

Planning Committee

Agenda

Date

Wednesday 10 July 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

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

Place

Council Chamber
Thorpe Lodge
1 Yarmouth Road
Thorpe St Andrew
Norwich

Contact

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*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



@BDCDemServices

The Openness of Local Government Bodies Regulations 2014

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

A G E N D A

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- | | | |
|---|--|---------|
| 1 | To receive declarations of interest under Procedural Rule no 8 | |
| 2 | Apologies for absence | |
| 3 | <u>Minutes of meeting held on 12 June 2019</u> | 3 – 15 |
| 4 | Matters arising therefrom (if any) | |
| 5 | Applications for planning permission to be considered by the Committee in the following order: | |
| | <u>Schedule of Applications</u> | 16 |
| | Planning Applications | 17 – 97 |

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.

Minutes of a meeting of the **Planning Committee** held at Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich on **Wednesday 12 June 2019** at **9.30am** when there were present:

Miss S Lawn – 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 K G Leggett MBE

Mr S Riley
Mr J M Ward

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

Mrs S Prutton Minute no: 5 (The Whiffler, Boundary Road, Hellesdon)

Also in attendance were the Development Manager, Area Planning Managers and the Senior Committee Officer.

1 **DECLARATIONS OF INTEREST UNDER PROCEDURAL RULE NO 8**

Member	Minute No & Heading	Nature of Interest
Mr Beadle	6 (Beck Farm, Norwich Road, Reepham)	(1) Governor of Reepham High School whose students visited Reepham Fisheries; (2) been lobbied by the applicant and had visited the site twice and (3) spoken with planning officers on numerous occasions about the application. All non-pecuniary interests.
Mr Clancy	6 (Beck Farm, Norwich Road, Reepham)	Had visited the site as a fact finding exercise. Non-disclosable non pecuniary interest.

2 **APOLOGIES FOR ABSENCE**

An apology for absence was received from Mr Moncur.

3 **MINUTES**

The Minutes of the meeting held on 10 April 2019 were confirmed as a correct record and signed by the Chairman.

In respect of the decisions indicated in the following Minutes (nos: 4 to 11), 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.

4 APPLICATION NUMBER 20190392 – 25 CHENERY DRIVE, SPROWSTON

The Committee noted that this application had been withdrawn from the agenda as not all of the concerns relating to highways issues had been addressed via the further comments of the Highways Authority, as advised in the Supplementary Schedule.

5 APPLICATION NUMBER 20190061 – THE WHIFFLER, BOUNDARY ROAD, HELLESDON

The Committee considered an application for single storey front and rear extensions and an extension and alterations to the car park at The Whiffler Public House on Boundary Road in Hellesdon. The proposed extension to the front would be a flat roof single storey extension of an aluminium framed, fully glazed structure with a fully retractable roof and sliding and folding glazed doors on all sides. It would measure 22.5m in width, have a depth of 5.25m and a total height of 2.8m. This proposal would incorporate the main entrance to the building and would increase the customer area within the Public House. The proposed rear extension would increase the size of the kitchen and comprise a single storey, flat roof extension constructed with brick to match the existing main building. It would measure 10.5m in width, 4.3m in depth and 3m in height. The existing car park would be altered and extended to incorporate a grassed area to the north (rear) of the site and increase parking from 48 to 65 spaces. The proposal would also result in the addition of a designated space for service delivery vehicles and additional cycle spaces.

The application was reported to committee at the request of one of the Ward Members and a former Ward Member for the reasons given in paragraph 4.9 of the report.

The Committee received the verbal views of Mrs Prutton, one of the Ward Members, objecting to the application at the meeting.

The site was situated within a sustainable location and the proposal would help the expansion of a business within the district and create employment opportunities. Therefore, the principle was considered to be acceptable in accordance with Policy GC2 of the Development Management DPD and Policy 5 of the JCS.

The Committee acknowledged the concerns of objectors regarding the impact of the proposals on the parking and highway safety in the area. However, it was considered that, whilst the application might result in additional vehicular movements to the site, this would not be so significant as to cause any detrimental impact upon highway safety. Furthermore, the Highways Authority had not objected to the proposals but requested the imposition of two conditions which included the parking to be laid out as on the plans prior to the first use of the extensions. Overall, it was considered that the application would provide sufficient on-site parking and would not result in any detrimental impact upon highway safety, in accordance with Policies TS3 and TS4 of the DM DPD. However, Members considered that the provision of one car parking space for disabled visitors was insufficient and the applicant be required to provide further spaces in accordance with the Highway Authority's specifications. It was suggested that an additional be imposed requiring the submission of a revised plan in terms of the car parking provision.*

In terms of the impact on the character and appearance of the area, it was considered that, given the single storey nature of the extension and the fact that there were other more modern buildings in the area, the design was considered to be acceptable. It was noted that the extension to the rear would be less contemporary and better screened but again, would be of an acceptable size, scale and design. Overall, it was considered that although both extensions would be clearly visible from the street scene, they would not cause any harm to the general character and appearance of the area. Therefore, the proposal was considered to accord with Policy 2 of the JCS and Policy GC4 of the DM DPD.

The Committee noted the concerns raised regarding noise, light and odours but having considered the officer's appraisal within the report, it was concluded that the proposals would not result in any pollution or have any significant detrimental impact upon neighbour amenity. Accordingly, the application was considered to accord with Policies GC4 and EN4 in this regard.

In conclusion it was considered that the proposal would result in additional employment and support the growth of a business in the area and would not result in any significant harm to the parking on site, highway safety, the general character and appearance of the area or residential amenity. The benefits of the proposal were considered to outweigh any harm which may arise and therefore, the proposal represented an acceptable form of development. Accordingly, it was

RESOLVED:

to approve application number 20190061 subject to the following conditions:

- (1) (A1) Time Limit (3 years).

- (2) (E3) Development shall be carried out in accordance with the approved plans and documents.
- (3) (SHC05 - Variation) Highways – vehicular access to be widened.
- (4) (SHC20) Highways – on-site parking to be laid out in accordance with plan prior to first occupation of extensions.
- (5) (NS) Development shall be carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan.
- (6) (NS) Details of the surface for the car park extension shall be submitted and approved.

**Since the meeting, a revised plan had been received which showed three disabled spaces which the Highways Authority had subsequently approved.*

6 APPLICATION NUMBER 20181808 – BECK FARM, NORWICH ROAD, REEPHAM

The Committee considered an application for the change of use of land to provide two new fishing lakes on land to the south of the existing fisheries at Beck Farm, Norwich Road, Reepham. The proposal would involve the clearance of 1.39 ha of land, excavation of the new lakes and landscaping to fully incorporate the area into the existing fishery business site.

The application was reported to committee as the request of the former Ward Member for the reasons given in paragraph 4.2 of the report.

The Committee noted the comments of the Portfolio Holder for Economic Development in support of the application, as reported in the Supplementary Schedule. In addition, the Committee received the verbal views of Mike Jones of Norfolk Wildlife Trust, objecting to the application and Kelly Broadway, the applicant and Daniel Brydon of Wensum Valley Angling in support of the application, at the meeting.

The site was wholly contained within an area known as Reepham Meadows which was designated as a County Wildlife Site (CWS) and comprised a complex of habitats with grazed meadows to the west and east; the existing fishery ponds to the north and arable land to the south-east. The Committee noted the relevant policies relating to this site, in particular Policy EN1 of the DM DPD which required new development to protect and enhance the biodiversity of the district. Conservation, enhancement and avoiding harm to environmental assets was the objective of achieving a long term protection of local biodiversity. Where harmful impacts may occur, it should be demonstrated that adequate mitigation was incorporated and the benefits of

the development clearly outweighed the impacts. All proposals should consider protection and enhancement of biodiversity from the outset avoiding potential harm to habitats and protected species. An ecological assessment should demonstrate that the proposal would not result in any significant adverse impact upon internationally, nationally and locally designated sites or areas. All new developments must ensure that there would be no adverse impacts on the water environment.

It was noted that the applicant had provided a "Vegetation and Habitat Assessment" of the site and this concluded that the proposal would result in a major negative impact on the CWS which could not be mitigated by on-site measures. Furthermore, although it was suggested that the impact could be compensated to some extent by positive conservation management in the land to the south (also within the applicant's ownership), the assessment had concluded that the proposal was not able to deliver a net gain in biodiversity due to the impact on the CWS and the habitat contained within it.

The County Ecologist had requested more detailed surveys of the site and impacts on the ecology of the wider area, including a hydrological assessment in order to fully determine the application. However, due to the conclusion within the applicant's assessment (referred to above), officers had concluded that this did not justify requesting further information from the applicant.

Members took into consideration Paragraph 175 of the NPPF which stated that, when determining planning applications which resulted in significant harm to biodiversity that could not be adequately mitigated or compensated for, planning permission should be refused. Furthermore, the presumption in favour of sustainable development did not apply where a plan was likely to have a significant effect on a habitats site.

The Committee acknowledged the economic and social benefits associated with the proposal as evidenced by the applicant and also supporters of the proposal. However, it considered that it was not in position to make a fully informed decision on the application at this time and further information was needed in order to be able to balance the significant harm to the ecology of the site and its surroundings against the benefits to the local economy and local community. Accordingly, it was

RESOLVED:

to defer consideration of application number 20181808 to enable the applicant a further opportunity to meet the requests of both the Norfolk Wildlife Trust and County Ecologist in providing information on the mitigation to offset the harm which would be caused by the development; information on hydrology and finally details of the anticipated increase in car parking and how the need would be met.

The Committee adjourned at 11am and reconvened at 11.10am when all of the Members listed above were present for the remainder of the meeting.

7 APPLICATION NUMBER 20190352 – LAND AT SEVEN ACRES, SEVEN ACRES LANE, COLTISHALL

The Committee considered an application for the erection of a dwelling on land to the rear of an existing dwelling known as Seven Acres off Seven Acres Lane, Coltishall. The proposal also included a new vehicular access off Seven Acres Lane. The building had been designed to address the landscape and incorporated three main elements: an east wing, west wing and a central link building. The eastern wing was a single storey curved structure partially sunken into the ground and had a grass roof to reference the natural topography of the site. The southern elevation of this wing was proposed to have timber clad walls and large polyester coated steel frame windows and door openings. The western wing referenced the local and adjacent railway narrative and took its form from railway signal boxes. It comprised a two storey building with a dual pitch roof and would have glazing to the east, south and west, allowing for views across the railway and towards the Bure Valley. This roof would change from a formal slate roof towards the west of the building to a green sedum roof as the building linked to the central part of the building. Finally, the central green building would connect the two wings and would be partially sunken into the ground. It incorporated two cube buildings to the rear which would have rendered timber walls and a green wall surrounding them to further lock them into the landscape. The cube would also have a sedum roof and polyester coated steel frame windows.

The application was reported to committee as the recommendation was for approval contrary to the current development plan policies.

The Committee noted the comments of the Ward Member in support of the application, as reported in the Supplementary Schedule. In addition, the Committee received the verbal views of Andrew Gibbs, the architect and Denis Phelan, the applicant, at the meeting.

As the site was outside of the settlement limit, the application had been submitted as an example of a dwelling which met the guidance set out in paragraph 79(e) of the NPPF, a material consideration which could be given some weight contrary to the Development Plan, where the design was of exceptional quality. Members noted that to meet the test set by this paragraph, all four aspects needed to be met and this had been reinforced by Planning Inspector's decisions when considering appeals against the previous Paragraph 55 requirements in the now superseded NPPF.

It was noted that the scheme had been subject to much pre-application consultation and, during this time, there had been several revisions to the design proposed. Members took into consideration the views of the Council's

Design Advisor who concluded that the overall concept of the journey, the arrival point and the remodelling of the land was a strong concept and that the principle of a paragraph 79 dwelling in this location would be acceptable. Furthermore, the design was considered to be uncompromisingly contemporary yet referenced the railway heritage of the area through the remodelling of the landscape which occurred to facilitate the accommodation, accentuate the point of arrival at the building and connect and immerse the building within the landscape. The Committee concurred with these views and considered that, subject to conditions to ensure the external materials and detailing were of a high quality, the design should be outstanding and achieve a high standard of architecture.

As there were a number of heritage assets in the vicinity, including two churches and grade II listed farmhouse and barns, regard was given to Section 66(1) of the Planning (Listed Building and Conservation Areas) Act. Members concurred with the views of the Council's Historic Environment Officer that the proposal would not be detrimental to the setting of these heritage assets and so there would be no harm to their significance.

In terms of the impact on residential amenity, it was noted that the dwelling would be situated a good distance from any existing neighbouring properties and given that it would be partly sunken into the landscape, its size and scale as well as the screening provided by the trees and hedging on the site and its boundaries, the proposal was not considered to result in any detrimental impact upon neighbour amenity and therefore was in accordance with Policy GC4 of the DM DPD.

In terms of highway safety, Members noted the comments of the Highway Authority and concluded that the proposal complied with Policies TS3 and TS4 of the DM DPD.

In terms of all other relevant considerations including matters raised through the consultation process, the Committee concurred with the officer response as detailed in the report.

In conclusion it was considered that the application met the requirements of Paragraph 79 of the NPPF by virtue of its outstanding design, it reflecting the highest standards in architecture, it significantly enhancing its immediate setting and being sensitive to the defining characteristics of the local area. Furthermore, it would have an acceptable impact on the landscape character of the area and not cause harm to any residential amenity or the satisfactory functioning of the highway network. Accordingly, it was

RESOLVED:

to approve application number 20190352 subject to the following conditions:

- (1) (A1) Time Limit (Three years)
- (2) (E3) Development to be carried out in accordance with approved plans
- (3) (E4) Details of external materials, critical junctions and joinery details to be submitted and approved
- (4) (NS) Details of site levels to be submitted
- (5) (SHC05) Highways – vehicular access
- (6) (SHC16) Highways – visibility splays
- (7) (SHC07) Highways – No obstruction to access within 5 metres of carriageway
- (8) (D2) Removal of permitted development rights for any buildings, walls, fences or alterations or extensions to dwelling
- (9) (NS) Works shall be carried out in accordance with AIA, TPP and AMS
- (10) (T04) Details of proposed landscaping to be submitted and approved, this includes details of construction access and service runs
- (11) (J01, J04 & J05 combined into one condition) Archaeology
- (12) (NS) Bird nest boxes and bat boxes
- (13) (NS) Details of surface water and foul sewage disposal

8 APPLICATION NUMBER 20190443 – CHURCH FARM BARNs, THE STREET, HEYDON

The Committee considered an application for the extension and rebuilding of damaged farm buildings to form four commercial units for A1 and B1 use at Church Farm Barns, The Street, Heydon. The application was part-retrospective as the building work for the building of the barns started in January 2019. These current proposals followed a similar full planning application (20180892) which had been granted planning permission for the conversion of the same set of barns in July 2018 to A1 or B1 use. However, on commencement of the works, the walls were found to be in a worse condition than anticipated once the render had been removed. Consequently, they were lowered to reach a sound base to build off, however this was to such an extent that it was considered that rebuilding of the barns

to match the existing would be the best solution. The footprint, height and floor area of the barns all remained unchanged from the previous approval and the design and materials were also much the same as previously approved.

The application was reported to committee as the recommendation for approval was contrary to the current development plan policies.

The site was located outside of the settlement limit in a rural location where development proposals would not normally be permitted. Policy GC2 of the DM DPD did not permit new development outside of settlement limits unless the proposal complied with a specific allocation and / or policy of the development plan. However, Policy 5 of the JCS supported the sustainable development of the local economy to support jobs and economic growth both in urban and rural locations which included the development of appropriate new and expanded businesses which provided either tourism or other local employment opportunities. As the proposal would provide four small retail or business units which would be attractive to the village and help bring customers to the area, the application was considered to comply with Policy 5 of the JCS.

It was considered that the planning history of the site was also a material consideration and it was noted that the proposals would result in a barn which would be of the same character and appearance as that previously approved.

The barns were considered to have a historic significance and if the application were to be refused, the area would potentially be left as an area of hardstanding with no obvious future use. On balance, it was considered that there was merit in approving the application despite its conflict with Policy GC2 of the DM DPD.

As the site was within the Heydon Conservation Area and located within close proximity to a number of listed buildings, regard was given to Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Members acknowledged, however, that the barns which had been demolished and in the process of being rebuilt, were not considered to be curtilage listed. It was considered that the proposals were sympathetic to the original barns and surrounding area and the design, materials and joinery details proposed would be acceptable. The comments of the Council's Historic Environment Officer were noted and Members concurred with their view, concluding that the rebuilding of the barns would make a positive contribution to the character and appearance of the Conservation Area. Therefore, the proposal would not cause harm to the character and appearance of the Conservation Area of nearby listed buildings and accordingly complied with Policies 1 and 2 of the JCS, Policies GC4 and EN2 of the DM DPD and the relevant sections of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In terms of the impact on residential amenity, it was considered that, given the modest size of the units, any retail use would be of a small scale and would not cause any detrimental impact upon neighbour amenity. It was noted that the opening hours would be controlled through a similar condition which was imposed on units 2 and 3.

In terms of all other relevant considerations, including matters raised through the consultation process, the Committee concurred with the officer response as detailed in the report.

In conclusion, it was considered that the benefits of the proposal outweighed any harm which may arise and therefore, the application represented an acceptable form of development. Accordingly, it was

RESOLVED:

to approve application number 20190443 subject to the following conditions:

- (1) (E3) Development to be carried out in accordance with approved plans
- (2) (I3) Premises shall only be used for A1 or B1 use
- (3) (D2 - Variation) Removal of permitted development rights (Schedule 2 Part 2 and Part 7 of GDPO)
- (4) (I12) Hours of operation – 08:00 until 21:00 Monday to Saturday and 09:00 until 18:00 Sundays and Bank Holidays
- (5) (NS) Bat and Bird Boxes to be installed prior to first occupation

9 APPLICATION NUMBER 20190695 – LAND REAR OF 33 SANDHOLE LANE, LITTLE PLUMSTEAD

The Committee considered a retrospective application for the change of use of agricultural land to garden / residential curtilage at the rear of 33 Sandhole Lane in Little Plumstead. The land had been laid to lawn and was maintained as part of the residential garden, enclosed by the erection of a 1.8m close boarded fence.

The application was reported to committee as the recommendation for approval was contrary to the current development plan policies.

The site was outside of, but adjacent to, the settlement limit on its northern and eastern boundaries. The Committee noted that planning permission had been granted in 2005 for the change of use of land to the rear of nos: 37, 39,

41, 43 and 45 Sandhole Lane from agricultural to residential, dwellings which were situated to the north of the site. It was recognised that the proposal to change the land at no: 33 did not extend beyond these curtilages.

It was considered that there was minimal impact to the character and appearance of the area as the neighbouring gardens had close-boarded fences and furthermore, these properties extended as far as, if not further, towards the existing agricultural land to the south. Given the historical approval for very similar proposals and the extent of other neighbouring residential gardens, it was considered that it would be unreasonable not to grant this retrospective permission for change of use. Finally, as several of the neighbouring sites had outbuildings adjacent to their rear boundaries, it was considered unnecessary and unreasonable to include a condition removed Permitted Development Rights within the extended garden area.

In conclusion, it was considered that the proposal represented an acceptable form of development and accordingly, it was

RESOLVED:

to approve application number 20190695 subject to the following condition

(A1) The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below:

Dwg No 2 Site Plan 1:500 received 25 April 2019

10 APPLICATION NUMBER 20190654 – LAWN BUNGALOW, TUNSTALL ROAD, HALVERGATE

The Committee considered an application for the change of use of agricultural land to residential curtilage and the provision of a new access to serve a new dwelling on land at Lawn Bungalow, Tunstall Road in Halvergate. The proposed extension of the curtilage would result in the removal of the non-native hedge and the replacement along the new southern boundary with a native species hedge. It was noted that the application also included the erection of a replacement dwelling and detached garage / workshop but this part of the site was within the Broads Authority's area and therefore, it was the determining authority for these elements.

The application was reported to committee as officers considered there were exceptional circumstances which warranted consideration by the committee.

The Committee noted the comments of the Broads Authority, as reported in the Supplementary Schedule.

It was considered that the extension of the residential curtilage would not adversely affect the local landscape or the character and appearance of the area. As this part of the site was adjacent to the Conservation Area, consideration was given to Section 72 of the Listed Buildings Act 1990 and Members concluded that the extension of the residential curtilage would not harm the character and appearance of the Conservation Area.

The Committee noted that there was already a field access in the proposed location for the access to the dwelling and the Highway Authority had not raised any objection, subject to the imposition of conditions. Accordingly, it was considered that the development complied with Policy TS3 of the DM DPD.

In conclusion it was considered that the proposal represented an acceptable form of development and accordingly, it was

RESOLVED:

To approve application number 20190654 subject to the following conditions.

- (1) (A1) Full time limit
- (2) (E3) In accordance with drawings
- (3) (T16) Hedge planting
- (4) (T11) Tree protection
- (5) (SHC05) Access construction to required specification
- (6) (SHC07) Access gate configuration
- (7) (SHC16) Provision of visibility splays, approved plan
- (8) (SCH20) Provision of access parking and turning

11 APPLICATION NUMBER 20190454 – OAK LODGE, SCOTTS CORNER, WOODBASTWICK

The Committee considered an application for the change of use of part of an agricultural field to residential use and the erection of a single storey side and front extension for use as a double bay cart lodge at Oak Lodge, Scotts Corner, Woodbastwick. The extension would measure 6m out to the side, approximately 2.2m out to the front of the dwelling by approximately 2.6m in

height to the eaves and 3.867m to the eaves. External materials would include horizontal timber boarding for the walls and red concrete pantiles for the roof slopes and the construction would be of timber frame with a brick base.

The application was reported to committee as the recommendation to approve was contrary to current development plan policies.

The site was located outside of the settlement limit where development proposals would not normally be permitted unless they complied with a specific allocation and / or policy of the development plan. It was acknowledged that the proposal did not accord with any specific policy but considered that, given that the area of land to be changed to residential was very small, uncultivated and to the side of an existing residential dwelling, the proposal would be acceptable.

In terms of the extension, it was considered that, given its extent, height, siting, design and external materials, it would not have a significant detrimental impact on the character of the area or dwelling.

It was noted that the Highway Authority did not object to the proposal and Members concurred that there would be no detrimental impact on the existing parking and manoeuvring space.

