settlement limit which are in employment use or were last used for employment will be retained in an employment use unless the proposed new use will not result in any detrimental impact and:
- (i) It has been demonstrated that continued employment use is not viable; or
  - (ii) There is a significant environmental or community gain from redevelopment and/or change of use which outweighs the employment benefits.
- 5.8 Policy E2 goes on to state that in order to demonstrate that a continued employment use is not viable it will normally be expected for the site to be marketed at a realistic price for 12 months by a reputable estate agent, without any definite offers having been received. Full details of the marketing exercise and any offers received should be submitted in support of any application for alternative use. In similar circumstances on other sites within the district, non-employment uses have been permitted where no adverse impact has been demonstrated and the building has been vacant for a number of months, actively marketed and found to have no likely prospect of being occupied as an employment use.
- 5.9 This part of Sapphire House has been vacant since June 2018 and has been marketed with Sapphire Property Services who form part of Sapphire House. The unit has therefore been vacant for over 12 months with its last known use as a call centre.
- 5.10 The proposal seeks to employ 1.5 full time equivalent members of staff which would continue the site being used for employment purposes. These jobs are beneficial both economically and socially.
- 5.11 Considering that the overall scale of the business park is still within its original use, the proposal results in a low loss of employment. A significant majority of the units within the industrial estate continue to be used for employment purposes and the loss of this unit to a non-employment use would have a very limited impact on the business park as a whole and overall and would not be

significantly harmful to the function of the park as a strategic employment site.

### **The level of parking provision provided**

- 5.12 The proposal provides parking for 16 cars to the south side of the main Sapphire House. The Highway Authority has acknowledged that the parking is sufficient and the application raises no issues in terms of highway impacts. In addition the proposed use will be partly operational outside of daytime working hours of the remainder of the business units which means that there should be ample free parking spaces available within the wider site at these times if required. Furthermore the site is located in a sustainable location which will help to encourage alternative modes of transport. Overall the proposal is considered to comply with Policies TS3 and TS4 of the DM DPD.

### **Other Issues**

- 5.13 To ensure future development appropriate to the site and the surrounding strategic employment site, it is considered necessary to use a planning condition that restricts the use of the premises for education purposes and upon that use ceasing or the premises being vacated, the use of the unit is to revert back to its previous office (B1) use.
- 5.14 Overall, whilst the proposal would not be an employment use, and its change of use to a D1 use would conflict with Policy E1 of the DM DPD, the proposal is in a sustainable location and would bring back into economic use a unit which has stood empty since June 2018. The proposal is not considered to result in a detrimental impact and the length of time that the property has been vacant demonstrates that a continued employment use may not viable or desirable. The proposal would therefore meet the requirements of Policy E2. Furthermore a suitable condition is proposed to ensure that the unit will be returned to an employment use upon cessation of the proposed use.
- 5.15 In conclusion it is considered that the application would maintain employment, support local businesses, in this instance, Norwich School of Beauty, to continue to operate their current business from one site and continuing to offer services to its students. The parking arrangement is considered to be acceptable and it is not considered that the development would have an adverse impact on any other users of the industrial estate, upon neighbour amenity or the character of the area. Therefore, the officer recommendation is that the application is approved.

**This application is not liable for Community Infrastructure Levy (CIL) as the site has been in a lawful use within the last three years.**



Recommendation: Approve, subject to the following conditions:

- (1) Time limit (A1)
- (2) Plans and Documents (E3)
- (3) Restrictions on use for D1 Education purposes. Upon the use ceasing operation, site to revert back to its previous B1 business use. (NS)
- (4) Hours of operation as outlined in paragraph 1.10 (NS)

**Contact Officer,** Ellie Yarham  
**Telephone Number** 01603 430136  
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**Planning Appeals: 24 August to 20 September 2019**

**Appeal decisions received**

<b>Ref</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision maker</b>	<b>Officer recommendation</b>	<b>Appeal decision</b>
20180937	17 Fiennes Road, Thorpe St Andrew	Retention of boundary wall and fencing	Delegated	Refuse	Dismissed
2018enf118	17 Fiennes Road, Thorpe St Andrew	Retention of boundary wall and fencing	Delegated	Enforcement Notice served	Dismissed but time for compliance extended from 1 to 4 months.