In conclusion it was considered that the proposal represented an acceptable form of development and accordingly, it was

RESOLVED:

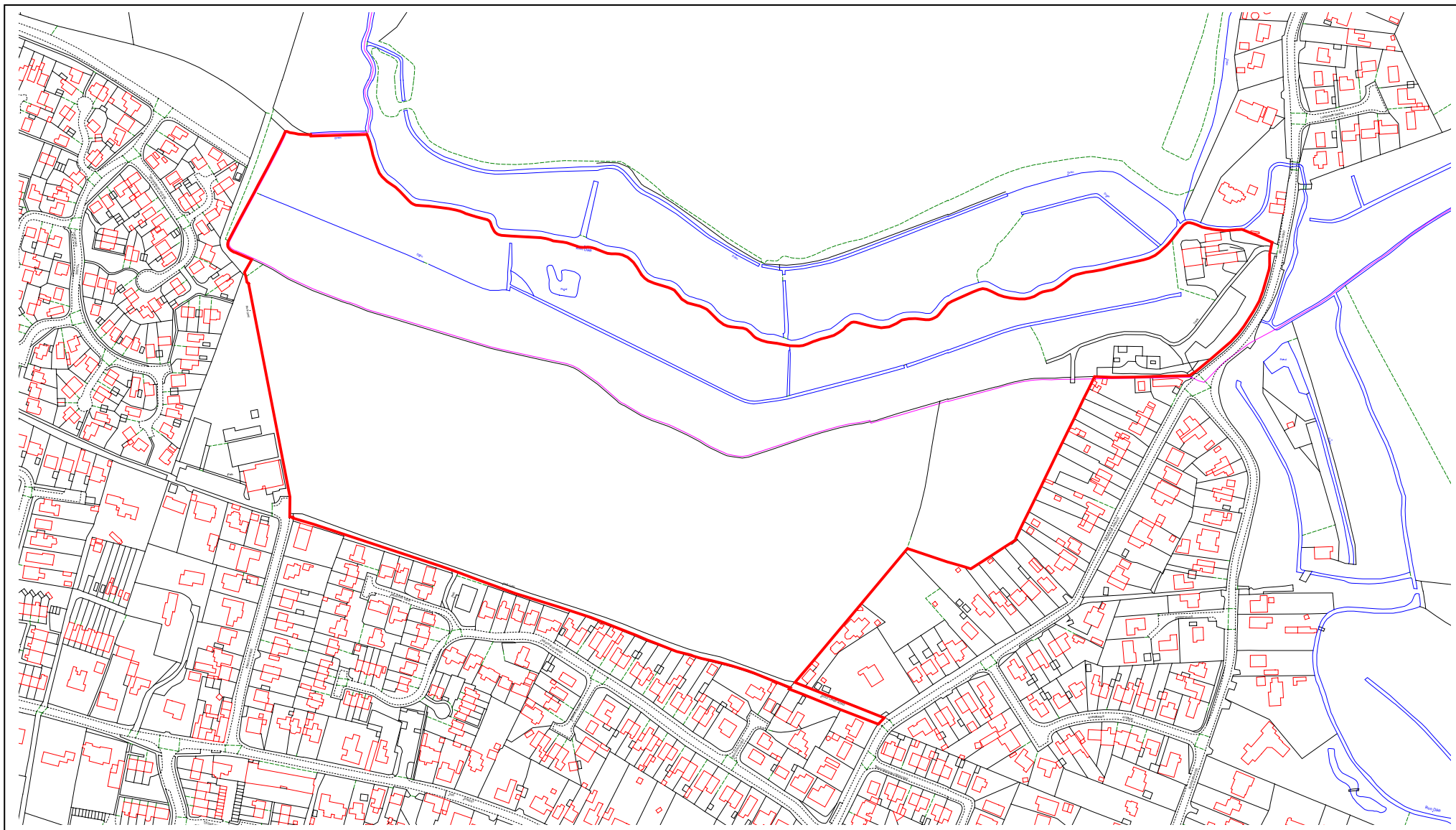
To approve application number 20190454 subject to the following conditions:

- (1) (A1) Statutory Time Limit
- (2) (E3) Submission of Details
- (3) (E4) Submission of External Materials

The meeting closed at 12pm

SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Plan No	Application No	Location	Officer Recommendation	Page Nos
1	20171386	Land east of Memorial Hall, Brundall	Delegate authority to the Director of Place to APPROVE subject to: minor amendments to phase 1 as requested by the Highway Authority; prior completion of a legal agreement relating to heads of terms; conditions and informatives	17 – 65
2	20190005	Grove Farm, Blackwater Lane, Heydon	REFUSE	66 – 83
3	20190659	Little Edgewood, Norwich Road, Reepham	APPROVE subject to conditions	84 – 91
4	20190589	The Wheatsheaf, Newton Road, Hainford	APPROVE subject to conditions	92 – 97



Application No: 20171386

Land East of Memorial Hall, Brundall

**Scale:
1:4200**

**Date:
1-Jul-19**



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Application No: [20171386](#)
Parish Brundall

Applicant's Name Quantum Land (Brundall)
Site Address Land east of Memorial Hall, Brundall
Proposal Outline planning application with the details of appearance, landscaping, layout and scale reserved for later determination, with the exception of Phase 1 for which details of all matters in relation to the 23 dwellings within that Phase are provided.
Development to comprise: up to 170 dwellings (Use Class C3), and a community/sports pavilion (Class D1 and D2 use), a Country park, formal and/or informal outdoor sports provision, access, and other earthworks and engineering works. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans.

Reason for reporting to committee

The application is brought to Planning Committee as the application is contrary to the Development Plan and officer recommendation is to APPROVE and because it is a matter which the Director of Place considers should be determined by Members as being in the public interest.

Recommendation Approve subject to conditions and the prior completion of a summary S106 Planning Obligation

1 Proposal and site context

- 1.1 The hybrid planning application seeks outline permission with all matters reserved except access for the development of up to 170 dwellings (Use Class C3), a community/sports pavilion (Use Class D1 and D2), a country park, formal and/or informal outdoor sports provision, access and other operations but including full planning permission for 23 dwellings in Phase 1.
- 1.2 The application is supported by a series of Parameter Plans which establish the proposed finished ground levels, building heights and extent of built development, recreation and ecological connectivity zones, recreational zones and the location of access and a primary movement corridor. These plans establish that the built development would be concentrated to the south and east of the application site with an informal country park to the north of the site and formal outdoor recreational land to the west. Buildings would be a maximum of 11m in height from finished ground level and access would be to the east onto Brundall Road. The Primary Movement Corridor would extend east-west from the access into the area designated for built development with land reserved for emergency access to the west to Links Avenue.

- 1.3 It is proposed for 33% of the C3 dwellings to be secured for affordable housing (which would equate to 56 from a maximum of 170 C3 dwellings). As submitted the proposal included up to 62 dwellings to be for 'Later Life Homes' within Use Class C2 (Residential institutions) however these were later removed on the grounds of viability. As the majority of the scheme is in outline, the mix of dwelling types is currently reserved. However full permission is sought for 23 dwellings on Phase 1 and would comprise of the following housing mix:

Affordable Units:

2 no. 1 bedroom flats
3 no. 2 bedroom houses
3 no. 3 bedroom houses

Market Units:

2 no. 2 bedroom houses
7 no. 3 bedroom houses
6 no. 4 bedroom houses

- 1.4 A 7ha country park is proposed to the north of the site and would create a linear park for informal recreation to include footpaths and cycleways (this falls within the parishes of both Brundall and Blofield). Also proposed is 3ha of land to the west of the site to provide formal recreation space and informal area for a pavilion. The application proposes to transfer all of this open space to the District Council [with potential transfer to Parish Councils], or to be run by a Management Company. There are two options proposed by the applicant – transfer of land only [not laying out] and payment of commuted sums totalling £850,000.00 for implementation by LPA/Parish Council(s); or laying out of country park and recreation space to be managed by a Management Company.
- 1.5 Improvements are proposed to the A47(T) Cucumber Lane Roundabout: New concentric spiral markings are proposed on the existing roundabout to delineate two lanes; localised widening of the existing carriageway is proposed to the Yarmouth Road approach arm to allow for two approach lanes to the roundabout in place of the current single lane approach; and minor widening of the current two lane Cucumber Lane approach arm to the roundabout. Both traffic islands on the Cucumber Lane and Yarmouth Road approach arms will be realigned to suit these proposed improvements.
- 1.6 The application is supported by the following documents (some in revised form):
- Application forms
 - Bat Survey Report
 - Design and Access Statement
 - Development Parameters Schedule and Plans
 - Phase 1 Location Plan
 - Phase 1 Elevations
 - Phase 1 Floor Plans

- Phase 1 Proposed Layout
- Phase 1 Street Elevations
- Phase 1 Sections
- Phase 1 Building materials
- Phase 1 Ridge and Slab Heights
- Site Location Plan
- Ecological Appraisal
- Flood Modelling Assessment
- Flood Risk Assessment
- Great Crested Newt Survey Report
- Landscape and Visual Impact Assessment
- Planning Statement
- Schedule of Accommodation
- Statement of Community Involvement
- Transport Assessment and Additional Addendum
- Tree Survey Report and Arboricultural Impact Assessment
- Utility Assessment
- Water Vole and Otter Survey Report
- Off-site Highway Works – Cucumber Lane/Yarmouth Road A47 Roundabout
- Wireline photomontages showing views across to Church of St Andrew and St Peter, Blofield
- Draft Heads of Terms for S106 Agreement

1.7 The application site extends to 17.4ha and is located to the north of Brundall. The site is currently in agricultural use and classified as grade 2 (Very Good). To the north of the site and separated by Witton Run Dyke is land associated with Norfolk Premier Golf, to the south and east are residential dwellings and to the west is Brundall Memorial Hall and associated park beyond which is further residential development. A main foul sewer crosses the site east to west.

1.8 A public right of way (Brundall FP1) runs along the southern boundary of the site to the rear of the properties on Westfield Road between Highfield Avenue to the east and Links Avenue to the west. It is proposed that a length of this footway be redirected through the proposed development so that it does not become sandwiched in between the rear of existing and proposed dwellings. A second public right of Way (Brundall FP2) runs in part along the western boundary of the site and extends between Links Avenue to the south and Yarmouth Road to the north.

1.9 The proposal has been amended twice since its original submission and the following are the main changes:

- Revisions to appearance of house types and layout of phase 1
- Removal of Use Class C2 'Later Life Homes'
- Removal of the option of an emergency access point via the Parish Council owned play area on Westfield Road
- Inclusion of proposed off-site highway improvements at A47 Cucumber

Lane/Yarmouth Road roundabout

- Inclusion of the option of a Management Company to take on the future liability of the recreational space and country park
- Inclusion of 33% affordable housing within phase 1 and completion of off-site highway improvements at A47 Cucumber Lane/Yarmouth Road roundabout prior to first occupation of phase 1

2. Planning history

2.1	20162071	EIA screening opinion	EIA not required
2.2	20162126:	Application for change of use from agricultural land to land for recreational purposes.	Approved February 2017
2.3	20130591:	Application for change of use from agricultural land to land for recreational purposes. Permission granted 04 June 2013. Expired.	Approved June 2013
2.4	20100557:	Application for change of use from agricultural land to land to playing field. Permission granted 18 May 2010. Expired.	Approved May 2010
2.5	20050410:	Application for change of use of agricultural land to playing field.	Approved May 2005

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 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
NPPF 17 : Facilitating the sustainable use of minerals

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 6 : Access and Transportation
Policy 7 : Supporting Communities
Policy 8 : Culture, leisure and entertainment
Policy 9 : Strategy for growth in the Norwich Policy Area
Policy 14 : Key Service Centres
Policy 18 : The Broads
Policy 20 : Implementation

3.3 Broadland District Council 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 CSU3: Provision of community facilities or local services within large-scale residential developments
Policy CSU5: Surface water drainage

3.4 Broadland District Council Site Allocations Development Plan Document 2016

BRU3: Land east of Memorial Hall, Brundall (approx. 4.9ha) is allocated for recreational open space

3.5 Brundall Neighbourhood Plan

Policy 2: Walking and cycling routes
Policy 3: Important views
Policy 4: Enhanced recreation provision
Policy 5: Enhanced provision for older people

3.6 Blofield Neighbourhood Plan

Policy ENV6: Distinct Villages
Policy TRA3: Walking and Cycling

3.7 Supplementary Planning Documents (SPD)

BDC Recreational Provision in Residential Development SPD
BDC Landscape Character Assessment
BDC Parking Standards

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.

S72 Listed Buildings Act 1990 provides: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of [the Planning Acts], special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

4. Consultations

4.1 Brundall Parish Council

Comments on original plans

- Object to this application on the following grounds:
- It is in conflict with Brundall's Neighbourhood Plan Policy 3: Important Views
- The proposed development comes within the area allocated for recreational use under site allocations DPD policy BRU3
- It is outside settlement limits and therefore contrary to policy GC2 of the Development Management DPD.
- The large amount of written objections and signatures on the petition against the development.
- Suitability of the access point.

Comments on amended plans

- The cumulative effect of current developments in Brundall and Blofield have increased the pressure on the A47 roundabout at Cucumber Lane and Yarmouth Road making access on the A47 from villages extremely problematic for residents. Although improvements are proposed to the roundabout we are concerned that the mitigation proposed will be outweighed by the addition of traffic from a further 170 dwellings.
- Impact of increased traffic volumes along The Street and particularly

- at the pinch point (narrow road) by Bay Bridge
- The village has contributed significantly to the 5yr land supply with many new housing developments either completed, being built or waiting construction and this application will be an overdevelopment of the village
- The development will impact unacceptably on the local infrastructure including education and health care
- The removal of extra care accommodation is contrary to NP Policy 5
- The proposal reduces the physical separation between Brundall and Blofield. Although the application has been revised to pull back to give an enhanced view of Blofield from the Memorial Hall we believe this is overstated and that the proposal remains in conflict with NP Policy 3
- Site allocation BRU3 relates to 4.9ha of recreational land but the development only provides 3ha. It is suggested that the 7ha country park will mitigate this loss. However, the park is a different form of recreation along a watercourse and it is not appropriate to compare the allocation of formal recreation with informal provision
- The strength of public opinion against this development has increased further and the Parish Council supports the significant community concerns

Further comments on recreation land offer

- The application offers 10ha of open space, split between 7ha of Country Park and 3ha of formal sports park. The Policy BRU3 allocates 4.9ha of recreation space. The Parish Council consider the 7ha of County Park (Run Dyke) to be unsuitable for development as recreational space due to environmental sensitivity and low lying land prone to flooding. This leaves only 3ha of usable recreation land in QL's application and this falls short of BRU3 by 1.9ha.
- The Run Dyke area also contains the sustainable urban drainage system for the proposed development and enhances the views of the properties to be located overlooking the Run Dyke. Preserving the Run Dyke in its current form is of more benefit to the QL application than to the Parish Council which is why the 7ha offer of County Park should not be considered as part of the recreation package.
- Ownership of Country Park and Village Green:

The Parish Council utterly refutes the statement in the first paragraph that they do not want to receive the community open space. The Council has never been directly consulted on this issue and QL's position has only come to light in the amended submission dated 17 October 2018.

The statement in paragraph 3 "The Country Park and Village Green will therefore be the on-going responsibility of the landowner" is unacceptable to the Parish Council. This indicates the gift of community land is a false promise as the current landowner remains

the owner, therefore there appears to be no offer of recreation land in this application.

4.2 Blofield Parish Council:

Comments on original plans

- Outside our Parish so our Neighbourhood Plan policies do not apply however as it is on the boundary of Blofield Parish we have commented in accordance with the Blofield Neighbourhood Plan.
- ENV1 – Concerns of run off and pollutants entering the runs which could affect Cremers Meadow and possibly Strumpshaw Fen.
- ENV5 – The development could affect our dark skies policy
- ENV6 – The proposal would reduce the physical separation of Blofield and Brundall.
- SER1 – Impact on available school places for Brundall and Blofield.
- TRA1 – Increased traffic flows through Blofield to access A47.

Comments on amended plans

- The only key changes to this application appear to be the changes to the road layout at Cucumber Lane/Yarmouth Road/A47 roundabout at Brundall.
- The traffic assessment statistics provided imply car queues on Yarmouth Road at peak time is 6 cars, of which local knowledge would dispute this statistic particularly as parents leaving after school drop-off around 9am.
- There are concerns with regard to the ditch on the Petrol Filling Station side of Yarmouth Road. It is understood that this will be filled in but there are concerns regarding surface water drainage. Where will this ditch be repositioned, or a new culvert positioned?
- There are concerns regarding the trees on the Petrol Filling Station side of the road and when the road is widened the Council must look to protecting the existing mature trees if possible.
- The Parish Council shares the concerns that NCC Highways have about the reduction of exit width from Cucumber Lane onto the roundabout.
- It is agreed that better lane markings on the roundabout would be a good thing; but the developer needs to ensure that there is accompanying signage on the approaches to the roundabout, perhaps on the lanes particularly on the A47 east and west. Signage as you move off the roundabout onto Yarmouth Road for entrances to the Petrol Filling Station and McDonald's is also welcomed.
- There is a need to deter HGV/refuse collection lorries/all vehicles for parking on Yarmouth Road after leaving the A47 for food with no parking signs or double yellow lines.
- An argument on the statistics appears to be if nothing is done, it will be

a worse scenario in the future than allowing the development and changing the lane markings on the roundabout.

- There is a problem with traffic statistics provided-there seems to be a use of different measurements from queue wait times in seconds/metres of queue/number of cars.
- By 2022 Yarmouth Road will be overcapacity for cars onto the roundabout with the committed development but it is not clear whether this is before or after the amendments to the junction have been made. This was stated in a document dated 9 November.
- Under Blofield Parish Council's Neighbourhood Plan there are still concerns regarding school places (SER1) and Primary Healthcare capacity (SER3).
- Finally, there are concerns regarding dark skies for Blofield, although Brundall does not have the same policy, there is a need to retain distinctiveness and separateness of both villages.

4.3 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 be 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. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. Anglian Water will then advise them of the most suitable point of connection.

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.

4.4 Broads Authority:

The Broads Authority does not wish to raise an objection but wish the following comments to be taken into consideration in determining the application.

Design – The layout for phase 1 follows the principle established for the development of the site, which is for a series of routes running North South to allow visual penetration through the site from the settlement fringe of Brundall and adjacent public footpath across the site and also back from the North side across the valley to Brundall. The layout is acceptable in design terms and sets a welcome precedent for the later phases.

Landscape – Agree with the LVIA. The large area of open space reserved for recreation and formal play is considered a positive aspect of the proposal

with the potential to preserve and enhance this strong landscape feature.
Ecology – Agree with ecology assessments submitted and supportive of the enhancements suggested within the Country Park.

4.5 Broads Drainage Board:

The site is partly within the Broads Internal Drainage Board district. We are pleased to see the development proposes to have a full infiltration solution and that there are to be no proposed discharges into the BIDB district. Should this change or should future phases require links to the watercourse the applicant will need to contact the board and comply with any bylaw requirements.

4.6 BDC Conservation Officer (Arboriculture and Landscape):

The Arboricultural Impact Assessment (AIA) shows no trees will be lost which is good, although part removal of a 'category B' hedge (H12) would be required to allow construction of two access roads and three private drives. The loss of this part of the hedge would not be considered significant from a landscape perspective.

DWG No.26007_06_D shows a change from existing levels within a range from -5.0M to +5.0M, even changes within the Root Protection Areas (RPA's) of + or – 0.25M would have a detrimental effect on the trees future health and retention. Details in the form of a topographical survey overlaid by the retained trees RPA's and showing the finished levels will be required to prevent unexpected tree constraint issues as additional phases come forward.

Hard surfacing encroachment on RPA's within the maximum 20% recommendation.

Revised Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) will be required once a layout has been approved. Choice of species listed for landscaping is acceptable; a mix of native and non-native. Details of planting methods and maintenance regime to ensure trees establish should be requested.

4.7 BDC Conservation Officer (Historic Environment):

Comments on original plans:

It is clear that the view from the end of Links Avenue towards Blofield Church is important and is recognised as such in Policy 3 of the Brundall Neighbourhood Plan. The view contributes to the sense of place, the relationship between the two neighbouring villages and the wider setting of the Grade I listed Church of St Andrew and St Peter, Blofield.

Due to the topography of the site, which slopes down to the north, the best

vista is achieved from the end of Links Avenue and the field boundary immediately to the East of the Memorial Hall. It is recognised that the proposed scheme does take account the view but it is hard to ascertain exactly how much encroachment on it there will be. In order to provide clarity of the impact I would like to see more information provided – ideally a photomontage or annotated photo showing the position, extent and height of the proposed housing in relation to the view.

Boundary treatments to the external edge of the developed area and the way in which the transition between housing and public open space is dealt with will also be important in terms of their impact on the view and the setting of the village.

Comments on amended plans:

My previous concerns primarily related to the harm that the development would cause to the setting of the grade I listed church of St Andrew and St Peter in Blofield, by blocking and encroaching upon this view that is also protected through Policy 3 of the Brundall Neighbourhood Plan.

Amendments have been made to the footprint of the development to push it back slightly at its north-western corner. This should mean that the view of the church from the northern end of Links Avenue is no longer blocked by the development and will not encroach upon it to the same extent as it previously did when viewed from the Memorial Hall.

Given the open-nature that will be retained across much of the site, it is considered that although there will be some change to the setting of the church this will not be harmful, although it will still be important that the perimeter of the area of housing is well-designed to integrate the development into the landscape successfully.

4.8 BDC Design Advisor:

The initial phase has a sense of open space at the north and south end and the scheme has maintained clear lines of sight from the footpath to the south looking north over the valley. This is reinforced by a comprehensive landscaping scheme maintaining wide margins in front of the dwellings. Whilst some care will need to be taken with the choice of hard landscaping particularly to the central area of paving, the layout of the scheme is acceptable in design terms, it fulfils the aim of keeping vistas open through the site, provides open shared space and routes through the site. No objection to the layout as proposed.

Minor amendments are required to the overall appearance of the house types. The use of consistent forms, detailing and materials give a visual coherence to the proposal which is welcomed. This approach should inform later phases.

4.9 Environment Agency:

We have no objection to the application, providing that you are satisfied that the development would be safe for its lifetime and you assess the acceptability of the issues within your remit.

We recommend conditions regarding restricting all built development to flood zone 1 and restricting changes in flood zones 2 and 3 until further evidence has been provided to demonstrate it will not result in an increased flood risk.

4.10 BDC Environmental Contracts Officer:

Refer to standing advice

4.11 Highways England:

Recommends the following condition be attached to any planning permission:

No part of the development shall be brought into beneficial use or occupation until the A47 Yarmouth Road/Cucumber Lane junction improvement works have been completed - drawing no 5111/1002 rev A suggested improvements option 2

4.12 NCC Historic Environment Service:

The site comprises a large area of relatively unknown potential to contain heritage assets with archaeological interest. Although some metal detecting, itself of unknown extent, has been carried out at the site and artefacts of post-medieval date recorded, the area has not been subject to any systematic archaeological fieldwork. However, inspection of online aerial imagery reveals the presence of previously unrecorded cropmarks of possible archaeological origin, including a rectangular enclosure and a ring ditch. Consequently there is potential that previously unrecorded heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance would be affected by the proposed development.

A heritage statement has not been submitted with the planning application in accordance with National Planning Policy Framework para. 128 [now para 189 in 2018 replacement]. In this instance an archaeological desk-based assessment alone is unlikely to provide any further information about the presence, form, surviving condition and significance of any heritage assets at the site. We therefore request that the results of an archaeological evaluation are submitted prior to the determination of the application in accordance with NPPF para. 128 [now para. 189 in 2018 replacement].

In this case the evaluation should commence with a geophysical survey, a brief for which can be obtained from Norfolk Historic Environment Service.

4.13 BDC Housing Enabling Officer:

Affordable housing provision is at 33% overall and the 8 dwelling mix in phase 1 is as discussed.

4.14 Lead Local Flood Authority:

We previously objected to this application due to concerns regarding the groundwater level as follows:

Whilst we agreed that infiltration was a viable strategy for this site, our guidance (paragraph 16.6) states that to protect ground water from pollution, any infiltration structure must be shown to be able to be constructed 1.2m above the anticipated seasonally high groundwater. Also referring to Gov.uk guidance on infiltration systems 'you must make sure that there's sufficient depth to the water table (at least 1.2m above the seasonally highest groundwater level) to make sure the effluent can attenuate. You should also consider how close receptors (like water supplies and surface watercourses) are.

The most important requirements to protect groundwater are that the discharge to a drainage field shouldn't take place on land:

- within 10m of the nearest watercourse
- within 50m of a well, spring, borehole or other source of water intended for human consumption
- that's steeply sloping or waterlogged
- where there's less than 1.2m depth to water table below the invert of the drainage pipes
- where percolation rates fall outside an upper and lower range of values'

We stated we would consider reviewing this objection if the following issue was adequately addressed.

- An alternative method of drainage should be provided if groundwater levels are proved to be unfavourable in the location of the proposed soakaway prove to be unfavourable during detailed design.

The applicant has now provided an email in response to our previous reply in support of this hybrid application. This suggests an alternative strategy to be proposed if further testing shows a 1.2m 'dry zone' cannot be achieved. The alternative of a connection to a watercourse is proposed with attenuation storage.

We have no objection subject to conditions being attached to any consent if this application is approved.

4.15 Natural England:

The application site has the potential to impact upon Broadland Special Protection Area (SPA) and The Broads Special Area of Conservation (SAC) which are European sites. It is for BDC to decide whether sufficient

information is contained within the current Habitats Regulation Assessment (HRA), to enable them to determine whether there will be any likely significant effect on European designated sites, including whether the developer has fully considered recreational impacts due to any new housing allocation sites which have potential, either alone or in combination, to adversely affect any of the European and international sites in the vicinity.

4.16 NHS England:

Review of planning application

The proposal comprises a development of up to 170 residential 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 2 surgeries within a 2km radius of the proposed development; Brundall Medical Partnership and Blofield Surgery. The catchment practices do not have resource capacity for the additional growth resulting from this development and proposed cumulative development in the area.

Healthcare Impact Assessment

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.

Developer Contribution required to meet the Cost of Additional Capital Funding for Health Service Provision Arising

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.

4.17 Brundall Medical Practice:

No comments received

4.18 Norfolk Constabulary (Architectural Liaison Officer):

Layout – vehicular and pedestrian routes appear to be visually open and direct. ‘Active frontages’ allow neighbours to easily view their surroundings and ‘back to back’ garden layout assists in securing the rear of the properties. Plans incorporate a mix of dwellings enabling greater potential for homes to be occupied throughout the day, giving increased natural surveillance and community interaction.

Parking – good provision of on-curtilage parking in the plan.

4.19 Norfolk County Council (as Highway Authority):

Comments on original application and Transport Assessment

Holding highway objection to phase 1 relating to detailed layout concerns, confirmation of emergency access and improvements/diversion of public rights of way.

Holding Highway objection to the submitted Transport Assessment which does not consider the cumulative traffic impacts of development in the Blofield/Brundall area

4.20 Comments on Transport Assessment (Addendum)

The information has been supplied in the form of an Addendum which sets out the impact of all the currently consented/committed development in the Brundall/Blofield area and the impact of the Brooms Boats Application.

It is clear from the analysis submitted that the Cucumber Lane roundabout theoretically operates within capacity in 2018 with the addition of traffic from the Memorial Hall application on its own. However when traffic from the Memorial Hall application and the Brooms Boats application (which has a

committee resolution to grant permission) are both applied the roundabout exceeds its capacity and queues form on both Cucumber Lane and Yarmouth Road in the AM peak.

In 2022, the roundabout is struggling with just the Base and Committed traffic with Cucumber Lane exceeding capacity. When the Memorial Hall traffic is applied the queue increases on Cucumber Lane from 8 to 14 vehicles. However when both the Brooms Boats traffic and the Memorial Hall traffic are applied, both Yarmouth Road and Cucumber Lane experience significant queuing with queue lengths of 25 and 42 vehicles respectively.

Given that the Brooms Boats application has a committee resolution to grant planning permission and can be considered committed development, the Local Highway Authority considers that the additional traffic from the Memorial Hall application has a severe impact on the Cucumber Lane/A47(T) roundabout and therefore recommends that the application is refused on the following ground:

SHCR 31 (variation)

The application is supported by information that demonstrates that the proposed development would result in a severe residual impact on the Cucumber Lane/A47(T) roundabout and would be prejudicial to the satisfactory functioning of the highway. Contrary to National Planning Policy Framework Paragraph 32 [now para. 109 in 2018 replacement]..

4.21 Comments on Cucumber Lane/A47(T) roundabout improvements and other issues

The applicant has submitted a scheme for the A47(T)/Cucumber Lane roundabout which demonstrates that the development can mitigate its impact at this junction. The scheme has been subject to a Safety Audit and will be subject to detailed design and further audits as the scheme progresses. The scheme for the roundabout will be completed prior to first occupation and this is to be conditioned.

Turning to other issues, the proposed junction shown on drawing 161068-SK-100 rev P1 provides visibility splays measuring 2.4 x 43m in both directions and forward visibility in excess of this, despite the bend. The transport assessment is supported by a speed survey showing 85%ile speeds of 30mph and 31mph. Provision of 43m visibility is consistent with what would be required by Manual for Streets for the measured speed.

There is good visibility between the proposed junction and Highfield Road and a junction spacing of 50m would not be considered unacceptable in a residential area, on a road subject to a 30mph speed limit. There is also good forward visibility through the short pinch point at the bridge, which therefore would also not be considered a hazardous feature in this environment.

As a consequence, the County Council would not be able to justify a highway objection to the proposed means of access due to either of these two factors.

With regards the options of the two locations for an emergency access. The highway authority has no objection to either or both. They would be adopted as a shared use footway/cycleway, so both options have their merits. They would only be used by emergency vehicles if the main access road into the development was blocked.

In terms of the detailed design, most of our original comments have been accommodated as detailed on Drawing 26007-PL01 RevF. However, the following three issues are yet to be accommodated.

1. We previously requested a shared use footway/cycleway along the length of the main spine road. This should be provided.
2. The bend adjacent to plot 13 is too tight.
3. The parking spaces serving plot 14 should be 3.0m wide. Provided the three points above are resolved, then the Highway Authority recommends no objection subject to the following conditions:

4.22 Norfolk County Council (As Mineral Planning Authority):

A condition is required for a Materials Management Plan Minerals (MMP-M) to estimate the quantities of material which could be extracted from groundworks (including infiltration basins) and reused.

4.23 Norfolk County Council (Natural Environment Team):

In essence we are inclined to think that the ecology reports, in combination, are broadly fit for purpose, although we have some concerns that the ecological value of the site is assessed as lower than previous work has indicated. As such, it follows that we also consider that the mitigation proposed may be insufficient.

If approved we recommend that you condition a Construction Environment Management Plan and an Ecological Management Plan

4.24 Norfolk County Council (Planning Obligations):

Identifies the infrastructure to be funded through CIL is Education and Libraries.

Education

Although there is spare capacity at Brundall Primary School and at Early Education level Blofield Primary School is already full and taking account the extant planning permissions in the Brundall and Blofield area both Blofield and Brundall Primary Schools will be full, as well as the Early Education sector.

Brundall school is on a restricted site and it is unlikely that much expansion could happen there. With the prospective housing in the area we would need a further 100+ primary places which would put both Blofield and Brundall schools under pressure. Thorpe St Andrew School and Sixth Form is unable to accommodate the children generated from this proposed development should it be approved.

It is therefore expected that the funding for the additional school places required at Early Education, Primary and High School levels would be from CIL as this is covered on the District Councils Reg 123 list.

Fire

Requirement of 1 fire hydrant per 50 dwellings on a minimum 90mm main to be secured by condition.

Library

Increased pressure will be placed on the library and mitigation will be required from CIL.

Green Infrastructure

Connections into the local Green Infrastructure (GI) network, including Public Rights of Way and ecological features, should be considered alongside the potential impacts of development. Direct mitigation and GI provision should therefore be included within the site proposal. Mitigation for new and existing GI features identified as strategic shall be funded by the Community Infrastructure Levy (CIL) through the Greater Norwich Investment Programme. These requirements for consideration and implementation, for both on and off-site GI provision, will help the local GI network to facilitate the development without receiving negative impact and equally, allow the development to integrate and enhance the existing network.

Green Infrastructure within this proposal should respond to the Greater Norwich Green Infrastructure Strategy (2007) which informs the Joint Core Strategy, adopted January 2014. Development proposals are expected to fit with strategic visions for the area and respond to corridors as outlined in the Joint Core Strategy. Should this development intend to be the first phase of a larger development or vision, consideration will need to be given to how the local GI network will be impacted, adapted and enhanced in the future.

We support the proposals to incorporate Brundall FP1 into the scheme, the relevant processes would be required for the realignment of FP1, but we feel that the landscaped green corridor will be an inviting place. The surface and width should be agreed in conjunction with Norfolk County Council to ensure this would be a suitable and safe path for year round usage. The same would apply for Brundall FP2 where it is within the site. Other recreational routes proposed within the site may also require further discussion with Norfolk

County Council if they are to be proposed as Public Rights of Way. Brundall BR4 and Brundall FP2 offer connections from the site to the wider network and countryside and will therefore have an increase in footfall from this development, we would be looking for improvements to the surfacing and infrastructure and signage on the local network including routes to the train station. In addition, there is an existing CIL funded project at the closed Landfill site in Strumpshaw, we would be looking to strengthen improvement to this site as a wider recreational offering. From an ecological point of view a management plan for the proposed county park and ecology zones will be required.

4.25 Norfolk County Council (Trails Officer):

We note that there are plans to 'redirect' Brundall Footpath 1 within the application. This will require an application to the relevant local authority asking it to use its powers under section 257 of the Town and Country Planning Act 1990. This application must be confirmed before any works are started that obstruct or remove the existing Public Right of Way. It should also be noted that it is not acceptable to divert a rural public footpath onto a footway beside a road.

It is also noted that there are new access provisions within the proposal. Clarification is required as to the future ongoing maintenance of these routes, for example: Is there a maintenance committee to be set up to look after the country park and its associated access and infrastructure?

Development should integrate into the existing highway network, be that roads, footways or Public Rights of Way. In this instance the application does provide good links to the wider Public Right of Way network. As such the development is likely to increase footfall, and therefore we would look to the developer to propose works to improve the footpaths. These proposals would need to be agreed in discussion with Norfolk County Council Environment Team.

4.26 Norfolk Wildlife Trust:

Pleased to see the proposal includes a high percentage of green space which will help reduce pressure on designated sites elsewhere.

We do not disagree with the Ecological Appraisal which makes clear that although the majority of the habitats on the site are of limited biodiversity value an area alongside the Run Dike¹ is of high local importance. Maintenance of the dike is of critical importance. In order to protect and properly manage the area of high local importance this should be subject to a landscape and Ecological Management Plan along with sufficient funding to ensure it is managed for both people and wildlife.

The application site is adjacent to a Country Wildlife Site (Cremer's Meadow, CWS 2277).

An increase in visitors could cause damage to paths and to sensitive wetland habitats. If the application is approved, mitigation measures should be included to minimise impacts on Cremer's Meadow. These mitigation measures should be agreed with the parish council, who own Cremer's Meadow.

4.27 BDC Pollution Control Officer (Contaminated Land):

An assessment of ground conditions will be required before the commencement of development, this should be subject to a condition.

4.28 BDC Section 106 Monitoring Officer:

Based on an estimated housing mix as follows

1 bed = 16
2 bed = 37
3 bed = 72
4 bed = 45
Total 170 dwellings

Our policies would require the following formal and informal open space provision on site:

0.14 ha of children's play space
0.69 ha of recreational open space
0.06 ha of allotment space
1.65 ha of Green Infrastructure

The cost of above for on-site provision – equipping and maintenance (June 2019):

Children's play space - being provided within the residential development

Recreational open space approx. £200,000
Allotments approx – £ 4,900
Green Infrastructure approx. £231,000
(Total £436,100)

The cost of above for off-site provision – excluding maintenance (June 2019):

Children's play space £ 57,761
Recreational open space £285,521
Allotments £ 13,036
Green Infrastructure £434,069
(Total £790,387)

Policy compliant off-site financial contribution [provision and maintenance] for 0.69 ha recreational open space and 1.65 ha GI would be £978,636 (June 2019).

It is noted that the developer is proposing to give 7ha for Green Infrastructure and 3 ha for formal recreation, all on-site. To provide these equivalent size areas off-site in terms of land, equipping, maintenance etc. would require contributions of £1,235,000 approx. for formal recreation and £1,840,000 approx. for GI.

Applicant is proposing an on-site transfer of land [not set up] equating to an over provision in area of both recreational open space and GI; and commuted payments totalling £850,000

Play area

In the Design and Access statement it shows a play area, no age specified, given the proximity of the play provision at the memorial hall for older children I would have said a toddler play area was adequate up to 10yrs approx. equipped space up to 400 sq mtrs.

4.29 BDC Spatial Planning:

There is a policy objection to the proposal in principle, being contrary to the Development Plan and NPPF, though this is tempered by elements of the Development Plan, such as the Neighbourhood Plan policies, in its favour. This application potentially contributes to achieving the objectives behind Policy 2 (Walking and Cycling Routes) and Policy 4 (Enhanced Recreation Provision). The provision of formal and informal recreational land are also material considerations that weigh in its favour.

4.30 Sport England:

Comments on original plans:

This application seeks outline planning consent for up to 170 dwellings, plus community pavilion and formal outdoor sports provision. It is noted that planning consent has previously been granted for the change of use of part of this application site to playing field use, which has been renewed but not implemented. This proposal includes formal sports provision of 1.9 hectares which is indicatively shown as providing a grass football pitch and cricket square. This would be above the policy requirement for 1.0ha of space for formal open space.

I have consulted with the Football Foundation and Norfolk FA with regard to the proposed playing field provision, and they have commented that in their opinion there is unlikely to be a demand for additional grass football pitch provision in the locality if planning consent is granted for the new artificial

grass pitch proposed as part of planning application ref: 20161483. It is understood that a decision has not yet been made in relation to that application. Sport England would recommend therefore that if planning consent is granted for application 20161483 (including the artificial grass pitch) then further consideration will need to be given to the provision of pitches on this site, to ensure there is no over provision of pitches for a particular sport.

It is also noted that the new playing fields could provide a cricket square to meet local demand for a cricket facility in the locality. The Broadland Playing Pitch Strategy (2014) did identify the need for a replacement cricket facility in the Brundall area, therefore this proposal could meet this identified demand. The outline plans do not indicate a proposed siting for a cricket facility, but this will need to take account of the residential development to the south of the proposed playing field area. Should planning consent be granted we would recommend that the applicant discusses this issue with Sport England (in consultation with the England and Wales Cricket Board (ECB) to ensure that any impact on residential properties from cricket balls is minimised and the need for any mitigation (e.g. protective fencing/netting) is assessed. Sport England would therefore reserve the right to object to the reserved matters in relation to pitch layouts if it was considered any siting of pitches could adversely affect the amenity of adjoining existing or proposed residential properties (unless adequate mitigation measures are taken).

By providing new pitches that could help address established playing pitch deficiencies, the proposal would meet objective 3, and therefore Sport England supports this application in principle.

Sport England recommends that a ground conditions assessment is undertaken by a sports turf specialist/agronomist who can recommend a scheme for preparing the playing fields to the required specification. The recommended scheme should then be implemented. Detailed guidance on the issues that require consideration is set out in Sport England's guidance 'Natural Turf for Sport', and .

Conclusion

This being the case, Sport England offers its support for this this application, as it is considered to meet Objective 3 as set out above, though further discussions will be needed to agree the type of pitches to be provided on this site.

Sport England recommends, based on our assessment, that if the Council is minded to approve the application, the following planning conditions should be imposed.

1. No development shall take place unless and until:
 - a) A detailed assessment of ground conditions of the land

proposed for the new/retained/replacement playing field land as shown on drawing number xx shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and

- b) Based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority after consultation with Sport England.

- 2. The playing field/artificial grass pitch shall be used for Outdoor Sport and for no other purpose (including without limitation any other purpose in Class D2 Use Classes Order 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
- 3. Prior to the bringing into use of the playing fields a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

Comments on amended plans:

Sport England previously commented by letter dated 4 December 2017, when we raised no objection subject to conditions in relation to any formal sports facilities to be provided. It was the view of Norfolk FA that formal provision for football would not be needed if planning consent is granted for application ref: 20161483. I understand that outline planning consent for this scheme was granted in March 2018. Taking this into account, Sport England would not raise an objection to the site description being widened to allow the provision of informal open space, if there is no demand for formal sports pitches taking into account the planning consent granted under ref: 20161483. We would support a more flexible approach being taken in terms of how the public open space is used.

Should the open space be used for formal sports provision we would require the conditions previously requested being imposed on any grant of planning permission, to ensure facilities are constructed to meet Sport England technical requirements.

4.31 Historic England:

On the basis of the information available we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

4.32 Other Representations:

Campaign to Protect Rural England:

Object to this application due to the proposed site's nature, location and size. The application site is not identified in the Site Allocations DPD for housing and lies outside the settlement limit. The housing requirements to 2026 have been more than met in Brundall and Blofield.

The Head Teacher of Brundall Primary School:

Comments on original plans:

For September 2017 we have a full admission in Reception, and the resulting class structure means that our Early Years/ Key Stage 1 is full.

Our Key Stage 2 has a slightly more mixed picture, our Year 5 class is full, and there are some spaces in Year 6. Our Year 3 and 4 age groups are in 3 mixed classes and as such we have limited places available across the 2 year groups in the current mixed class structure. However the situation in Key Stage 1 means that in the next 2-3 years Key Stage 2 will be full.

Our roll has gone from 223 in 2014 to 270 at the present time – a 21% increase. The school is not just affected by new housing in Brundall but there is also impact from numerous housing developments in Blofield. Blofield School is already at capacity and is oversubscribed. The same is true of our feeder High School, Thorpe St Andrew School & 6th Form which is oversubscribed for the current year.

We always do our best to accommodate admission requests, unfortunately on a number of occasions we have had to refuse a place due to being at capacity.

The Board of Governors is therefore very concerned that it is already going to be a challenge to accommodate additional pupils moving into the developments which have recently been completed/ are currently under construction and, as such, feel that any further new developments will place our school and neighbouring schools under further unsustainable pressure, which will have a negative impact on the quality of provision we are able to deliver.

Comments on amended plans:

Further to our original comment on the subject Planning Application, the Governors thought it would be helpful to provide an update on our capacity

for the next academic year starting September 2018.

Our class structure is such that for the year 2018/19 our Early Years/Key Stage 1 is full and in Key Stage 2 we only have spaces in Year 5. As previously noted, if our intake numbers remain at current levels this situation will not improve.

As such, the concerns expressed in our original submission regarding further developments remain unchanged.

We would also highlight concerns around the local road network which is already problematic in and around the school at drop off/pick up times as well as when school events are held. Parking along The Street and surrounding roads near the school at these times means that through traffic regularly comes to a standstill and local residents have difficulty leaving/accessing their driveways. It would therefore seem highly likely that the problems currently experienced would be further exacerbated with further development.

Neighbour Representations:

Comments on original plans:

231 properties adjacent to the site were notified of the original plans and 255 residents submitted letters of representations of which two raised no objection, one was neutral, nine were in support with the remaining 243 raising objections and concerns. These are summarised below starting with the supporting points raised followed by objections:

Support (nine letters):

- The plans are well designed.
- It is a natural expansion of the village and causes no harm to the character.
- It will provide much needed sports and recreational facilities.
- A pedestrian link will be provided.
- The views will still be retained.
- A country park will be provided.
- Providing much needed housing.
- Close to public transport links.
- Close to village centre and amenities.

Objections (243 letters):

- Access to site during construction.
- Emergency access to the site, resulting in loss of children's play area.
- Increased traffic in village which can be hazardous for both drivers and pedestrians and causes congestion and delays.
- Insufficient parking.
- Local services cannot cope with demand, particularly the doctor's surgery and schools.
- Loss of scenic green open space, the view, popular walking area and

village identity.

- Damage to wildlife, including bats and birds.
- Outside Settlement Limit / is a Greenfield site.
- Conflict with Neighbourhood Plan.
- Flood risk and cause drainage/ sewage issues as existing system can't cope.
- Only outline application; worries that not enough information is known about the detail of the full development.
- Increased pollution; noise and air.
- The village has already exceeded its requirements for housing with other developments as the JCS suggested an allocation of approx. 50 additional houses and this was not an identified site for housing. This development would be an over development of the village and some feel it would be a joining of Brundall and Blofield.
- Site has been identified for recreational uses in the Neighbourhood Plan.
- Not enough of the housing would be affordable.
- Potential increase in crime.
- The amount of units is too large for the site.
- There are more suitable sites around the NDR.
- Ecological assessments not accurate, particularly in respect of bat use of the site.

A letter of objection was received from the Brundall Says No group along with an online petition containing 728 signatures and a hand signed petition containing 1802 signatures. The letter raised the following objections:

- Proposal conflicts with JCS, DM DPD and SA DPD as previous developments have met/exceeded Brundall's allocation for residential development
- Site is located outside of a settlement limit and not allocated for residential.
- Proposal conflicts with the Brundall Neighbourhood Plan by spreading recreational provision across the development rather than concentrating it within the area defined on the Neighbourhood Plan
- Loss of countryside to the north of the village
- 170 dwellings will exacerbate highway issues
- Cumulative over development with regard to the level of development permitted in Blofield and Brundall combined.
- Detrimental impact on views across open countryside from and towards Brundall.
- Concerns regarding applicant's ecology reports.
- Highway safety issues at the proposed access points and the capacity of the existing highways and safety concerns over construction traffic.
- Local infrastructure such as doctors and schools have limited capacity.
- Village has inadequate recreational facilities for existing population.

Comments on amended plans:

Objections (225 letters):

- The content of the objections restated in the main the previously

expressed objections on the basis that the revisions to the plans had not overcome these.