**Appeals lodged**

<b>Ref</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision maker</b>	<b>Officer recommendation</b>
2018enf125	11 East Avenue, Brundall	Residential annexe occupied as separate unit of accommodation	Delegated	Enforcement Notice served

## **PLANNING COMMITTEE**

**2 October 2019**

### **Final Papers**

**Page Nos**

**[Supplementary Schedule](#)**

**140 – 144**

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

**DEMOCRATIC SERVICES**

**Broadland District Council**

Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU

Tel: 01603 430428

Email: [cst@broadland.gov.uk](mailto:cst@broadland.gov.uk)

## SUPPLEMENTARY SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Plan No	Application No	Location	Additional Comments	Page Nos
1	20181623	Hill House, Hall Lane, Drayton, NR8 6HH	<p>Further comments have been received from the neighbouring resident at Brickyard Farm, Hall Lane, Drayton which are as follows:</p> <p>‘As you know, Members at the April committee meeting agreed not to refuse the application at that stage so deferred the decision, on the understanding the applicant would explore whether or not a footpath could be achieved along the applicable part of Hall Lane, to connect to the existing footpath to the village. To date, despite two options being explored and consulted upon, there has been no conclusive evidence provided that a footpath along the applicable section of Hall Lane is indeed achievable within Highway's actual ownership. If such evidence is available, it needs to prove such ownership beyond any doubt and everybody needs to see it. Therefore it must be provided as a matter of urgency, and at least before the next committee meeting on 2 October 2019 (or the application should be delayed until this can be finalised once and for all) and if it can't be proven, permission must be refused.</p> <p>We are in receipt of a number of emails between the applicant and various Highway's representatives, where it is stated there is adequate room to accommodate the proposed footpath within what Highways claim to be their ownership. However,</p>	14 - 56

			<p>again, we have seen no evidence to support this, other than the Highway's assumed (green line) ownership plans, which we understand rely on the "hedge-to-hedge presumption". Indeed the correspondence with Highways representatives uses such words as "is likely", "indicated" and "it appears", there is also reference to "a call" having to be made, all of which are non-committal and prove nothing.</p> <p>In fact the final disclaimer, at the end of the latest letter from Stephen Coleman (NCC Highways) to Chris Rickman dated 3rd September 2019 puts the responsibility firmly onto the applicant to clarify the boundary with the public highway. This suggests Highways cannot be confident of their land / boundary ownership.</p> <p>The extent of ownership is made all the more important with the email from John Shaw on 21st June 2019, setting out very specific criteria to have sufficiently wide footpaths, making it even more unlikely a suitable footpath can be achieved within the Highway's actual boundary.</p> <p>As stated previously, a Court of Appeal case against Norfolk County Council concluded "that in the absence of appropriate evidence, a local highway authority cannot rely on the hedge-to-hedge presumption to claim highway rights over land not owned by it but adjoining the highway." The case also concluded that "The physical boundaries of a property may not reflect the legal boundaries and it is clearly important that boundaries, rights of access and third party rights of way are <u>properly investigated</u>" (our emphasis). This means that</p>	
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			<p>Highways must prove beyond any doubt that they own the land they claim to own, otherwise their presumed ownership is rebuttable.</p> <p>If Highways or the applicant cannot provide proof of ownership, beyond any doubt, then the provision of such a footpath may never materialise, which would be totally unacceptable and therefore the application must be refused. It would not be acceptable to progress the proposal with the potential of a land ownership dispute further down the line, which could result in no footpath provision, something which was totally unacceptable to the Planning Committee.</p> <p>Please take this email as a further strong objection to this application and ensure it is specifically brought to the attention of committee members in detail.'</p> <p><b>Officer comments:</b> As set out in Paragraph 4.11 of the Committee report (page 34 of the agenda) Norfolk County Council as Highways Boundaries Team have now provided comment on the application where they have confirmed that the proposed footpath falls entirely within the highway boundary.</p> <p>Please also note that within the suggested conditions for the application, as set out on pages 55 and 56 of the agenda, Condition 13 is proposed to be amended to ensure that the footpath is carried out as proposed.</p>	
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			<p>The condition is proposed to read: 'Prior to the commencement of the development hereby permitted (including any demolition or ground works) a method statement and programme of works shall be submitted to and approved in writing by the Local Planning Authority to identify the works necessary to complete the proposed footpath and the precise timings of the works. The provision of the proposed footpath shall thereafter be carried out as in accordance with these approved documents.'</p> <p>Also the final paragraph within paragraph 4.10 of the report (page 34 of the agenda) starts with the wording 'Drayton High Road, Hellesdon'. This is a typing error and should be replaced with the wording 'Officer Note:'</p> <p>Finally, during the course of the application the red line location plan has been amended to reflect the proposed footpath provision. The location plan shown on page 144 should therefore replace the plan as shown on page 14 of the agenda.</p>	
<b>4</b>	20191211	Carrowbreck House, Drayton High Road, Hellesdon, NR6 5BJ	<p>It is acknowledged that the use of the main building on the site (Carrowbreck House) may change depending upon the outcome of the 20191212 application which is to be considered on the same agenda. For example, this may be for a D1 and B1 use. Please note that the proposed condition 3, as referenced on page 110 of the agenda shall be re-worded to reflect the proposed use of the building once the outcome of application 20191211 is known.</p>	<b>104 - 110</b>