- Support (71 letters):
- Traffic concerns at the A47 Cucumber Lane roundabout have been addressed
- The new recreational space and country park is a great community benefit
- This provides much needed housing including affordable housing in a sustainable location
- I had previously objected to the proposal but now see that this will be a positive addition to Brundall

5 Assessment

Key Considerations

- 5.1
- 5 year housing land supply
 - The allocation of part of the residential site for recreational open space
 - Whether the proposal complies with the Development Plan and whether there are material considerations to justify a departure in the form of overriding benefits
 - The impact of the development on: highway safety and the satisfactory functioning of the local highway network and the A47 Trunk Road; landscape and ecology; drainage and pollution; archaeology and residential amenity

Background

- 5.2 The planning application is in Hybrid form seeking permission for up to 170 dwellings (Use Class C3), a community/sports pavilion (Use Class D1 and D2), a country park, formal and/or informal outdoor sports provision, access and other operations. All matters other than access are reserved although with this being a hybrid application, full permission is being sought for the Phase 1 to comprise of 23 dwellings.
- 5.3 The application site extends to 17.4ha and is located to the north of Brundall. The site is currently in agricultural use and classified as grade 2 (Very Good). To the north of the site and separated by Witton Run Dyke is land associated with Norfolk Premier Golf, to the south and east are residential dwellings and to the west is Brundall Memorial Hall and associated park beyond which is further residential development. A main foul sewer crosses the site east to west.
- 5.4 A public right of way (Brundall FP1) runs along the southern boundary of the site to the rear of the properties on Westfield Road between Highfield Avenue to the east and Links Avenue to the west. It is proposed that a length of this footway be redirected through the proposed development so that it does not become sandwiched in between the rear of existing and proposed

dwellings. A second public right of Way (Brundall FP2) runs in part along the western boundary of the site and extends between Links Avenue to the south and Yarmouth Road to the north.

- 5.5 The applicant has stated that the development will bring forward the following benefits:
- The development of a site attached to a settlement and in a sustainable location
 - Respecting the locally important views (Policy 3 Brundall Neighbourhood Plan)
 - Meeting housing needs by assisting in providing a robust 5-year housing land supply and Delivery of Policy compliant 33% affordable housing (up to 56 units)
 - Assistance in the delivery and funding of the provision of much needed recreational open space within the village, in the form of informal recreation and informal play areas (Policy 4 Brundall Neighbourhood Plan)
 - The provision of a new Country Park and improvements to the quality of the Run Dike corridor
 - Increased accessibility through the development site for both cyclists and pedestrians (Policy 2 Brundall Neighbourhood Plan)
 - Improvements to the 'gateway' main access from Brundall Road
 - Improvements to Cucumber Lane roundabout

Principle

- 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. Material considerations include the National Planning Policy Framework (NPPF).
- 5.7 The development plan for the area consists of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 (amendments adopted 2014) (JCS); the Broadland Site Allocations DPD 2016 (SA DPD); the Broadland Development Management DPD 2015 (DM DPD), the Brundall Neighbourhood Plan 2016-2026 (Brundall NP) (in respect of the part of the application site that lies within the Parish of Brundall) and the Blofield Neighbourhood Plan 2016 (Blofield NP) (in respect of the part of the application site that lies within the Parish of Blofield).
- 5.8 The application site is located outside of a settlement limit and therefore within the countryside for the purposes of planning policy. Policy GC2 of the DM DPD states that outside of settlement 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.
- 5.9 In this regard policy BRU3 of the SA DPD is relevant which allocates 4.9 hectares of land for recreational open space. Policy BRU3 was included in

the SA DPD to help address a shortfall in provision in the village which is highlighted in the explanatory text to policy 14 of the JCS where it states that Brundall has limited provision of recreational facilities that needs to be rectified. Furthermore, Policy 4 of the Brundall NP seeks to support enhanced provision of recreation facilities in the village, however it does not provide specific detail on this rather instead supporting the position that there is a strong community ambition for enhanced provision.

- 5.10 Policy BRU3 states that the open space will be for formal recreation uses such as playing pitches together with more informal open recreation such as walks, jogging track etc. and provides guidelines for the development in terms of accessibility, landscaping, drainage and archaeology.
- 5.11 In response to this policy requirement the application proposes the delivery of 3ha of land to provide formal and/or informal outdoor sports provision. It is therefore considered that this element of the development complies with policy BRU3 and helps to deliver the shortfall in formal recreational open space identified in policy 14 of the JCS and the ambitions of Policy 4 of the Brundall NP.
- 5.12 However, whilst 3ha of formal open space is proposed, BRU3 allocates 4.9ha for formal open space and the application proposes residential development (and associated infrastructure) on the remaining 1.9ha of land allocated under BRU3 and as a consequence the development would fetter the ability to deliver the entire quantum of recreational open space representing a conflict with BRU3.
- 5.13 Furthermore, the residential development would extend beyond the boundaries of BRU3 and into the open countryside where there is no development plan policies to support the development. This represents a further conflict with the development plan being contrary to GC2 of the DM DPD.
- 5.14 The application is therefore contrary to BRU3 and GC2 of the Development Plan and in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 it should be refused planning permission unless material considerations indicate otherwise i.e. overriding benefits.
- 5.15 On 12 April 2019 the Council published an Interim Greater Norwich area housing land supply statement for the position at 1st April 2018. This showed that the Council could demonstrate a housing land supply of 6.63 years. This sets out the housing land supply position for Greater Norwich for the period 1 April 2018 to 31 March 2024. The interim statement has not been formally endorsed by all three Local Planning Authorities and is not the final statement that will be published in the Annual Monitoring Report (AMR) of the Joint Core Strategy for Broadland, Norwich and South Norfolk. The AMR will be published in due course.
- 5.16 The housing forecasts included within the housing land supply statement

have been based on the Councils' detailed knowledge of sites and discussions and correspondence with the relevant developers and site promoters. The housing forecast is considered to be fully justified although some signed statements are still outstanding and will be published in due course. In addition, the Councils continue to work with developers and site promoters to establish the deliverability of some additional sites where information is not currently available and have not therefore been included in the current calculated supply.

- 5.17 Notwithstanding the interim status of the statement, it is considered to be a credible assessment of housing land supply in Greater Norwich and has been carried out in a manner that is consistent with the expectations of the National Planning Policy Framework and Planning Practice Guidance. As such, the statement justifies the conclusion that a five year housing land supply can be demonstrated across the Greater Norwich area.
- 5.18 Taking account of the above, the following assessment seeks to establish the benefits of the scheme and any harm that would be caused in the context of the relevant development plan policies, with reference to the three dimensions of sustainable development (economic role, social role and environmental role). These three headings form a convenient basis for structuring the assessment of the proposal against development plan policies.

Economic objective

- 5.19 The NPPF defines the economic objective as "to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure."
- 5.20 The scheme would result in some short term economic benefits as part of any construction work and in the longer term by local spending from future occupants.
- 5.21 It should also be noted that the development would be subject to Community Infrastructure Levy (CIL) and Brundall Parish Council will receive 25% of the CIL payments as it has an adopted Neighbourhood Plan.

Summary of economic objective

- 5.22 It is therefore considered that the scheme would bring forward a level of economic benefit.

Social objective

- 5.23 The NPPF defines the social objective as "to support, strong, vibrant and healthy communities, by ensuring that a sufficient number and range of

homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being."

- 5.24 The proposed scheme provides a significant amount of new housing. However, a 5-year housing land supply can be demonstrated and therefore this benefit is of limited weight. Another benefit the scheme provides is up to 56 affordable housing units which is fully policy compliant under the JCS and in excess of the SHMA requirement of 28%. The market and affordable housing therefore represents a social benefit.

Indicative Layout and density – Phase 1 detail and remaining outline site

- 5.25 Policy 2 of the JCS and Policy GC4 of the DMDPD require new development to be of a high standard of design. The illustrative masterplan for the outline scheme as amended has a sense of openness and the scheme has maintained clear lines of sight both east to west and north south keeping vistas open through the site and integrating the potential realigned public footpath Brundall FP 1. It has also responded to concerns regarding key views to the north-east from the Memorial Hall. The resultant layout, notwithstanding other concerns about the context of the development, is considered to be an acceptable approach to developing the site and in this respect complies with Policy GC4.
- 5.26 In terms of the detailed layout and house types for phase 1, this is acceptable in terms of layout (subject to the 3 points raised by NCC Highways in 4.21 being resolved) and has a satisfactory setting and relationship with existing dwellings on Highfield Avenue so as to maintain privacy. Minor amendments have been made to the overall appearance of the house types and the use of consistent forms and materials gives a visual coherence to the proposal which should inform later phases within the outline. This is considered to be an acceptable approach to developing the site and in this respect complies with Policy GC4.
- 5.27 The scheme has a minimum average density of 20 dwellings per hectare [dph] across the site which is relatively low. However, an average density of 20 - 40 dph can be applied to development areas. Higher density development can take place against the existing hard edge of the site and in places along the spine road whereas lower density development can take place fronting open space and the northern edges of the development creating softer edges to the countryside.

Affordable Housing

- 5.28 Policy 4 of the JCS requires development of this scale to provide 33% affordable housing. On a development of 170 dwellings this would equate to 56 affordable dwellings. Phase 1 proposes 23 dwellings of which 8 would be affordable which is a policy compliant number and the dwellings are

proposed to level 1 standard which would ensure maximum occupancy rates can be achieved. The affordable housing mix for the full and outline phases of this development would need to be secured through a section 106 agreement.

Access and Impact on the local and Trunk road highway networks

- 5.29 Many concerns have been raised about the ability of the local highway network to accommodate the development. In particular concerns have been raised about the location of the main vehicular access on Brundall Road, the impact of traffic on local roads as it leaves the site and the cumulative impacts of residential developments in the Blofield and Brundall areas on the functioning of the A47 roundabout and the approach arms of Yarmouth Road and Cucumber Lane.
- 5.30 The planning application is supported by a Transport Assessment (TA) and Addendum to identify the likely transport impacts which would result from the development. Also submitted is a detailed plan of the proposed access on to Brundall Road which is subject to a 30mph speed limit. Details of a proposed emergency access into the site have been revised to access Links Avenue to the south-west of the site.
- 5.31 Development Parameter Plan 5 identifies a Primary Movement Corridor in which an estate road would be located but with the precise route reserved, however with this being a hybrid application, full details of the proposed road layout to serve Phase 1 have been submitted for consideration.
- 5.32 The TA identifies that the site is well located relative to existing services and facilities in Brundall with the facilities provided on The Street 200 - 400m from the site and Brundall primary School 500m from the southern boundary of the site and well connected to the site by footpaths and crossing facilities. The TA also identifies that there are bus stops on The Street and Brundall Road within 200 - 400m of the site with half hourly services providing connection to Norwich, Hethersett and Wymondham. Brundall is also served by two railway stations on the Norwich to Great Yarmouth and Lowestoft Wherry Lines. Officers are therefore satisfied that the site is well located in transport terms and represents a sustainable location for new development in these terms, subject to no adverse impact arising from the development.
- 5.33 The proposed access into the site from Brundall Road would be a Type 2 with 10m radii and a 6m wide carriageway and 1.8m wide footpaths to both sides (this requires amending to a shared use footway/cycleway along the length of the main spine road as required by the Highway Authority – see comments at 4.21. Footpaths would also be provided to the west of Brundall Road adjacent to the site access. Speed survey data has been obtained on Brundall Road at the proposed site entrance and 85th percentile speed was recorded as 30mph northbound and 31mph southbound. A visibility splay of 2.4 x 43m is proposed at the site access and the submitted plans identify that these can be provided on land within the applicants control.

- 5.34 To assess the impact of the development on the highway network the TA has identified the likely trip generation resulting from the proposed development. It estimates, using TRICS data, that the development of 170 dwellings would generate 86 vehicular trips in the AM peak (08:00 – 09:00) and 81 vehicular trips in the PM peak (17:00 – 18:00).
- 5.35 Traffic flows on Brundall Road at the proposed entrance have also been studied and used to inform capacity assessments of the proposed junction and the TA concludes that the proposed junction would have significant capacity.
- 5.36 Accident analysis in the vicinity of the site has also been undertaken which identifies that one ‘slight’ accident has occurred in a five year period and no ‘serious’ or fatal accidents recorded with the TA concluding that there is no significant safety concern resulting from the development.
- 5.37 The access has been designed to the requirements of the highway authority. Specific concerns regarding the bend in the road and proximity to a short pinch point at the bridge are addressed in the comments of the highway authority in 4.21. Having regard to these issues the Highway Authority do not consider that they would be able to justify a highway objection to the proposed means of access or to the resultant increase in traffic on local roads. The proposal is therefore compliant with Policy TS3 of the DMDPD. The matter of the A47 roundabout junction is discussed below
- 5.38 The TA did not assess the cumulative impacts of residential development in the Brundall and Blofield area and an Addendum report was therefore produced at the request of the Highway Authority, Highways England and officers. This Addendum considered the existing committed developments as well as at the time the undertermined application for 155 dwellings and supermarket at Yarmouth Road, Brundall (the ‘Broom Boats application’) and this current application for 170 dwellings east of the Memorial Hall. This was requested by officers to provide a comprehensive overview of traffic impacts in the area and took account of the link road between Cucumber Lane and Yarmouth Road that was a requirement of Highways England as part of the Brooms Boat application that was subsequently approved.
- 5.39 This analysis identified that taking account of all committed development including Brooms Boats application and the Memorial Hall application that the A47 roundabout exceeds its capacity and queues form on both Cucumber Lane and Yarmouth Road in the AM peak resulting in a severe impact as set out in the Highway Authority comments at 4.20.
- 5.40 After discussion with both the Highway Authority and Highways England, the applicant submitted a scheme for the A47(T) Cucumber Lane roundabout [described at 1.5] which demonstrated that the development can mitigate its impact on the junction so that Norfolk County Council and Highways England do not object subject to the works being completed prior to the occupation of the first dwelling. The proposal is therefore compliant with Policy TS3 of the

DMDPD. These works will need to be secured through a related Section 106 legal agreement.

Education

- 5.41 The Head Teacher of Brundall Primary School has expressed concern regarding the accommodation of additional pupils as a result of local growth – comments at 4.32.
- 5.42 The Infrastructure and Economic Growth Officer at Norfolk County Council [see comments at 4.24] has identified that although there is spare capacity at Brundall Primary School and at Early Education level, Blofield Primary School is already full and taking account the extant planning permissions in the Brundall and Blofield area both Blofield and Brundall Primary Schools will be full, as well as the Early Education sector. Brundall school is on a restricted site and it is unlikely that much expansion could happen there. With the prospective housing in the area we would need a further 100+ primary places which would put both Blofield and Brundall schools under pressure. Thorpe St Andrew School and Sixth Form is unable to accommodate the children generated from this proposed development should it be approved.
- 5.43 Therefore, if necessary, the County Council would be seeking CIL funding for the additional school places required at Early Education, Primary and High School levels

Healthcare

- 5.44 Brundall Medical Practice has not commented on the application formally but the Practice Manager has emailed the Parish Council in related correspondence indicating that they are confident they have the capacity to deal with the extra patients.
- 5.45 In reviewing the application NHS England at 4.16 has commented that 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. Accordingly they are seeking mitigation in the form of financial contributions towards the provision of sustainable primary care services in the area.
- 5.46 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.

Residential Amenity

- 5.47 In respect of phase I this has been dealt with at point 5.26 above. Some comments have expressed concerns about the positioning of dwellings or other details shown on the indicative masterplan. However it should be remembered that this part of the site is an outline application with all matters reserved except access. The precise position of dwellings, and their size and potential for overlooking would be considered at the reserved matters stage in the event that outline planning permission were to be granted. Given the size of the site and its boundaries with existing development there is no reason to believe that development could not be achieved in accordance with Policy GC4 of the DMDPD.

Provision of open space – recreation and green infrastructure

- 5.48 Discussion earlier in this assessment has considered the provision of 3ha of formal/and or informal open space to mitigate the impact of the development on the BRU3 allocation. Also relevant to this application are policies EN1, EN3 and RL1 of the DM DPD.
- 5.49 Policy RL1 requires residential development of this scale to provide 1.68ha of formal recreation per 1,000 population and children's play space of 0.34ha per 1,000 population also with adequate provision for maintenance. The Recreational Provision in Residential Development SPD identifies in table 4 that for a development of more than 150 dwellings it would be expected that informal open space and children's play space would be provided on-site whilst allotments and formal recreation would be provided off-site.
- 5.50 Policy EN3 requires residential development of this scale to provide at least 4ha of informal open space [Green Infrastructure] per 1,000 population and at least 0.16ha of allotments per 1,000 population with adequate arrangements for the management and maintenance of green infrastructure.
- 5.51 Given the majority of the application is in outline the estimated requirement for formal and informal open space provision based on these requirements is set out at point 4.28.
- 5.52 In response to these requirements the application proposes areas significantly in excess: a 7ha Country Park; new footways and cycleways; and the 3ha of formal/and or recreation space previously discussed. The application proposes to transfer all of this open space to the District Council [with potential transfer to Parish Councils], or to be run by a Management Company. There are two options proposed by the applicant – transfer of land only [not laying out] and payment of commuted sums totalling £850,000.00 for implementation by LPA/Parish Council(s); or laying out of country park and recreation space to be managed by a Management Company.

- 5.53 The requirements of EN3 are necessary to help meet the recreational needs of residents promoting the health and wellbeing of communities and to mitigate the potential impacts of visitor pressure upon sensitive internationally designated sites (Natura 2000 (or N2K) sites). To mitigate this impact the informal open space must be adequate to provide a viable alternative to visiting Natura 2000 sites or contribute to the provision of a viable alternative as part of a wider green infrastructure network.
- 5.54 An Appropriate Assessment in accordance with Regulation 61 & 62 of the Conservation of Habitats and Species Regulations Assessment as amended (HRA) has been carried out by the Norfolk County Council Natural Environment Team which concludes that with the open space provided on site and the increased countryside connectivity that this will provide there is no likely impact from increased recreation pressures on the NK2 sites.
- 5.55 The AA has also considered water quality and hydrological issues as a consequence of the development and has determined there should be no adverse impacts on the integrity of the designated features of the Natura2000 features subject to mitigation by condition of a Construction Environment Management Plan (CEMP) and appropriate SUDs drainage scheme.
- 5.56 Natural England has commented on the HRA in point 4.15. In response Broadland have adopted this as its formal HRA record of the proposal being the competent LPA and officers therefore consider that the 7ha Country Park would provide a suitable alternative to visiting NK2 sites provided that adequate arrangements to access the land by walking and cycling are incorporated. The delivery of the Country Park in either form proposed should be secured by s106 agreement.
- 5.57 The requirements of RL1 of the DM DPD stem from a need to improve the quality and accessibility of formal recreational space to promote healthy communities. The proposal more than complies with the policy requirement for a development of this scale and in going beyond this requirements seeks to provide a significant part of the BRU3 allocation [proposing 3 ha of the allocated 4.9ha – about 62% of the allocation.
- 5.58 The BRU3 allocation currently benefits from an extant planning permission for use as formal recreational open space however the land is not within the control of the Parish Council and the application provides a mechanism to deliver a significant proportion of the BRU3 allocation which is considered to be a benefit of the scheme especially given that 3 previous planning applications by Brundall Parish Council to change the use of the site from agricultural to recreational have been approved but not implemented.
- 5.59 The comments of Sport England at 4.30 are relevant here in relation to their comments on the use of the recreation open space and playing pitch provision. Given formal sports facilities were included within the Broom Boats

proposal ref: 20161483* and that Brundall Parish Council is working to bring these forward (the related S106 agreement is subject of a current draft Deed of Variation seeking to transfer the land and commuted sum for pitch provision to the Parish Council to enable them to bring forward the 3G sports pitch and related facilities), Sport England has no objections to a more flexible approach being taken as to how this 3ha space will be used (see SE's comments on amended plans).

* by way of background to the Brooms Boats application – this received planning permission on 6 March 2018 for 155 dwellings and a retail supermarket together with open space and was subject to a related legal agreement delivering, amongst other things: 33% affordable housing on a 60/40 tenure split; a 1.12ha area of land for a 3G pitch to FA Standards; a contribution of £453,00 towards the pitch provision; and 1.7 ha of on-site Green infrastructure with a maintenance contribution of around £76,000.

With the exception of the supermarket, all other development permitted was within site allocation BRU2 which allocated an area of 7.2ha for recreational open space.

- 5.60 Taking account of the above, subject to securing contributions and provisions as proposed in a section 106 agreement it is considered that the proposal would provide adequate levels of open space to promote healthy communities and mitigate impact of N2K sites in compliance with EN1, EN3 and RL1.
- 5.61 The purpose of BRU3 was to assist in the provision of formal recreational open space. It is accepted that the development would fetter the ability to deliver the quantum of open space allocated under BRU3 however 3ha of land is proposed delivering a significant proportion of the allocation. Three previous applications to change the use of the site to recreational use have lapsed, so given that as the application provides a mechanism to actually deliver the change of use and transfer of the land or management for the stated purpose, It is considered that this mechanism is a significant benefit of the proposal.
- 5.62 Taking account of these factors it is considered that the conflict with BRU3 is outweighed by the significant benefit of the provision of recreational open space. The provision of recreational space and green infrastructure is also in accordance with Brundall NP policy 4 (enhanced recreation provision) and policy 2 (walking and cycling routes) and Blofield NP policy TRA3 (walking and cycling).

Summary of social objective

- 5.63 The proposal provides a substantial amount of additional housing. However, the Council can demonstrate a 5-year land supply and therefore limited weight is given to this benefit. The proposal also provides policy compliant

levels of affordable housing to meet the JCS requirement of 33%, which is now in excess of the recent need set out in the SHMA of 28%. A viability assessment has been submitted to demonstrate that this level of affordable housing would be viable providing comfort to officers that weight can be given to this as a consideration. The viability assessment has also verified that the scheme is deliverable in terms of all related financial sums required and delivery of the off-site highway improvements. There are also a number of other benefits such as public open space and green infrastructure that exceeds policy requirements with connectivity to the public right of way network. In addition the proposal delivers 3ha of the 4.9ha BRU 3 site allocation.

There are therefore a number of social benefits resulting from the proposal.

5.64 **Environmental Objective**

- 5.65 The NPPF defines the environmental objective as "to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

Landscape and visual Impact

- 5.66 The site was last used for agriculture although the north of the site includes the Witton Run (referred to in the application as 'Run Dike') and associated drainage ditches. The site is bounded to the south and east by existing residential development and to the west by land associated with Brundall Memorial Hall beyond which is the Berryfields housing estate. To the north of the site is Norfolk Premier Golf at Blofield which extends north to Yarmouth Road. The site slopes down from its southern boundary northwards towards the Witton Run where land levels then rise towards the village of Blofield. Within Blofield is the Church of St Andrew and St Peter which is visible from a number of locations from the site and surrounding landscape due to its elevated position.
- 5.67 Given the undeveloped nature of the site and the former agricultural use it is inevitable that the development would impact on the character and appearance of the area. Policies GC4 and EN2 of the DM DPD and Policy 1 of the JCS are particularly relevant in this regard where there is a requirement to pay adequate regard to and protect the character and appearance of the area. Policy 3 of the Brundall Neighbourhood Plan is also of relevance as it seeks to protect the views to the north east from the Memorial Hall and states that any development or alterations to an area within these views must ensure that key features of the view can continue to be enjoyed including distant buildings, areas of landscape and the juxtaposition of village edges and open agricultural landscape. Although it cannot be applied to development beyond the plan boundary Blofield Neighbourhood Plan Policy ENV6 states: 'The neighbourhood plan seeks to

retain a physical separation between the settlements of Blofield, Blofield Heath and Brundall. Developments that reduce the separation of the settlements should not be permitted'. The Broadland Landscape Character Assessment classifies the site as within the character area D4: Blofield Tributary Farmland.

- 5.68 In support of the application is a Landscape and Visual Impact Assessment to assess the potential significance of effects, the sensitivity of the landscape and the magnitude of effect t as a result of the proposed development. This report concludes that the site is considered to be visually well contained in relation to the surrounding landscape and where visible is seen in the existing context of residential properties and existing infrastructure. The report also considers that as the site is located within a localised valley system the inter-visibility between the site and the wider landscape is negated however there is close range inter-visibility with surrounding residential properties. Officers accept that the development would therefore impact the views enjoyed by existing residents bounding the site but the loss of a private view is not a material consideration.
- 5.69 Owing to the presence of public rights of way through the south and west of the site the development would impact on public views from these vantage points. These views would include views towards the Church of St Andrew and St Peter which is identified as an important view in Policy 3 the Brundall NP which states: *'The plan seeks to protect and enhance the views to the northeast from the memorial hall.....specifically, views to the north east across agricultural land from the busy Memorial hall community facility and path connecting Links Avenue and Golf Links Road towards Blofield and its prominent Grade 1 listed Church of St Andrew and St Peter are considered important'*
- 5.70 The applicant was requested to provide more analysis on this impact following comments received from the Historic Environment Officer [comment at 4.7] on the original application and this led in part to changes being made to the north-western edge of the residential development pulling this back and rounding/softening its edge. The issues regarding impact on the setting of the church are discussed further below as is the proposal to re-route a length of Brundall FP1. In relation to visual impact from the existing FP1 and FP2 it is again accepted that there will be changes in terms of the outlook from these public paths and this change will be in the short to long term as residential development is phased east to west. This is a harm which is considered in 5.71 below.
- 5.71 Regard must also be given to the need to protect and enhance gaps between settlements, this being specifically identified in policy EN2. The development would result in residential development in an existing gap between the settlements of Brundall and Blofield however given that the site is enclosed on three sides by existing residential development and the frontage of the site on Brundall Road would not be developed (as indicated on Parameter Plan 2 (Maximum Building Heights and Built Development Extents)) it is not

considered that the development would result in visual coalescence between Brundall and Blofield.

- 5.72 The application has been assessed by the Conservation Officer (Arboriculture and Landscape) who has noted that the proposals show that no trees or groups of trees will be lost as a result of the development although part of a Category B hedge would be required to allow construction of proposed roads but the loss would not be significant from a landscape perspective. The choice of species for Phase 1, where full permission is being sought, is considered good but details of planting methods and maintenance regime are required by condition. A revised AIA and Tree Protection Plan would also be required with the reserved matters by condition. Subject to such detailed matters being resolved through condition the Conservation Officer (Arboriculture and Landscape) raises no objections to the application.
- 5.73 Taking account of the above, the development would result in the introduction of built form, infrastructure associated with residential development and also change the use of agricultural land to formal recreation. The result would be an impact on the openness and rurality of the application site. This would be to the detriment of the existing character and appearance of the area and conflict with GC4 and EN2 of the DM DPD and policy 1 of the JCS. However, the site is not designated for its landscape value and the development would not result in a visually intrusive urban extension being contained by residential development to three sides. Important landscape features can be retained and protected from development and an appropriate layout can be secured at reserved matters stage. The development would not result in visual coalescence with Blofield and Officers therefore consider that the landscape impact of the development would not be sufficiently harmful to justify refusal.

Impact on Heritage Assets

- 5.74 Paragraph 193 of the NPPF states that great weight should be given to the conservation of a heritage asset, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 5.75 Policy 1 of the JCS seeks to conserve and enhance heritage assets through the protection of their settings and Policy GC4 of the DMDPD states that proposals should pay adequate regard to the environment, character and appearance of an area. Policy BRU3 of the Brundall NP is also relevant here as identified above.
- 5.76 Historic England were consulted on the proposals and did not wish to offer any comments, deferring to the Councils own specialist officer [point 4.31]. The comments of the Councils Historic Environment on the amended application at 4.7 indicate that whilst there will be some change to the setting of the Church of St Andrew and St Peter, this will not be harmful and can be

qualified as less than substantial harm.

- 5.77 Paragraph 196 of the NPPF states that where a development proposal 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 including, where appropriate, securing its optimum viable use.
- 5.78 In balancing the public benefit of the proposal it is considered that weight can be attributed to delivery of a substantial part of the recreational allocation BRU3 and a significant area of green infrastructure that brings with it the opportunity to link with nearby GI and create opportunities for walking and cycling as already identified and that this weight when balanced with the harm is in favour of the public benefit of the recreation land and GI.
- 5.79 In consideration of the Council's duties under Sections 66(1) of the Listed Buildings Act 1990 assessment is required of the affect upon listed buildings and its setting. It is considered for the reasons set out above that there is a degree of harm to the setting of the listed building. The assessment above reflects consideration on the impact on the setting of this building.

Archaeology

- 5.80 The application site has the potential to contain previously unrecorded heritage assets with archaeological interest (buried archaeological remains) and their significance would be affected by the proposed development. The Historic Environment Service [point 4.12] have identified that the application is not supported by a heritage statement and that an archaeological desk based assessment is unlikely to provide relevant information regarding heritage assets. They have therefore requested that the results of an archaeological evaluation including a geophysical survey are submitted prior to the determination of the application. This information has not been submitted by the applicant and accordingly it will be necessary to secure by pre-commencement condition.

Ecology

- 5.81 Policy EN1 of the DM DPD states that development proposals will be expected to protect and enhance the biodiversity of the district, avoid fragmentation of habitats and support the delivery of co-ordinated green infrastructure. The application is supported by an Ecological Appraisal, Bat Report, Great Crested Newt Report, Reptile Survey and Water Vole and Otter Report and the Senior Green Infrastructure (SGI) Officer at Norfolk County Council and Natural England have been consulted on the application.
- 5.82 The area of highest nature conservation value associated with the site is the Broadland Ramsar and Special Protection Area (SPA) and The Broads Special Area of Conservation (SAC) located approximately 635m south of the site. This report has previously discussed recreational pressure on these designated sites and concluded that subject to mitigation teher would be no

adverse impact. There are no habits of International, National, Regional or County importance within the site however the Witton Run and its associated meadow and landscape features such as trees and hedgerows are of high local value and form part of a wider network of habitats in the surrounding area, including the Broadland Ramsar and SPA, The Broads SAC and the Yare Broads and Marshes SSSI in addition to a number of locally designated County Wildlife Sites. The reports also identifies features of moderate local value such as the semi-improved grassland associate with the Witton Run and hedgerows and mature trees to the field and site boundaries as features of low local conservation value.

- 5.83 The SGI officer considers at point 4.23 that these reports are broadly fit for purpose although they have some concerns that the ecological value of the site is assessed as lower than previous work has indicated and that the mitigation proposed may therefore be insufficient. However, notwithstanding these concerns they raise no objection and recommend that conditions are imposed to secure a Construction Environment Management Plan (CEMP) and an Ecological Management Plan (EMP). The proposed development seeks to minimise impact on the most environmentally sensitive parts of the site including the Witton Run and associated meadow and its mature landscaping features by directing residential development away from these features. Furthermore, the EMP requested by the SGI will ensure appropriate mitigation, enhancements and ongoing management for ecology within the country park and elsewhere across the site.
- 5.84 Concern has also been expressed by local residents that the submitted ecology reports fail to accurately reflect the extent of ecology in the area including residents who have carried out their own bat surveys at the site. Whilst these concerns are noted, bearing in mind the lack of objection to the application from the SGI officer it is considered that the submitted reports, which have been undertaken using recognised methodologies, are of a sufficient standard to make an informed decision. It is recommended by officers that the development is carried out in accordance with the conclusions and recommendations of these reports.

Flood risk

- 5.85 The Environment Agency (EA) raise no objection [point 4.9] subject to restricting all built development to flood zone 1 as detailed on the submitted drawings. As this is shown on the submitted plans it would not need to be explicitly stated in a condition. The EA has also requested a condition to require updated modelling if ground levels are proposed to be changed in flood zones 2 and 3 to demonstrate that this would not increase the risk of flooding on or off the site.
- 5.86 The Lead Local Flood Authority [LLFA] objected to the original application due to concerns regarding the groundwater level. An alternative drainage strategy has been proposed in discussion with the LLFA and subject to conditions the LLFA has no objection.

Pollution

- 5.87 The Pollution Control Officer [point 4.27] has requested that an assessment of ground conditions is submitted to identify possible sources of ground contamination which may be present on the site. The site has last been used for agriculture and agricultural buildings are located to the east of the site where it meets Brundall Road which could be a source of contamination. Officers recommend that a condition is imposed to secure appropriate investigations and remediation if necessary. The HRA adopted by the Local Planning Authority also requires a Construction Environment Management Plan to be submitted to incorporate contamination and pollution control measures and this will also be secured by condition in accordance with the HRA. Subject to these measures it is considered that the requirements of EN4 which only allows development where there will be no significant impact upon amenity, human health or the natural environment will have been met.

Minerals

- 5.88 The NCC Minerals and Waste Planner at point 4.22 has indicated that the site is partially underlain by sand and gravel which is a safeguarded mineral resource in the Norfolk Minerals and Waste Core Strategy where policy CS16 requires, as a minimum, investigation into the mineral resources on site. They recommend a condition for a Materials management Plan Minerals (MMP-M).

Agricultural Land

- 5.89 The land is classified as Grade 2 – however this would not in itself be a reason to refuse the application.

Public right of way

- 5.90 The indicative masterplan for the site identifies that the public right of way (Brundall FP 1) to the southern boundary of the site would require diverting to enable the development. This has been commented on by NCC Trails Officer at point 4.25. This would need an application under section 257 of the Town and Country Planning Act 1990 to be made to the local planning authority and confirmed before any works are started that obstruct or remove the existing public right of way. As this is currently a rural route a diversion on to a footway beside a road would not be acceptable.
- 5.91 As part of the LPA's assessment it has to have regard to the possible disadvantages or loss likely to arise as a result of the diversion, either to members of the public generally or to persons whose properties adjoin or are near the existing footpath along with the advantages of the path diversion.

Disadvantages

- Currently the path runs in a straight line
- The diverted path would encounter changes in direction

- Currently an open field to the north
- Would bring the path closer to more housing
- Potential to create a less enjoyable experience than present

Advantages

- Diversion would facilitate the delivery of new houses and related to this the added benefit of recreational space and green infrastructure
- The potential to widen and provide a better surfaced path
- If the path were not redirected and the development took place backing onto the path this would mean the existing path would have little outlook passing between properties and would be less secure as it would not be subject to good natural surveillance
- Removes public access from the rear of properties

- 5.92 The matters raised above can be afforded some weight in consideration of the application. Although it is good practice to submit an application for a diversion order under Section 257 of the Town & Country Planning Act to enable that to be considered at the same time as the planning application, the section of footpath that may be affected relates to that subject to the outline element of the hybrid application and therefore the layout of the application is not for determination at this stage being a Reserved Matter.
- 5.93 The grant of planning permission does not entitle developers to obstruct a public right of way. The diversion or stopping up of footpaths, bridleways and restricted byways is a separate process which must be carried out before the paths are affected by the development.
- 5.94 It cannot be assumed that because planning permission has been granted [if it is granted] that an Order under section 257 will invariably be made or confirmed. Development, in so far as it affects a right of way, must not be started and the right of way should be kept open for public use, unless or until the necessary order has come into effect. Officers recommend that a condition is not required to deal with this issue as it is covered by existing legislation however an informative should be added.
- 5.95 The NCC Trails Officer has requested a contribution towards the improvement of the rights of way in the immediate vicinity of the site in order to facilitate their increased use however this is not considered by officers to be necessary to make the development acceptable and is therefore not proposed to be secured.

Summary of environmental objective

- 5.96 The development would result in harm to the landscape from introducing development into public views which are currently rural in nature. The development would also result in less than substantial harm to the setting of a designated heritage asset which should be given significant weight.

Other issues

- 5.97 It is noted that there has been a considerable number of objections to the proposal. All comments received have been taken into account if not all explicitly referred to with the key concerns outlined in the assessment above.
- 5.98 The ability of the local infrastructure to absorb and cope with the impact of the development has been subject to comments from local residents and Brundall and Blofield Parish Councils and is a consistent theme raised in comments by the 2530 residents who have signed a petition against the development. This issue is particularly relevant given the extent of growth in Brundall and Blofield above and beyond the levels allocated in the JCS. Policy 7 of the JCS seeks to ensure that all new development will maintain or enhance the quality of life and the wellbeing of communities. Local residents have made representations that the local schools are at capacity and unable to expand and that there are delays in getting appointments to see a GP at the local doctor's surgery. Much concern has also been expressed at the level of traffic through the village and at the A47 roundabout and the impact of the development on the highway network.
- 5.99 The impact of the development on the highway network has been addressed in preceding paragraphs as have matters relating to the impact on schools and doctors as a result of this development.
- 5.100 Anglian Water has confirmed that Whitlingham Trowse Water Recycling Centre will have available capacity for the foul water flows resulting from the development but has recommended that no development is carried out within 15m of a pumping station on site to protect residential amenity – phase I layout complies with this.
- 5.101 Therefore, notwithstanding the objections raised by local residents it is considered that local services have adequate capacity or contributions can be made to mitigate the impact of development where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. The application is therefore considered to comply with Policy 7 of the JCS.
- 5.102 An Environmental Impact Assessment screening has been undertaken as part of the application. The environmental, social and economic impacts have all been considered and are adequately addressed as detailed in the above report and the proposal was not considered to require an Environmental Statement as it would not be likely to have significant effects on the environment singularly as an application or cumulatively.
- 5.103 An Appropriate Assessment in accordance with the Conservation and Habitat and Species Regulations has been carried out by the Norfolk County Council Natural Environment Team and adopted by BDC and as the competent Local Planning Authority BDC considers that with the open space provided on site and the increased countryside connectivity that this will provide there is no likely impact from increased recreation pressures on the NK2 sites and

regarding water quality and hydrology issues these can be mitigated by condition so again there is no likely impact on the NK2 sites.

Accordance with Development Plan

- 5.104 The applicant has identified a number of benefits from the scheme which need to be considered in the context of Policy GC2 of the DMDPD and BRU3 in the Site Allocations DPD.
- 5.105 The proposal provides a substantial amount of additional housing. However, as a 5-year land supply can be demonstrated this is given limited weight.
- 5.106 The development would result in the introduction of built form and infrastructure associated with residential development. The result would be an impact on the openness and rurality of the application site. This would be to the detriment of the existing character and appearance of the area and conflict with GC4 and EN2 of the DM DPD and.
- 5.107 Policy compliant levels of affordable housing to meet the JCS requirement of 33% is proposed, which is now in excess of the recent need set out in the SHMA of 28%. Affordable housing provision in excess of the most recent evidence of need and therefore presents a social benefit.
- 5.108 The quantum of recreational open space and green infrastructure is well in excess of policy requirements with connectivity to the public right of way network and therefore represents a social benefit. The proposal also provides for a substantial part of the BRU3 site allocation for recreation use.
- 5.109 In summary the proposal is considered to conflict with Policy 1 of the JCS, Policies GC2, GC4 and EN2 of the DMDPD and BRU3 of the Site Allocations DPD.

Other Material Considerations

- 5.110 The NPPF reinforces the Section 38(6) requirements of the Planning and Compulsory Purchase Act 2004 and at Para 12 clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. It confirms that where a planning application conflicts with an up to date development plan, permission should not usually be granted, unless material considerations indicate the plan should not be followed. The NPPF is a key material consideration.
- 5.111 Para 11c of the NPPF sets out the presumption in favour of sustainable development for decision taking advising this means approving development proposals that accord with an up to date development plan without delay. Paragraph 11d i) and ii) are not engaged as the Council is able to demonstrate a 5 year housing land supply and accordingly the policies which are most important for determining the application cannot be considered out

of date.

- 5.112 Having determined that the proposal does not accord with the development plan and Para 11 of the NPPF is not engaged (i.e. the tilted balance), consideration is now had as to whether there are any material considerations that would indicate that the Local Planning Authority should depart from the plan and the conflicts identified.
- 5113 Paragraph 196 of the NPPF states that where a development proposal 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.
- 5.114 The proposal results in less than substantial harm to a designated heritage asset the Grade I listed Church of St Andrew and St Peter and this harm is considered to be outweighed by the public benefit of bringing forward recreational open space which Brundall has a recognised deficiency in and also brings forward a significant quantity of green infrastructure with opportunities for adding links to existing rights of way networks and is supported by paragraphs 96 and 98 of the NPPF in the section Open space and recreation
- 5.115 Some weight can be given to the provision of housing including affordable housing provided in excess of the requirements identified in the SHMA along with the other identified benefits it is considered that these collective benefits outweigh the harms.
- 5.116 The hybrid application is liable for CIL although the greater part of this would be calculated at the reserved matters stage where floor spaces would be known. Should consent be granted a section 106 agreement would need to be entered into to ensure the provision of affordable housing and in regard to the provision and management of open space and off-site highway works.
- 5.117 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.

Conclusion

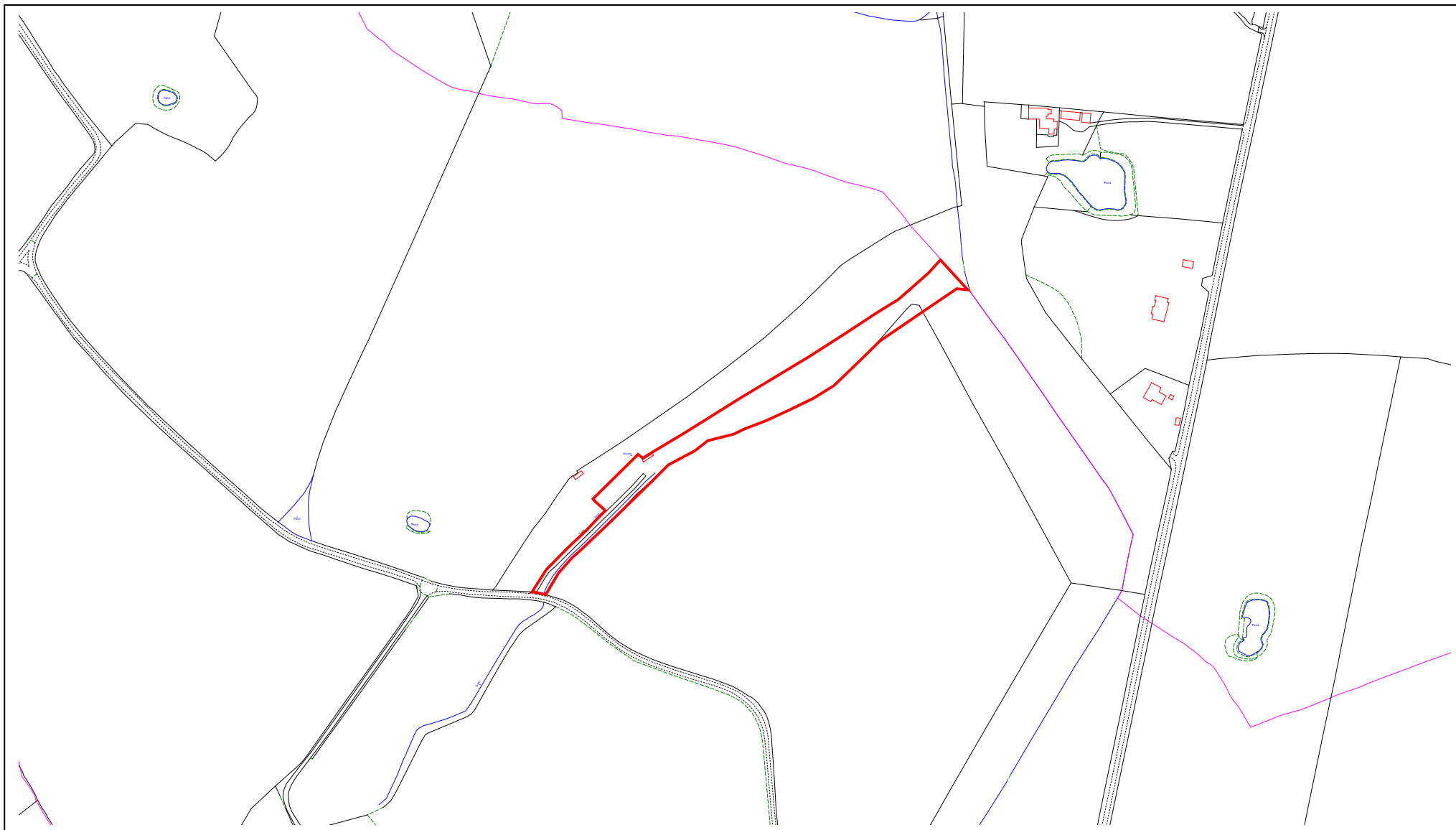
- 5.118 The conflict with the development plan is with regards to building in part on the allocation for open space, being outside of the settlement limit, landscape harms and less than substantial harm to heritage.
- 5.119 The delivery of 3ha of recreational space on the allocation is enabled through the housing development and as a mechanism to deliver the recreation space that would not otherwise come forward this is a material consideration that is considered to outweigh the policy conflict.

- 5.120 Furthermore, in respect of the planning balance, significant weight is attributed to the overprovision of affordable housing, the overprovision of informal open space (GI) and likely connections the scheme enables to the PROW network.
- 5.121 Although harms have been identified with the proposal as a whole and identified conflict with the development plan, it is considered there are benefits which outweigh these harms and although this matter is finely balanced, in this particular case the benefits are considered to be overriding.

Recommendation To delegate authority to the Director of Place to **APPROVE** the hybrid application subject to minor amendments to phase 1 as requested by the Highway Authority and subject to the prior completion of a legal agreement relating to the following heads of terms and subject to the following conditions and informatives – [now attached at pages 107-14.](#)

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Application No: 20190005

Grove Farm, Blackwater Lane, Heydon, NR11 6RT

**Scale:
1:4200**

**Date:
1-Jul-19**



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**ADDENDUM TO APPLICATION NO: [20190005](#)
USE OF LAND AS CAMP SITE FOR 4 NO: TENTS, ERECTION OF
TIMBER SHOWER BLOCK WITH STORAGE AND HONESTY SHOP
AND PROVISION OF CAR PARKING AREA, GROVE FARM,
BLACKWATER LANE, HEYDON, NR11 6RT**

1 BACKGROUND

- 1.1 At its meeting on 6 March 2019 ([Minute No: 90](#) refers) Planning Committee resolved to defer consideration of the application to enable the applicant to demonstrate the financial viability of the proposal and how the proposed passing bays and revised access could be achieved and to appraise the visual impact of these works. A copy of the report is attached at Appendix 1.
- 1.2 On 11 June 2019 revised plans were received from the applicant's agent providing details of the proposed access arrangement serving the application site, business plan and costings statement provided by the host company FeatherDown and financial viability details.
- 1.3 In relation to the provision of passing bays, the applicant has stated that 'it is difficult to see how any formal provision put forward could achieve the support of Highways' and on this basis have decided not to specify any formal passing places.

2 THE ISSUES

- 2.1 The site is located outside the settlement limit in open countryside. New tourism accommodation as a form of farm diversification is promoted where a rural location can be justified, where it can be demonstrated that there is a site-specific demand for the accommodation, that it would be viable and it would have no significant adverse impacts on its surroundings.
- 2.2 The site is in a very rural location and not close to any forms of public transport. Access to the site would be via a narrow and winding single track road. Visitors would be likely to rely on private cars to access the site. The Highway Authority has objected to the proposals on the grounds that the road network serving the site is considered to be inadequate to serve the proposed development, by virtue of the its poor alignment, restricted width, lack of passing provision and restricted forward and junction visibility. The visibility at the site access is also severely restricted to the west.

2.3 In summary the additional information provides the following:

Financial Viability Details

- 2.4 The applicant has provided a breakdown of costs for the initial set-up, the running costs and predicted turnover. The figures provided indicate the investment and income split between FeatherDown (which is the company that will provide the equipment and a platform for marketing and booking the facility) and Grove Farm, the applicant.
- 2.5 The figures are based on the provision of 4 tents with a mix of 2 en-suite canvas lodges and 2 standard canvas lodges as submitted in the application. The figures are projected over a 5 year period before taking account of operational costs, marketing commission and maintenance and net of VAT. The turnover share for Grove Farm includes extras such as additional spend on catering. The projected turnover is based on 46% occupancy level over 210 nights per year with an average cost per night per tent of £120 for a standard tent and £140 for the en-suite tent.

The figures provided are as follows:

- Initial investment – £87,720 by FeatherDown, £15,000 by Grove Farm
- Turnover share over 5 years – £130,813 for FeatherDown, £111,331 for Grove Farm before costs
- Earnings before interest and tax per year for Grove Farm £27,405
- Net turnover minus costs for Grove Farm over 5 year period £46,127

Site Access

- 2.6 The applicant has provided a detailed plan of the proposed site access alterations including the position and details of replacement hedgerow. The new plans indicate the amount of setback required to achieve a 70m visibility splay in both directions. The westward splay would result in the removal and replanting of native species planting behind the new visibility splay. A very small amount of setback is shown to the eastern side of the access to achieve the visibility splay required and again replacement hedgerow will be planted behind the visibility splay line.

Passing Bays

- 2.7 As stated above (paragraph 1.3) the applicant has not provided any detailed plans showing the positions and construction detail of any proposed passing bays.

- 2.8 The applicant has stated that 'with regard to the provision for specific passing places it is noted in the Highway response that any allocation for passing places would not be of a sufficient number, and cost would likely be prohibitive. It is difficult to see how any provision put forward for 'formal passing places could achieve the support of the Highways section.'
- 2.9 Further the applicant states that 'there is also a consideration that any 'formal' passing place (as opposed to natural formed passing places in side banks, etc) would have some detrimental effect to the nature of the road, and potentially lead to an increase in road use if formal passing places are installed. Given the very limited nature of the use of this road by traffic, it has been decided not to formally specify any formal passing places.'

3 REPRESENTATIONS RECEIVED – REVISED PLANS

3.1 NCC Highways:

I note the applicant's agent has provided a plan (PL-A1-04) showing provision of 2.4m x 70m visibility splays to either side of the site access, even though this is less than the 2.4m x 90m requested in my previous response to comply with Design Manual for Roads and Bridges (DoT) requirements the shortfall is considered to be insufficient to justify visibility objection.

I also note that the agent's written response includes mention of the surrounding highway network and that providing mitigation measures against the expected levels of traffic increase resulting from the proposal are impractical to achieve.

On the basis that development should be correctly located in terms of its surrounding infrastructure this response clearly shows that this proposal cannot be satisfactorily served and my previous comments on the nature of the rural road network surrounding the site are borne out.

The reason for objection previously given then remains.

3.2 BDC Economic Development:

Thanks for the re-consultation on the above application. I can confirm that I have nothing to add to my original comments and I have no objections to the proposal.

4 ASSESSMENT

- 4.1 Details of the site access and proposed visibility splays associated with the access have been submitted and the Highway Authority has agreed that

these are now acceptable. New native species hedge planting is proposed as replacement behind the new visibility splays and this is considered appropriate. There are no outstanding issues to resolve in relation to the site access.

- 4.2 The applicant has provided financial information that indicates that the venture will be viable, although it is noted that the amount of revenue generated is relatively small year on year, taking into account initial set up costs, running costs and commission paid to FeatherDown for using their platform for marketing and bookings etc. It remains the case however that the applicant has not demonstrated that there is a site-specific demand for this type of accommodation and the application only partly complies with Policy E3 of the Development Management DPD.
- 4.3 Highway safety has not been addressed as required by the additional information. The applicant makes a case that the cost and environmental impact of providing passing places is disproportionate with the level of traffic associated with the proposed use. The Highway Authority maintains that in order for the development to be acceptable from a highway safety aspect these improvements are necessary and this highlights how unsustainable the location of the development is.

5 RECOMMENDATION

- 5.1 Accordingly, it is **RECOMMENDED** that the application be **REFUSED** for the following reasons:
- (1) The application site is outside of any defined settlement limit and within the rural part of the district. In the countryside farm diversification including sustainable rural tourism developments will be acceptable where a rural location can be justified and where it can be clearly demonstrated that a site-specific demand for the accommodation exists. This has not been adequately evidenced in this case and therefore the proposal fails to comply with Policy E3 of the Development Management DPD.
 - (2) Development must also ensure that the character of the countryside is respected and where locations are not served by public transport should not have an unacceptable impact on local roads.
 - (3) The road network serving the site is considered to be inadequate to serve the development proposed by reason of its poor alignment, restricted width, lack of passing provision and restricted forward visibility.

- (4) The proposal would give rise to conditions detrimental to highway safety contrary to paragraph 84 of the National Planning Policy Framework and Policies GC2, GC4 and TS3 of the Development Management DPD.
-

Background Papers

Planning application 20190005

For further information on this report call Julie Fox on 01603 430631 or email julie.fox@broadland.gov.uk

AREA West
PARISH Heydon

3

APPLICATION NO: [20190005](#) **TG REF:** 610202 / 328541

LOCATION OF SITE Grove Farm, Blackwater Lane, Heydon, NR11 6RT

DESCRIPTION OF DEVELOPMENT Use of land as camp site for 4 no: tents, erection of timber shower block with storage and honesty shop and provision of car parking area

APPLICANT G & R Harrold Partnership

AGENT Norfolk & Norwich Architecture Limited

Date Received: 2 January 2019
8 Week Expiry Date: 27 February 2019

Reason at Committee: At the request of Cllr Peck for the reasons stated in paragraph 5.3.

Recommendation (summary): Refuse

1 THE PROPOSAL

- 1.1 The proposal is to use 0.7 ha of one of the fields at Grove Farm as a small-scale campsite. This will be a small farm diversification opportunity to complement an established farming business to provide additional income.
- 1.2 The scheme proposes the siting of 4 tents, the erection of a timber building housing communal shower facilities, storage room and honesty shop and a car parking area.
- 1.3 The tents would be sited and available for hire from March to October. The operation would be run by the landowner, with the tents, marketing and booking systems supplied by an independent company operating as 'Feather Down'. This company runs a number of similar franchise-style operations across the UK and throughout Europe.
- 1.4 The tents are of traditional square construction approximately 5m wide by 9m long (45m²) with a pitched roof approximately 3.4m high to the ridge. They are clad in heavy green and brown canvas and sit on wooden floors supported by small concrete pads. The accommodation comprises a living area with tables, chairs, stove, sink, storage, cold box, flushing toilet, two

bedrooms and a bed cupboard that can accommodate two children. Each tent can accommodate 6-8 people.

- 1.5 The shower block will be a permanent construction of a wooden timber frame and clad building with a dark felt or similar roofing material. The building will be approximately 5m wide by 9.5m in length with a pitched roof approximately 3.3m high. It will comprise male and female showers and toilet, plus a store area and unisex accessible shower and toilet. An area for an honesty shop is also provided within the building.
- 1.6 The scheme proposes parking for up to 10 cars in a car park located at the southern end of the site, set back from the road and screened from view by existing boundary planting.
- 1.7 A small package treatment plant would be installed to process all foul waste water from the camp site, allowing fully treated wastewater effluent to be discharged into the existing land drainage system.

2 KEY CONSIDERATIONS

- Whether the proposed development accords with the provisions of the development plan, the National Planning Policy Framework (NPPF), Planning Practice Guidance and other material planning considerations.
- Whether the proposed development results in any significant detrimental impact upon the character and appearance of the surrounding area, the natural environment, highway issues and residential amenity.

3 CONSULTATIONS

3.1 North Norfolk District Council:

Does not wish to raise any objection to the proposals as submitted. Should planning permission be granted careful consideration and control of external lighting given the rural nature of the site and landscape mitigation in the form of trees and hedges, to the northwest boundary to help screen the proposed development.

3.2 Heydon Parish Meeting:

No response received.

3.3 Natural England:

No comments to make on this application. The application is not likely to result in significant impacts on statutory designated nature conservation sites or landscape.

3.4 National Grid:

No response received.

3.5 Norfolk County Council Minerals and Waste:

No comments.

3.6 Norfolk County Council Highways:

I note this is a resubmission of application [20181274](#). I also note the applicant's agent has mentioned the expected Highway Authority objection to the proposal in the supporting information. The agent's comments are correct in acknowledging that I have tried to be sympathetic to this (apparently) low-key proposal but I have had to balance such views against the severe shortcomings of the rural road network that will serve the site.

As nothing has changed or can be expected to change in this regard I must reiterate the previous Highway Authority reason for objection.

This proposal is served via a network of poorly aligned and predominantly single track rural lanes where historically the Highway Authority have resisted development proposals that would lead to intensification of vehicular use of the local network.

This particular site is located on Blackwater Lane (U571140) a very narrow lane (typically some 3m only in width) with a number of bends that restrict forward visibility. I note, in the submitted supporting information, the applicants agent is suggesting that passing places could be provided on this road to mitigate against the increased traffic use that will result from the proposal. However, Blackwater Lane from the Wood Dalling Road (C447) to Heydon Road (U57253) junctions measures some 1.6km in length with the number of passing places required to be effective on this tortuous length of carriageway being significant.

An additional issue to the number of passing places required to satisfactorily mitigate against the increased traffic use of Blackwater Lane that will result from the proposal is the constraints in providing passing places in regard to conservation, verge alignment and land ownership.

My view is that this suggested mitigation measure is overly constrained both in terms of the above concerns and in terms of cost (with typical passing place costing in the region of £5,000) to provide the number of passing places that would be required on Blackwater Lane.

There is also the issue of the adjoining poorly aligned and narrow rural roads that will be subject to intensification of vehicular use resulting from this proposal.

Accordingly, whilst I acknowledge that the actual increase in traffic use resulting from the proposed four tents may appear low; in the context of the lightly trafficked serving road network it is material and, of course, any permission granted to this apparently small development may set a precedent for future additional pitches on this, or other, sites on the adjoining road network.

I therefore would wish to recommend the application be refused for the following reason:-

The road network serving the site is considered to be inadequate to serve the development proposed, by reason of its poor alignment, restricted width, lack of passing provision and restricted forward and junction visibility. The proposal, if permitted, would be likely to give rise to conditions detrimental to highway safety, contrary to Development Plan policies.

It should be noted that the site access visibility onto Blackwater Lane is presently severely restricted in the westerly (critical traffic) direction. With it being a requirement that visibility splays of 90m x 2.4m x 90m (Design manual for Roads and Bridges (DoT)) be provided from the access for the expected 85th Percentile traffic speeds of 30mph past the site. Although the applicants agent is indicating that visibility can be improved this would appear to involve removal of mature hedgerows that may be of concern to your Conservation Department.

In the case that your authority are to be minded to approve this application contrary to the Highway Authority recommendation the site vehicular access concern should be satisfactorily addressed.

3.7 Health and Safety Executive:

Do not advise against granting of planning permission in this case on safety grounds.

3.8 District Council Environmental Contracts Officer:

This would be a commercial development. For this business to fulfil their Duty

of Care under the Environmental Protection Act 1990, they will need to provide safe and secure waste facilities. They will require a commercial waste collection and I would suggest they make a small area at the entrance where it meets Blackwater Lane for the purpose of collection of any commercial waste, as looking at the site plan a refuse collection vehicle would not be able to drive onto the site itself.

3.9 District Council Contaminated Land Officer:

No comment.

3.10 District Council Economic Development Officer:

No objection to this proposal in this location.

4 PUBLICITY

4.1 Neighbour notifications:

Hill Cottage and Little Coppings, Heydon Road, Corpusty

Expired: 31 January 2019

5 REPRESENTATIONS

5.1 Little Coppings:

No objection. Owner of the property adjacent to the site of the planning application and wishes to state that there is no objection whatsoever to the proposed development.

5.2 Hill Cottage, Heydon Road, Corpusty:

Objection. The visual impact of tents and a shower block will have a negative impact on the character and appearance of the landscape. Surrounding neighbours will see this development across the fields. Concern is raised about the type of booking that could be made for the site that would generate and an unacceptable level of noise and disturbance from people and vehicles to affect the quiet enjoyment of property and garden. Use of wood burners for heating and cooking will create smells and smoke pollution. Visibility splays created for access into the site and passing places along the Lane will require removal of hedgerow. Hedgerow should be maintained and not removed. If these improvements are needed there is a question to the suitability of access to the site for this venture. Additional use of the narrow lane by traffic could

result in accidents to vehicles, pedestrians, cyclists and horse riders. While there is support for farm diversification this should not be placed above the need for road safety or amenity of neighbours. The proposal will have a significant, negative impact on the peace and enjoyment of our property and garden.

5.3 Cllr Peck:

If you are minded to reject I would wish to call the application in to the Planning Committee.

This application is for a sustainable development, creating a small business to help support the viability of and increase the diversity of the current farm business. It will support local businesses and surrounding area with tourist trade and will create employment for local people.

It will be shielded from view from the road and any neighbouring properties. It is off-grid, as lighting will be by oil lamps and heating by wood burning stove.

The entrance to the site will be developed to provide extra visibility for the small amount of traffic using this road. Most traffic using the road is the applicants own farm vehicles.

6 RELEVANT POLICY GUIDANCE

National Planning Policy Framework (NPPF) 2018:

- 6.1 This document sets out that the purpose of the planning system is to contribute towards achieving sustainable development. It also reinforces the position that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. As national policy, the NPPF is an important material consideration and should be read as a whole but paragraphs 7, 8, 10, 11, 83 (c), 109 and 170 are particularly relevant to the determination of this application.

Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk 2011 (amended 2014):

- 6.2 Policy 1: Addressing climate change and protecting environmental assets

This policy sets out that development will be located to minimise the need to travel and give priority to low impact modes of transport.

6.3 Policy 2: Promoting good design

Seeks to ensure that all new development is designed to the highest possible standards, in particular development proposals will respect local distinctiveness including landscape character.

6.4 Policy 5: The economy

States that the local economy will be developed in a sustainable way to support jobs and economic growth in urban and rural locations. It also states that the rural economy and diversification will be supported by promoting the development of appropriate new businesses which provide tourism opportunities.

6.5 Policy 17: Smaller rural communities and the countryside

In the countryside farm diversification where a rural location can be justified, including limited leisure and tourism facilities to maintain and enhance the rural economy, will be acceptable.

Development Management Development Plan Document (DMDPD) 2015:

6.6 The policies set out within the Development Management DPD seek to further the aims and objectives set out within the National Planning Policy Framework and the Joint Core Strategy.

6.7 Policy GC1: Presumption in favour of sustainable development

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

6.8 Policy GC2: Location of new development

New development will be accommodated within the settlement limits defined on the policies map. Outside these areas limits development which does not result in any significant adverse impact will be permitted where it accords with specific allocation and/or policy of the Development Plan.

6.9 Policy GC4: Design

Development will be expected to achieve a high standard of design and avoid any significant detrimental impact. Proposals should pay adequate regard to the environment, character and appearance of an area, consider the amenity

of existing properties and be accessible to all via sustainable means including public transport.

6.10 Policy EN2: Landscape

Development proposals should have regard to the Landscape Character SPD and consider any impact upon as well as seek to protect and enhance natural green spaces which make a contribution towards the character of the area.

6.11 Policy E3: Tourist accommodation

New tourist accommodation will be permitted outside settlement limits where it has been adequately demonstrated that a site-specific demand for the accommodation exists and that the enterprise will be financially viable.

6.12 Policy TS3: Highway safety

Development will not be permitted where it would result in any significant adverse impact upon the satisfactory functioning or safety of the highway network.

6.13 Policy TS4: Parking guidelines

Within new developments appropriate parking and manoeuvring space should be provided to reflect the use and location as well as its accessibility by non-car modes.

Broadland Landscape Character Assessment Supplementary Planning Document (DPD)

6.14 Character area: Blickling and Oulton Wooded Estatelands

7 LOCATION AND DESCRIPTION OF SITE

7.1 The application site is located off Blackwater Lane in the parish of Heydon. Blackwater Lane is a narrow winding single track road connecting to Heydon Road which is also a single track road which then leads to either the village of Heydon located to the south east or Corpusty to the north. Access into the site is via an existing vehicle entrance gate and length of unmade grassy track from Blackwater Lane.

7.2 The application site is part of the field extending in a north easterly direction from Blackwater Lane and is currently used as grazing land in association with Grove Farm. It is an open field at one end with a fenced area closest to Blackwater Lane. A drainage channel runs lengthways through the centre of

the site creating two distinct areas and this will form the north western boundary of the camp site.

- 7.3 The main farm buildings of Grove Farm are located to the south west and on the other side of Blackwater Lane and set back from the road. Two residential properties are located at some distance to the extreme north eastern end of the proposed camp site. Little Coppings and Hill Cottage are located to the east some 180m and 200m respectively from the boundary of the application site. Generally, however, the site is in a remote and isolated location surrounded by farmland and some distance away from any existing built development.
- 7.4 The field is long and thin forming a narrow valley which slopes gently away from the road frontage towards the rear of the site. The north western boundary is elevated above the height of the application site and has mature hedge planting along the ridge. The south eastern boundary is separated from the adjoining field by a drainage ditch, hedge and mature trees. The boundary adjacent to Blackwater Lane comprises of overgrown hedge and brambles. The site is well contained within the existing landscape.

8 PLANNING HISTORY

- 8.1 No relevant planning history.

9 APPRAISAL

- 9.1 The main issues to be taken into consideration in the determination of this application are an assessment of the proposal against the policies of the Development Plan, the National Planning Policy Framework (NPPF) and other material considerations. Whether the proposed development results in significant detrimental impact upon the character and appearance of the surrounding area, the natural environment, highway issues and residential amenity.
- 9.2 The site is located in the countryside outside any settlement limit. Policies 5 and 17 of the Joint Core Strategy (JCS) and paragraph 83 of the National Planning Policy Framework (NPPF) all promote development of new tourist accommodation as a form of farm diversification where it can be demonstrated that the development can be justified in terms of need and financial viability and on the condition that it will have no significant adverse impacts for the site or surroundings.
- 9.3 Policy E3 of the Development Management DPD (DMDPD) states that new tourist accommodation will be permitted outside settlement limits where it has been adequately demonstrated that a site-specific demand for the accommodation exists. The development for new tourist accommodation in

the countryside will be only be permitted where it can be justified by way of a specific need for provision of that type of accommodation in the particular location, for example where accommodation is associated with an established enterprise.

- 9.4 The applicant has provided written justification for the proposed tourist accommodation in this location that concludes the development has the potential to be commercially viable if well marketed and developed to a high standard. The analysis also concludes that there is an identified local shortage of tourist accommodation within the district and that this proposal would supply the local area with the additional bed spaces required to meet an identified demand. The application is therefore considered to comply with the aims of Policies 5 and 17 of the JCS and paragraph 83 of the NPPF. However, the accommodation is not for a site-specific purpose as set out in paragraph 9.3 above and for this reason does not comply with Policy E3 of the DMDPD.
- 9.5 The site is located within the Blickling and Oulton Wooded Estate lands as defined in the Landscape Character Assessment SPD. The proposed development is low key in design. The tents are temporary structures and the proposed appearance and materials used would be inconspicuous in this rural setting. The location of the site and the position of the proposed structures on the site in association with the levels of the land, its relationship to the surrounding landscape and the existing trees and hedgerows around the perimeter of the site, would ensure the campsite would be well contained within the existing landscape. Additional boundary planting could be provided to further enhance the site and to better screen the area of car parking from outside the site. It is considered that the proposal would have no significant adverse effect on the character or appearance of the landscape and would therefore comply with the aims of Policy 2 of the JCS and Policy EN3 of the DMDPD.
- 9.6 The development would be 'off-grid' and there are no proposals to provide any mains electricity to the site thereby limiting any impacts for noise and light pollution to the surrounding locality or to distant residential neighbours. The occupants of Hill Cottage have raised a number of objections in relation to the location of the campsite with particular concerns about noise of campers, light pollution, cooking smells and smoke pollution from proposed wood burning stoves. Hill House and its garden are some distance from the site and it would be difficult to justify that there would be any significant adverse impacts for the amenity of neighbours from this proposal due to its small scale. The application is considered to comply with the aims of Policy GC4 of the DMDPD.
- 9.7 The application site is in a rural location, the nearest villages are Heydon and Corpusty approximately 1.2 miles and 2.2 miles away respectively. The closest service centre is Reepham, approximately 4.5 miles from the site. Because of its rural location the site is not close to any forms of public

transport and it is accepted that the majority of visitors will arrive by private car.

- 9.8 Although the proposal is small in scale it is considered that the surrounding highway network is unsuitable for any material increase in traffic. The Highway Authority has expressed serious concerns (as set out in paragraph 3.6 above) regarding the road leading to the proposed campsite, which is a narrow and winding single track road. The applicant has stated that it would be possible to create a number of passing bays along Blackwater Lane on land owned by the applicant to assist with the adequate functioning and safety of Blackwater Lane. However, the Highway Authority maintains their objection to the proposed development on highway safety grounds.
- 9.9 Blackwater Lane is approximately 1 mile in distance and a significant number of passing places would be required. Not only would this be a costly exercise with a typical passing place costing in the region of £5,000 there would be constraints associated with verge alignment, possibly land ownership issues and visual impacts that would detrimentally affect the character and roadside nature conservation of the area.
- 9.10 The Highway Authority is also concerned about the impact on the adjoining road network, which comprises of narrow rural roads that would be subject to intensification of vehicular use resulting from this proposal. There is concern that a precedent could be set for similar proposals in the vicinity or for additional pitches on this site leading to increased vehicular use of unsuitable rural roads to the detriment of highway safety. For these reasons the application is considered to be contrary to the aims of the paragraph 84 of the NPPF and Policies GC2, GC4 and TS3 of the DMDPD.
- 9.11 In conclusion, the application is considered to be an unacceptable form of development contrary to the aims of the NPPF and DMDPD on highway grounds and should therefore be refused.

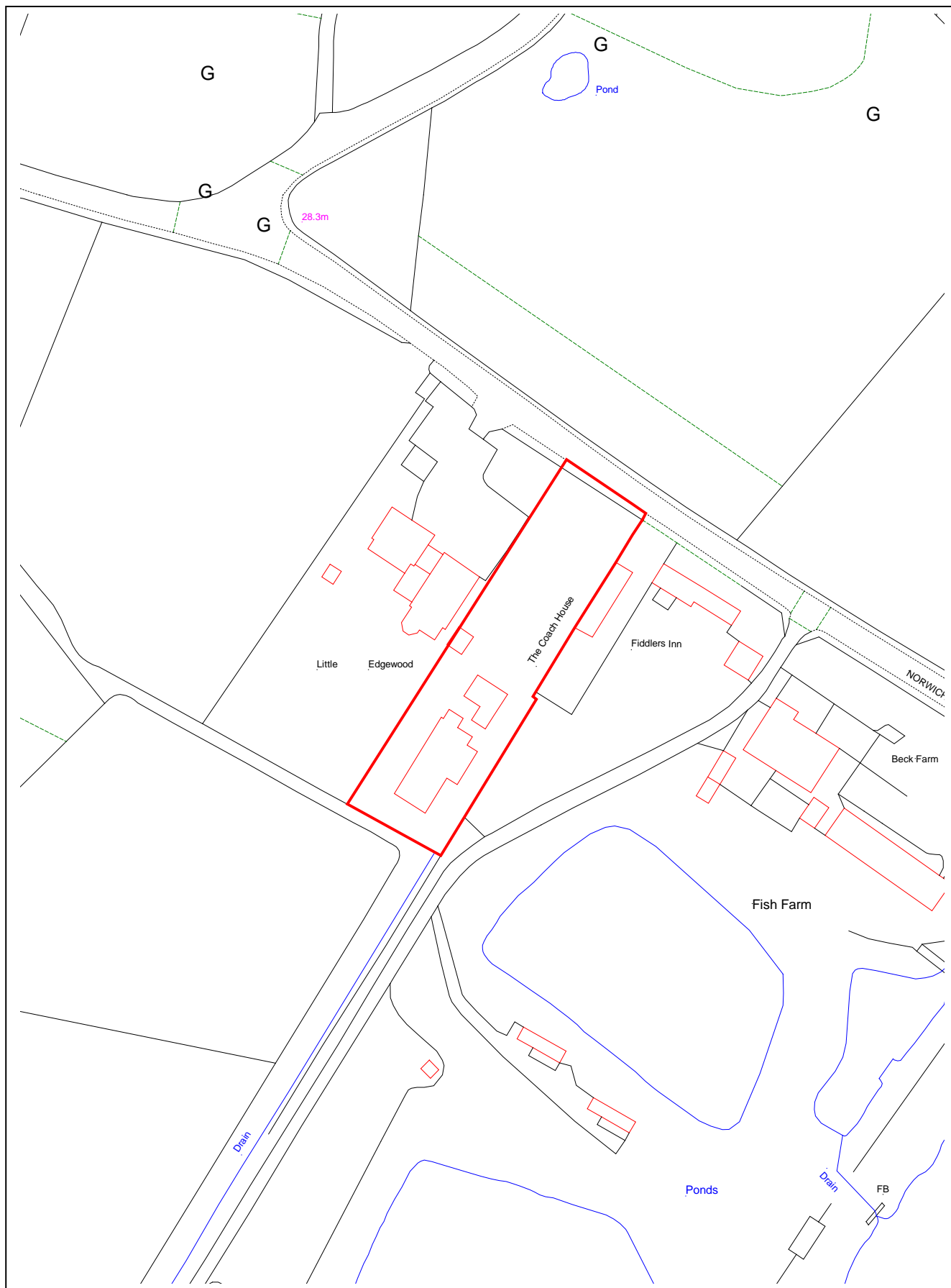
RECOMMENDATION: **REFUSE** for the following reasons:

The application site is outside of any defined settlement limit and within the rural part of the district. In the countryside farm diversification including sustainable rural tourism developments will be acceptable where a rural location can be justified and where it can be clearly demonstrated that a site-specific demand for the accommodation exists and that the development will be financially viable. This has not been adequately evidenced in this case and therefore the proposal fails to comply with Policy E3 of the Development Management DPD.

Development must also ensure that the character of the countryside is respected and where locations are not served by public transport should not have an unacceptable impact on local roads.

The road network serving the site is considered to be inadequate to serve the development proposed by reason of its poor alignment, restricted width, lack of passing provision and restricted forward and junction visibility.

The proposal would give rise to conditions detrimental to highway safety and the character and appearance of the countryside contrary to paragraph 84 of the National Planning Policy Framework and Policies GC2, GC4 and TS3 of the Development Management DPD.



Application No: 20190659

**Little Edgewood, Norwich Road, Reepham,
NR10 4NR**

**Scale:
1:1250
Date:
1-Jul-19**



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Application No: [20190659](#)
Parish: Reepham

Applicant's Name: Mrs De Lucchi
Site Address: Little Edgewood, Norwich Road, Reepham,
NR10 4NR
Proposal: Subdivision of residential property, change of use of
swimming teaching business from incidental to
commercial, new vehicular access and car parking

Reason for reporting to committee

The site is outside of the settlement limit and the sub-division of the residential property and change of use to commercial 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 sub-division of the existing residential curtilage and change of use of the existing swimming pool business from incidental to a stand-alone commercial premises. This application also seeks to provide a new vehicular access onto Norwich Road and provide 16 car parking spaces.
- 1.2 The site lies outside of the defined settlement limit. The nearest settlement limit to the application site is less than 0.1 miles to the northwest and is located on the corner of Norwich Road and The Moor.
- 1.3 The site is located approximately 12.5 miles to the north west of Norwich City Centre, less than 1 mile from Reepham High School and Reepham Primary School and approximately 0.4 miles from Reepham Market Place.
- 1.4 The existing business has been in operation for around 9 years and is run incidental to the main dwelling known as Little Edgewood, Norwich Road, Reepham. This application will allow the business to run independently from the main house with its own access and car parking located off Norwich Road.
- 1.5 The site is located outside of the Conservation Area for Reepham; however, the Conservation Area boundary runs along the front boundary of the site along Norwich Road.

2 Relevant planning history

- 2.1 [880033](#): The New House, Norwich Road, Reepham. Alterations and extensions. Approved 2 March 1988.
- 2.2 [920111](#): The Reepham Bowls Club, Moor Corner/Norwich Road, Reepham. Change of use from garage to bowls club clubhouse. Approved 10 April 1992.
- 2.3 [931101](#): The Coach House, Norwich Road, Reepham. Detached building to house swimming pool. Approved 5 November 1993.
- 2.4 [991481](#): The Coach House, Norwich Road, Reepham. Extension to private snooker room. Approved 8 February 2000.
- 2.5 [20110793](#): Little Edgewood, Norwich Road, Reepham. Single storey extension to form family room. Approved 26 July 2011.
- 2.6 [20110794](#): Little Edgewood, Norwich Road, Reepham. Rooms in roof, including hobbies room and storage, of existing swimming pool including 2 no: external staircases to form 2 rooms over pool. Approved 17 August 2011.
- 2.7 [20140513](#): Little Edgewood, Norwich Road, Reepham. Single storey side extension. Approved 14 May 2014.

3 Planning Policies

3.1 National Planning Policy Framework (NPPF)

NPPF 02: Achieving sustainable development

NPPF 04: Decision-making

NPPF 15: Conserving and enhancing the natural environment

3.2 Joint Core Strategy (JCS)

Policy 2: Promoting good design

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

Policy GC2: Location of new development

Policy GC4: Design

Policy TS3: Highway Safety

Policy TS4: Parking Standards

3.4 BDC Site Allocations DPD (2016)

4 Consultations

4.1 Parish Council:

No comment or objection.

4.2 Conservation Officer (Arboricultural and Landscape):

The AIA reveals that six individual trees as well as 3 out of the 5 trees within G1 would need to be removed to facilitate the new car parking spaces.

There is also an important discrepancy in the report as paragraph 6.5 states that T1 Copper Beech will be removed for development purposes however Appendix 4 Tree Protection Plan shows T1 as retained. It is possible that this is a typo and should have referred to T2 Purple Leaf Plum which is shown as being removed on the Tree Protection Plan. T1 Copper Beech is mature specimen on the roadside with significant visual amenity value that should be retained. Clarification will be required in the report.

Assuming T2 rather than T1 is proposed for removal this would mean that 2 Category B trees (T7 Apple and T4 Hazel) and 4 Category C trees (T8 Lilac, T3 Magnolia, T6 Plum and T2 Plum) would need to be removed. Replacement planting of six new trees has been proposed in paragraph 6.6 to mitigate these losses however it is not clear where these would be planted, no locations have been suggested on the plans and it is difficult to see which they could go that would provide the same amenity value as those proposed for removal.

Three car parking spaces are shown to be within the Root Protection Area of T1 Copper Beech and a no-dig driveway solution suggested. Copper Beech as a species is very sensitive to root severance and long term issues such as leaf fall, bird droppings and falling branches associated with parking under trees often puts pressure on the tree in question to be removed or severely pruned. In addition, no-dig hard surfacing creates a higher ground level, it is not clear how the high ground level for these three spaces would be achieved whilst the other spaces are at a lower level. For these reasons I would therefore not be able to accept these three parking spaces in that location and would suggest removing them from the plans or relocating them outside of any identified Root Protection Areas.

Comments following the submission of a revised AIA and car park layout:

The AIA dated 24 June 2019 has addressed all of my previous comments.

Two parking bays have been moved away from T1 Copper Beech, the typo regarding T1's removal has been amended to reflect that T1 will be retained as part of the development and the locations of six replacement trees has been specified on the Site Plan. Replacement species are listed in section 6.6 of the AIA and would be appropriate for the new use of the land.

I am happy with the now amended proposals and would ask that a condition is attached to the decision notice to ensure compliance with the details of the AIA and Tree Protection Plan dated 24 June 2019.

4.3 Norfolk County Council as Highways Authority:

I understand that this application comes about as a result of the dwelling and swimming pool being separated. The use of the swimming pool is to remain as before with therefore no expectation that traffic generation of the overall site will increase.

The proposed new vehicular access would appear to have similar levels of visibility onto to Norwich Road as is the case with the existing access to the site.

On the above basis I have no grounds for objection to the granting of permission.

Should your Authority be minded to approve the application the following conditions and informative note should be appended to any consent notice issued:

- SHC 05 – formation of new access
- SHC 07 – position of gates/barriers
- SHC 20 – provision of parking
- Highways INF 02 – works within public highway

4.4 Neighbouring Representations:

None 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 of the surrounding area
- 5.4 The impact of the proposal on neighbouring amenity

- 5.5 The impact on the functioning of the highway network
- 5.6 Policy GC2 of the DM DPD states that development outside the settlement limits that does not result in any significant adverse impacts will be permitted where it accords with a specific policy of the development plan. Policy GC4 of the DM DPD states that development will be expected to achieve a high standard of design and avoid any significant detrimental impact. Policy TS3 states that development will not be permitted where it would result in any significant adverse impact upon the satisfactory functioning or safety of the highway network. Policy TS4 requires new development to provide appropriate parking reflecting the use and location as well its accessibility by non-car modes.
- 5.7 This part of Norwich Road in Reepham has a variety of properties and businesses including Reepham Fishery and Holiday accommodation.
- 5.8 The swimming pool business is already established and has been in operation around 9 years. The current access and parking for the swimming pool is to the front of the property known as Little Edgewood, Norwich Road, Reepham.
- 5.9 This proposal will seek to sub-divide the current residential curtilage and change the use of the building which is currently being run incidental to the main dwelling and this sub-division will allow the swimming pool business to be run independently from the main dwelling.
- 5.10 The proposal seeks consent for a new vehicular access onto Norwich Road and to re-locate the existing parking at the front of Little Edgewood to the location in front of the swimming pool business. This will be laid out for 16 spaces which will be 3m x 5.5m spaces to allow for easy access for children getting in and out of the cars. These changes will allow for the swimming pool to be accessed and run as a standalone business and not in association with the main dwelling known as Little Edgewood, Norwich Road, Reepham.
- 5.11 As part of the alteration to the grassed area where the new car park will be laid, a number of trees will have to be removed to facilitate these changes. The submitted Arboricultural Impact Assessment (AIA) as amended 24 June 2019 shows that T1 and T2 (towards the front of the site towards Norwich Road) will not be removed and the AIA shows that the Root Protection Areas of these trees will not be harmed. As part of this proposal, replacement planting has been identified for the site and details of the location and species are identified within the AIA.
- 5.12 The Conservation Officer for Arboriculture and Landscape was consulted as part of the application process and after the revised AIA was submitted, they raised no objections to the proposal as outlined in the comments in paragraph 4.2 of this report.

- 5.13 In relation to highway safety and parking on the proposed site, Norfolk County Council in their capacity as the Highways Authority, were consulted as part of the application process and raised no objection subject to conditions being imposed on any approval decision notice. Their full comments and the conditions as outlined can be found in paragraph 4.3 of this report. As they raise no objection, Policies TS3 and TS4 are complied with. The new proposed access would have similar levels of visibility onto Norwich Road and this would be similar to the existing access which is located approximately 25m to the north west of the proposed access.
- 5.14 The Town Council and 4 neighbouring properties were consulted on the application. The Town Council raised no objections and no representations have been received from any neighbouring properties and it is not considered that the proposed development would result in any significant adverse impact to the amenity of any adjacent residents given the degree of separation from the majority of properties and the scale of development being proposed.
- 5.15 The proposal as listed above will not be overbearing or out of character for the area, and the development will not have a detrimental impact on the amenity of any neighbouring properties. As the swimming pool business is already established, I see no harm in approving this application to separate it to allow for this to be run as a commercial property not in association with Little Edgewood, Norwich Road, Reepham. The character of the surrounding area will not be altered albeit with a new vehicular access onto Norwich Road and the new parking area given that the business is already in place.

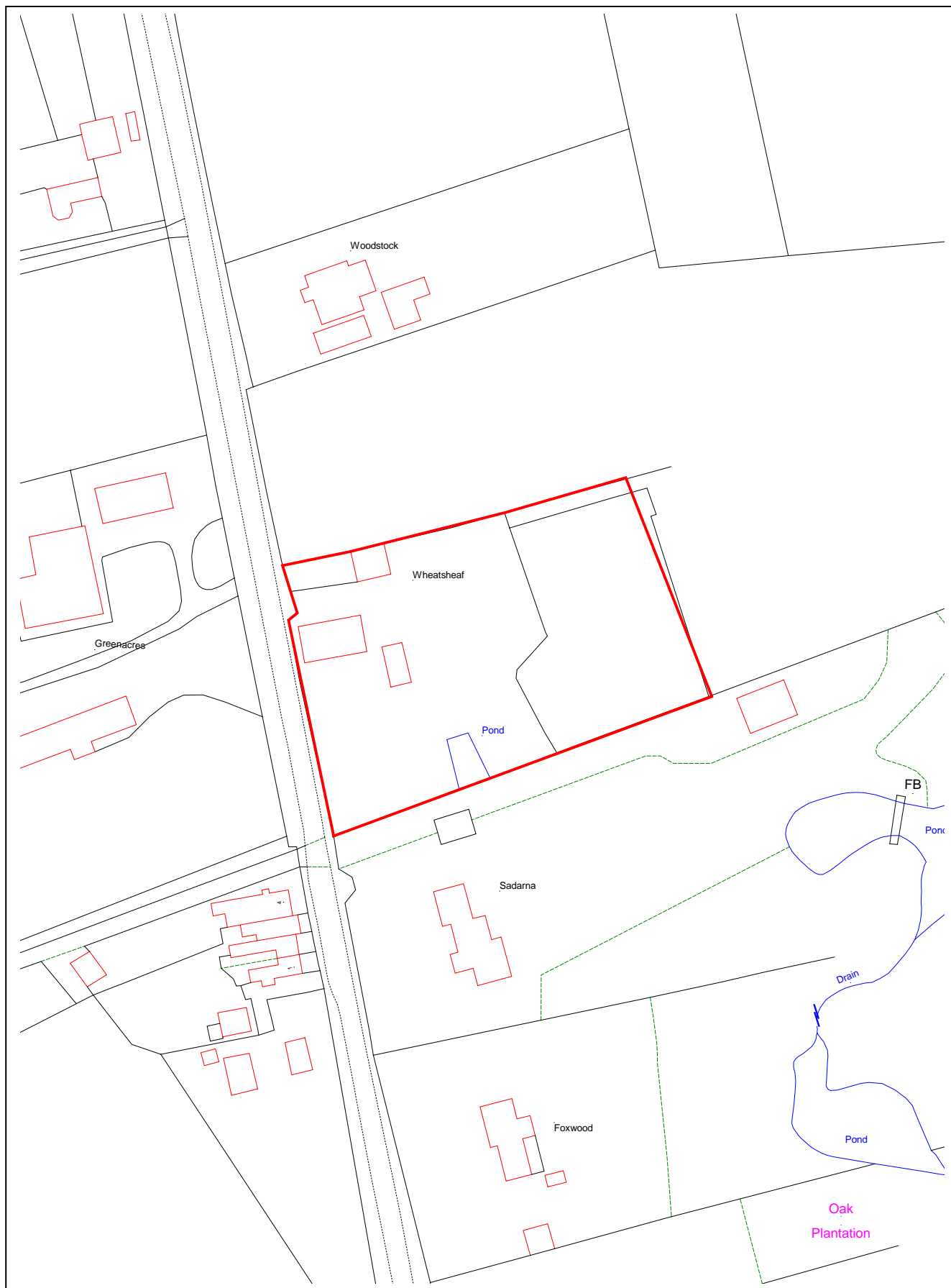
Other Issues

- 5.16 I consider it necessary to restrict the opening times of the swimming pool business so this does not have a detrimental and unacceptable impact on any neighbouring amenity. The pool shall not be open to customers before 09:00 or after 19:00 Monday – Friday, should not be open to customers before 09:00 or after 13:00 on Saturdays and should not be open to customers at any time on Sundays or Public Holidays.
- 5.17 In conclusion, 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.
- 5.18 **This application is not liable for Community Infrastructure Levy (CIL)**

Recommendation: **APPROVE** subject to the following conditions:

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

Contact Officer, Ellie Yarham
Telephone Number 01603 430136
and E-mail ellie.yarham@broadland.gov.uk



Application No: 20190589

**The Wheatsheaf, Newton Road, Hainford,
NR10 3LZ**

**Scale:
1:1250**

**Date:
1-Jul-19**



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Application No: [20190589](#)
Parish: Hainford

Applicant's Name: Mr Alexander Hackett
Site Address: The Wheatsheaf, Newton Road, Hainford, NR10 3LZ
Proposal: Demolition of existing outbuilding and erection of new cart shed with office above; extension of residential curtilage and erection of timber outbuilding for use as storage / gym

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 known as The Wheatsheaf, Newton Road, Hainford and erect a cart shed/double garage with an office and shower room above which will be accessed via an external staircase adjacent to the northern boundary and a timber outbuilding referred to a sunroom to be used for storage / gym purposes to be located on the new eastern boundary.
- 1.2 The site lies outside of the defined settlement limit; however the site is within close proximity as the nearest settlement boundary is located under 0.1 miles from the site.
- 1.3 The applicant is in ownership of the land which is proposed to be changed as subject to this application. The total area that the applicant owns measures approximately 14,840 square metres (1.484 hectares). The existing residential curtilage equates to approximately 455 square metres (0.0455 hectares). The proposed residential curtilage (including existing) will measure approximately 5,090 square metres (0.509 hectares).
- 1.4 The land remaining within the ownership of the applicant, but not forming part of this application, will remain as grazing land for the applicant's sheep.
- 1.5 The site is used as a residential property and amenity space as well as for the grazing of animals which includes sheep towards the rear (east) of the site. These strips of land are separated by agricultural style fencing.
- 1.7 A double cart shed/garage will be constructed on the land which is changing

use as part of this application. This has a first floor which comprises of an office area with a bathroom. This is accessed via an external staircase on the south elevation and this is to be used incidental to the main dwelling.

- 1.8 A timber outbuilding is proposed towards the rear of the extended curtilage and will be used for a home gym and storage to be used incidental to the main dwelling.

2 Relevant planning history

- 2.1 [891170](#): Use of land for display and sale of sheds/conservatories. Approved 24 July 1989.
- 2.2 [20060882](#): (1) Extension and conversion of barn to residential dwelling (2) Double Garage and Stable (3) New Access Roadway. Refused 20 July 2006.
- 2.3 [20071053](#): (1) Conversion of barn to dwelling (2) New Access Roadway. Refused 14 September 2007. Appeal Dismissed 17 April 2008.
- 2.4 [20151052](#): Single storey rear extension. Prior notification required and granted 5 August 2015.

3 Planning Policies

3.1 National Planning Policy Framework (NPPF)

NPPF 02: Achieving sustainable development

NPPF 04: Decision-making

NPPF 15: Conserving and enhancing the natural environment

3.2 Joint Core Strategy (JCS)

Policy 2 : Promoting good design

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

Policy GC4: Design

3.4 BDC Site Allocations DPD (2016)

4 Consultations

4.1 Parish Council:

Object. It is outside the local development plan area and in particular to the proposal to extend the residential cartilage which was far in excess of that required to accommodate the cart shed/office and the sunroom/gym.

4.2 Pollution Control Officer:

The historic mapping indicates that a black smiths may have been in operation on the site that will be forming the garden area. I would therefore suggest that the short contaminated land condition is added to require an assessment of the ground conditions.

4.3 Neighbouring Representations:

None 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 of the surrounding area
- 5.4 The impact of the proposal on neighbouring amenity
- 5.5 Policy GC2 of the DM DPD states that development outside the settlement limits that does not result in any significant adverse impacts will be permitted where it accords with a specific policy of the development plan. However the proposed change of use of the land to residential use does not accord with any specific policy of the development plan. Notwithstanding this, I consider that the proposed residential use of the land would otherwise be acceptable given the area that would be brought into residential use is small, uncultivated and to the rear of an existing residential property. I also consider that this is acceptable given that not all of the land in the applicant's ownership is changing use and parts of the land owned by the applicant will remain as grazing land.

- 5.6 Policy GC4 of the DM DPD states that development will be expected to achieve a high standard of design and avoid any significant detrimental impact.
- 5.7 Newton Road, Hainford has a wide variety of properties and plot sizes. To the north of the site is a neighbouring property called 'Woodstock'. This property sits on a large plot which measures approximately 97 metres in length from front to back. Another property to the south of the site called 'Sadarna' also sits on a large plot which measures approximately 170 metres in length from front to back.
- 5.8 The length of the proposed extension of the residential curtilage, measured from front to back, would be approximately 92 metres to the southern side of the site and approximately 81 metres to the northern side of the site. The length of the proposed residential curtilage is less than its neighbouring properties.
- 5.9 The proposed garage with office above would not have a detrimental impact on the character of the area given its scale, height, siting, design and external materials. It will be constructed from timber feather edge cladding with a brick plinth at the base and the pantiles will match the existing property in appearance. Although the dwelling is constructed from brick, there is a later addition in the form of a single storey rear extension which has been constructed using timber feather edge cladding with a brick plinth and therefore the proposed garage with office above will be similar in appearance to the main dwelling and will not have a detrimental impact on the character and appearance of the surrounding area.
- 5.10 The proposed timber building to the rear of the proposed extended curtilage will comprise of a home gym and a storage area. This will also be constructed of similar materials to that of the proposed garage with office above. Again, as mentioned in paragraph 5.9, the proposed external materials will be similar in appearance to the main dwelling, and the proposed garage with office above, and will not have a detrimental impact on the character and appearance of the surrounding area.
- 5.11 No objections have been received from the occupants of any neighbouring dwellings and it is not considered that the proposed development would result in any significant adverse impact to the amenity of any adjacent residents given the degree of separation from the majority of properties and the scale of development being proposed.
- 5.12 The proposal as listed above will not be overbearing or out of character for the area, and the development will not have a detrimental impact on the amenity of any neighbouring properties.

Other Issues

- 5.13 I consider it necessary to restrict the garage and office building, as well as the

timber gym/storage building, to be used as incidental to the use of the main dwelling (known as The Wheatsheaf, Newton Road, Hainford) and shall not be occupied (let or sold) at any time as a separate and un-associated the unit.

- 5.14 To restrict any further 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)).
- 5.15 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.
- 5.16 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.
- 5.17 **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) contamination (K7)
- (4) occupation restriction for outbuildings (C4)
- (5) restrictions on permitted development for any further outbuildings (D5)

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PLANNING COMMITTEE

10 July 2019

Final Papers

Page Nos

[Supplementary Schedule](#)

99 – 114

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

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SUPPLEMENTARY SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Plan No	Application No	Location	Update	Page Nos
1	20171386	Land east of Memorial Hall, Brundall	<p>1. Points discussed at a meeting of <u>Brundall Parish Council</u> on 21 May 2019:</p> <ul style="list-style-type: none"> • The strength of feeling in the local community with 2500 signatures to the petition opposing the application. • Part of the land has been previously site allocated as Recreation. • Run dike is not appropriate as an area for meaningful recreation • The site is outside the settlement limit • It is therefore outside the scope of our Neighbourhood Plan • The question of ownership of the recreational land where it was suggested that ownership should remain with the landowners is outrageous • Impact of the traffic in the village through Blofield and feeding into the A47 in particular. At the main Brundall roundabout, two lanes into 3 does not seem well thought out • The schools have already stated they will not cope with the Berryfields application. 	17-65

			<ul style="list-style-type: none"> • There is a 5 year + land supply. <p>2. <u>Further objections</u> [10 no. emails/letters] received raising:</p> <ul style="list-style-type: none"> • Length of time to get appointments currently at both the Medical Centre and Dentist in Brundall • Local roads cannot take the additional traffic and the A47 roundabout is at capacity • This site has not been identified as acceptable for housing development within Broadland District Council's "Site Allocation DPD" adopted in 2016. Although this policy document states that part of this site has been allocated for recreational open space (ref. BRU 3 p.59), which Quantum is planning to offer, unfortunately this would entail the covering of the other very attractive part of this open space by a dense development of 170 homes. The point should also be made that recreational space is not only the provision of sports facilities and cycle paths but also a natural space to enjoy country walks, wild life and clean fresh air. This last green field site in the heart of the village has evolved as a vital community asset and we think that its development for housing is completely inappropriate. • Broadland District Council's "Development Management DPD" (2015) states under its Environment Policy (p.15) that "<i>connections between people and places</i>" should be addressed and that "<i>fragmentation of habitats</i>" should be avoided. The west-east footpaths running across the village from Cucumber 	
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			<p>Lane via the Memorial Hall, the southern footpath on the land east of it and onward to the new Cremer's Meadow wildlife reserve, Braydeston Church and Blofield Church in their visually stunning locations, have provided a greatly cherished and traditional well-trodden rural byway for local walkers for many years.</p> <ul style="list-style-type: none"> • The Brundall Neighbourhood Plan (2016) states its policy to <i>"protect and enhance the remaining views across the open landscapes to the north and east of Brundall (see Figure 4)"</i>. The proposed housing development would in effect completely destroy much of the open panoramic view currently available as one walks along the path at the southern edge of the field. Figure 4 indeed illustrates, with its amber fan symbol, the span of viewing directions intended, including directly along the southern edge leading to Golf Links Road. • We think that the planning application understates the impact so many extra vehicles will have on local traffic management within the village centre. Although pedestrian access between the proposed estate and the village, as envisaged by Quantum Land, could be seen as an environmental advantage, inevitably new residents will still need their cars for travelling to work, getting to the City and accessing the A47. The new residents will also receive visitors, contractors, deliveries and other services in vehicles. Although many of the proposed properties will have garages, on-street parking is inevitable. • As no new main roads are being proposed in this scheme, existing limited routes, mainly The Street, Blofield Road and 	
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			<p>Brundall Road, will take the burden of the heavier traffic. A section of Brundall Road only allows single file traffic as it is. Brundall Street already suffers from heavy traffic, narrow pavements and insufficient parking spaces near shops and services. The construction of a large new housing development in the village centre would present many logistical problems for residents and local businesses as well as the building contractors.</p> <ul style="list-style-type: none"> • Access to and from the A47 at the Cucumber Lane/Yarmouth Road roundabout is becoming increasingly difficult and dangerous with long waiting times for traffic during peak periods. The impact on this major roundabout, especially taking into account the additional housing developments in Blofield, has also still yet to be established. We do not think that Quantum's latest proposal to create three lanes instead of two at the roundabout will resolve the issue. • We believe that the centre of Brundall village is already over-developed, having continuously incorporated various small infill to high density housing schemes over the decades. We also think that it would be premature to approve the Quantum scheme before the approved 155 houses at Berryfields have been completed and assessed for their impact. Unfortunately the <i>Transport Assessment Addendum</i> dated 9th November 2017 by Rossi Long Consulting has not sufficiently taken this major development into account. <p>(Ref: https://secure.broadland.gov.uk/MVM.DMS/Planning%20Applica </p>	
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			<p>tion/714000/714436/20171386%20Amended%20Transport%20Assessment%20Addendum%20recd%20110618.pdf)</p> <ul style="list-style-type: none"> • The tranquillity of adjacent Cremer's Meadow would be adversely affected by potential traffic pollution and traffic noise, especially as it is located directly opposite the proposed entrance/exit to the estate on Brundall Road. There is also a vital and historic water course running under Brundall Road into Cremer's Meadow at this point, marking the boundary between Brundall and Blofield, which will require protection. • Quantum Land has not provided sufficient evidence for their assertion that there will be adequate provision of pre-school or primary places, medical services or elderly care homes for the increased village population. We understand that local schools are already concerned about their ability to cope with the increase in population growth which the Berryfields development will create. • At present Brundall is under-served with recreational facilities and space. Although Quantum Land's offer to create such facilities may appear attractive, they would only happen if a large part of Brundall's much loved central green space was given up to their housing scheme. We have far greater confidence in Brundall Parish Council's objectives to create additional recreational spaces and provision in the future as outlined in the Brundall Neighbourhood Plan. • The main issue is regarding the serious danger of increased traffic. Brundall already struggles to support the flow of traffic 	
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			<p>through the village at peak times. On road parking near essential services such as the Church, Chemist shop, Library and Primary School creates serious hazards already. The Street is not able to accommodate increased traffic safely. The Blofield Road is also unsuitable for increased traffic.</p> <ul style="list-style-type: none"> • The roundabout on the A47 to access Blofield and Brundall is already very busy at peak times, causing the alternative and very narrow route through Postwick Lane to be overused. Many young people and adults use Postwick Lane to cycle to work and school, including my own grandchildren and increased vehicle traffic is potentially very dangerous. • Brundall has suffered with the huge extent of building development over the past couple of years and the surrounding areas. • Policing is non-existent due to years of cuts and persons in rural areas are even more vulnerable to crime. An increased population and social housing is more likely to bring further crime to the area • I personally know people who are moving out because of all the development taking place. Forcing people to move is incredibly unfair of the local council. • This will not bring anything positive for the residents of Brundall and is pure profiteering at the high expense of local people. 	
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			<p>3. <u>Officer comment</u> in relation Medical Infrastructure –</p> <p>GPs are independent contractors of the NHS and so are essentially private businesses. GP provision is not therefore infrastructure that can be provided by S106 and for the same reason does not form part of the council's CIL Regulation 123 list which sets out the infrastructure which CIL secured from developments can be used.</p> <p>4. <u>Officer comment</u> - Reference is made to the East Broadland Green Infrastructure (GI) Plan December 2015 (relevant extracts from the study document are attached as Appendix 2 to this Supplementary Schedule).</p> <p>This GI study and project plan focuses on the East Broadland Area, primarily between Great Plumstead and Acle and the surrounding settlements. The plan was compiled by Norfolk County Council on behalf of the District Council to support the delivery of potential GI projects for the short, medium and long term.</p> <p>In addressing housing growth green infrastructure has a vital role in providing for and enhancing the new and existing links and green spaces for people and wildlife.</p> <p>Both the Brundall and Blofield Neighbourhood Plans fed into the study and 16 projects [wider than these two parishes] were put forward for prioritisation in the short to medium term.</p> <p>Project 10: Witton Run GI Project is particularly important to the</p>	
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			<p>planning application under consideration as the application provides the ability to bring this particular project forward in relation to the proposed 7 ha country park. This is a significant consideration.</p> <p>5. <u>Officer Comment:</u> - See also Appendix D – Ecological enhancement opportunities (pages 46-50) submitted as part of a supporting Ecological Appraisal to the application. This refers to a brief guide prepared by the Environment Agency in 2016 setting out possible river improvement techniques and restoration for part of the Witton Run and has the potential to be included/considered in future proposals for the ecological enhancement of this part of the site if its ownership/access can be secured</p> <p>6. See attached Draft S106 heads of terms including suggested conditions and informatives – attached as Appendix 1 to this Supplementary Schedule.</p>	
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20171386 – Brundall

Resolution of 3 outstanding Highways points

Heads of terms

- 33% affordable housing of total number of dwellings - 60/40 tenure split – 60% affordable rent and 40% intermediate
- Provision and equipping of children's play space within the residential development; on-site recreation space minimum of 3 ha and on-site green infrastructure minimum of 7 ha and £850,000 committed sum towards the on-site recreation space and green infrastructure. Transfer to nominated body; or to management company with provision for ongoing management and public access in perpetuity
- Off-site highway improvements at A47 (T) roundabout, Cucumber Lane and Yarmouth Road

Conditions

Both Full & Outline permission

- **K2** – Contamination – detailed remediation scheme to bring the site to a condition suitable for approved uses
- Archaeology
- **E11** – Energy efficient design to secure 10% of dwellings energy from decentralised and renewable sources
- **J01** – Programme of archaeological works
- **J05** – Completion of site investigation and post investigation report in accordance with J01
- **E3** – Development to be carried out in accordance with the following plans and documents including parameter plans (as amended)
- **SHC00** Standard Estate Road – details of the proposed arrangements for future management and maintenance of the proposed streets within the development
- **SHC01** Standard Estate Road – detailed plans of the roads, footways, cycleways, street lighting, foul and surface water drainage
- **SHC02** Standard Estate Road – the approved works to the roads / footways / cycleways / street lighting / foul and surface water sewers shall be carried out
- **SHC03A** Standard Estate Road - the road(s) / footway(s) / cycleway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road
- **SHC34A & B** Interim Travel Plan
- There shall be no changes to **ground levels** within flood zones 2 and 3 unless details have been provided to demonstrate that any changes will not result in increased flood risks on or off site
- **T14** Landscape Management/Maintenance Plan
- **Construction Environmental Management Plan (CEMP)**, a site phase specific CEMP will be developed to avoid, minimise or mitigate any construction effects

on biodiversity to include protection of reptiles and bats, the surrounding community and to include Construction Traffic Parking, Construction Traffic Management and Wheel Cleaning Facilities for construction vehicles.

- **Materials Management Plan** – Minerals (MMP-M)
- **Ecological Management Plan** (EMP) to provide a scheme of ecological protection, management, maintenance and enhancement for the development of the Country Park (Green Infrastructure)
- **Existing and Proposed Levels** and proposed slab levels of all plots adjoining existing dwellings to be agreed
- **Flood Risk** - Prior to commencement of development, in accordance with the submitted FRA (Rossi Long Consulting Ref 161068 dated July 2016), detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

- (i) Detailed ground investigation should be undertaken including infiltration testing in accordance with BRE Digest 365 along the length of the proposed soakaways / infiltration basins, as stated within section 7.6 of the FRA / Drainage Strategy. This should be undertaken to establish the depth of the groundwater level, which should be a minimum of 1.2m below any infiltration structure.
- (ii) If infiltration is not possible, provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1 in 100 year return period, including allowances for climate change, flood event.
- (iii) The design of any attenuation basin will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances.
- (iv) Finished ground floor levels of properties should be not less than 300mm above any sources of flooding (including fluvial flooding associated with the ordinary watercourse and the proposed drainage scheme) and not less than 150mm above surrounding ground levels.
- (v) Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C697, 2007), or the updated The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.

Any phasing of development must consider how sustainable drainage relates to the surface water drainage strategy for the whole site. In particular, highlighting where different phases rely on each another for the disposal of surface water, how this will be implemented during construction and operation of the development.

The surface water drainage scheme shall provide details of the future adoption and maintenance of the proposed surface water scheme for the lifetime of the development.

Full permission (in addition to those above)

- **A1** - Statutory time limit – reduce to two years and six months for development to be begun (not the standard three years)
- **E4** – external materials
- **SHC16** Visibility splay, approved plan onto Brundall Road
- **Tree and Hedgerow Protection** in accordance with submitted Arboricultural Implications Assessment (AIA)

Outline permission (in addition to those above)

- **A3** - Statutory time limit - reserved matters of layout, scale, appearance and landscaping to be made within two years and six months (not the standard three years) development to be begun in accordance with reserved matters before expiry of two years following approval of reserved matters
- **Reserved Matters** shall not include provision for more than 147 dwellings
- **Fire hydrants** 1 fire hydrant per 50 dwellings on a minimum 90mm main
- **Phasing plan and programme** defining the phases into which necessary works are to be divided and the sequence of works including sustainable drainage as part of surface water drainage strategy, footways and cycleways and their surfacing treatment, landscaping and completion of the emergency access link to Links Avenue [before occupation of 100th dwelling],
- **SHC19** - Garages, Size min internal dimensions of 3m x 7m
- **SHC18** – driveway length in front of garage to be at least 6m
- **Tree / Hedgerow Protection** Revised Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) relating to reserved matters layout on a phase by phase basis

Informatives

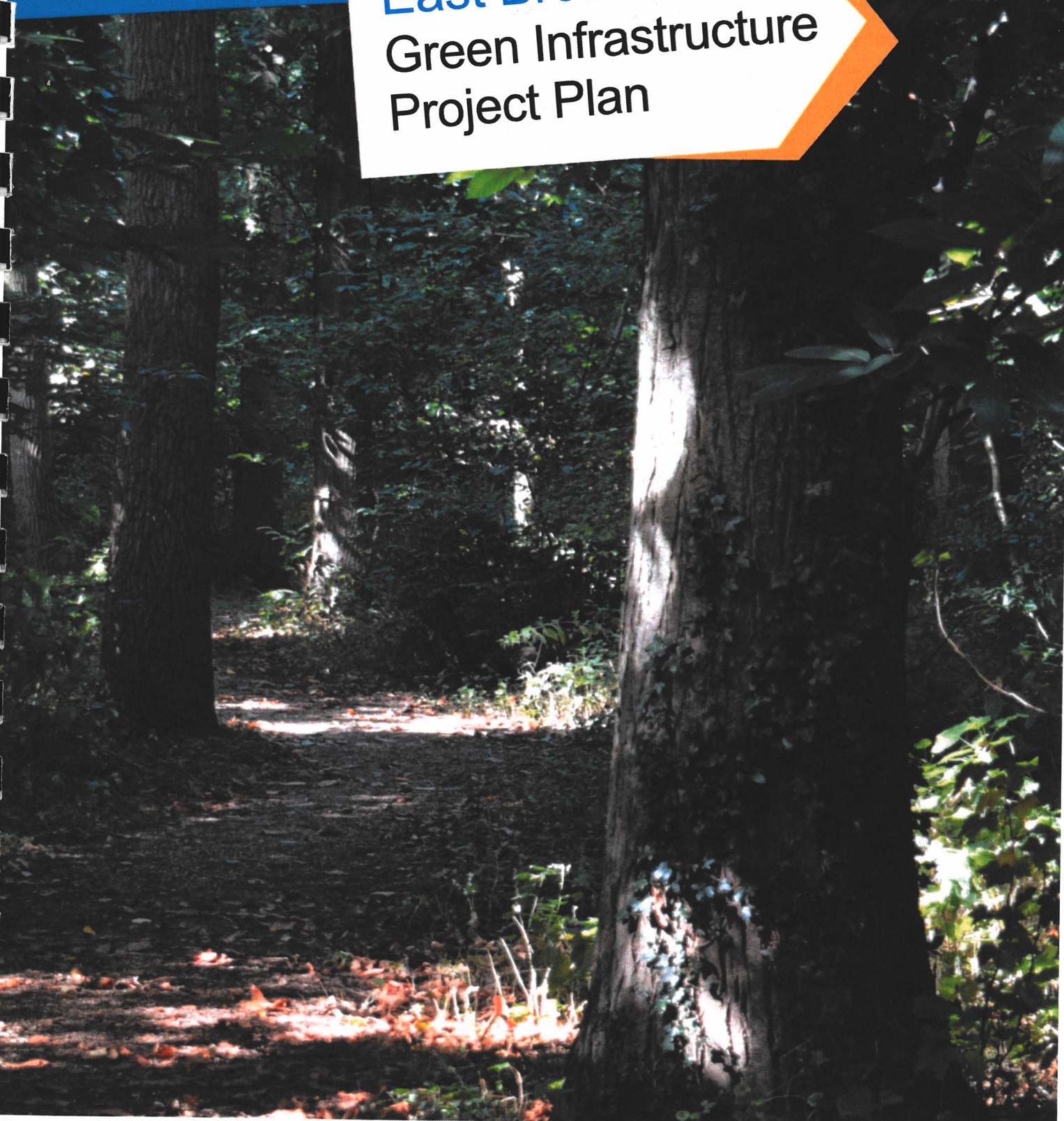
- **INF 02** Section 106
- **INF 28** Hedgerow Works
- **INF 40** Positive and Proactive Approach
- **INF 42** CIL on Hybrid Applications
- Anglian Water assets close by
- Broads Drainage Board – consent required if discharging into watercourse – see letter dated 9 August 2018
- The applicant/developer may need an environmental permit for flood risk activities if they want to do work in, under, over or within 8 metres from a fluvial main river. The Witton Run to the north of the site is designated a 'main river'. Application forms and further information can be found at:
<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

Highway Informatives:

- **Inf 1** - It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way
- **Inf 6** – Travel Plan and Commuted Sum for Travel Plan
- **Inf 7** Street lighting is a concurrent power of the County, District and Parish Councils. However, it is the County Council after consultation with the Local Lighting Authority (District or Parish Council) who decides whether street lighting is required on proposed public highways. Norfolk County Council will challenge any automatic assumption that street lighting needs to be provided on part or all of the new development.
- **Inf 9** - The Applicant is advised that to discharge Condition **SHC 00** that the Local Planning Authority requires a copy of a completed agreement between the Applicant and the Local Highway Authority under Section 38 of the Highways Act 1980
- An application under Section 257 of the Town and Country Planning Act may be required to divert the Public Right of Way (PROW)
- **General** - The off-site works will be delivered by a Section 278 Agreement and the precise delivery mechanism will be determined as the works are brought forward. The applicant should be aware that there may be additional costs relating to the off-site works which will include a commuted maintenance amount as well as various fees including administration and supervision. The completed works will be subject to a Safety Audit and additional works may be required.

Please be aware it is the applicant's responsibility to clarify the boundary with the public highway. Private structures such as fences or walls will not be permitted on highway land. The highway boundary may not match the applicant's title plan. Please contact the highway research team at highway.boundaries@norfolk.gov.uk for further details.

East Broadland Green Infrastructure Project Plan



Risks

- Recreational activities and visitor pressure conflicting with conservation goals. Measures, such as interpretation and signage or promotional approach (e.g. to only promote locally) could be used to minimise issues.
- The land Brundall Parish Council are attempting to purchase may not be achieved.
- A Habitat Regulation Assessment (HRA) screening is required for the project to measure the potential and combined impacts of the projects and other plans against the conservation of one or more Natura 2000 sites in the East Broadland area. Norfolk County Council's Environment Team and Natural England are willing to be consulted for carrying out this screening exercise.
- The long-term maintenance of new GI will be determined in the project development stage. A potential organisation for the long-term maintenance, following possible short-term maintenance funding e.g. Section 106, is Brundall Parish Council.

Justification

- Cremer's Meadow is on the Witton Run, which forms a vital GI link between Brundall and Blofield, two important areas for growth due to their high proportion of housing allocations in comparison to the rest of the East Broadland area. Hence, it would allow public access closer to the Witton Run which would be more attractive walkers, including dog walkers, from new development sites.
- It will increase walking provision near to Brundall and Blofield as discussed in the respective neighbourhood plans and access to areas of significant biodiversity interest.
- It makes space for wildlife, Theme 2 of GI Strategy (GNDP, 2007) by safeguarding valued and sensitive wildlife sites, while facilitating managed access for education and enjoyment of the natural environment.

Project 10: Witton Run GI Project

Description

The Witton Run is a crucial green infrastructure corridor in the East Broadland region. There is significant potential to use this corridor to increase access links around Blofield and Brundall, so it follows the Witton Run more closely and connects the existing GI between the Yarmouth Road and St Michael & All Angels, Braydeston. The different aspects for delivery include:

1. Footpath improvement alongside the Yarmouth Road between the PROW (Postwick FP6) and Frogs Hole.
2. Completion of access alongside the Witton Run. It would require buying land or negotiating a permissive access agreement over two sections of land, continuing the path between Blofield and Brundall.
3. Potential for walking links from the new Brundall and Blofield developments to be formalised through signage, e.g. from the end of Berryfields to the PROW (Brundall FP2).
4. To formalise a double-looped circular walk based on the existing Blofield and Brundall: Exploring Broadland Circular Walk (promoted by Broadland District Council) through route improvement and signage. The walk will facilitate its inclusion as part of the local walking circulars with links to pub, restaurant and cafes (Project 6).
5. Links with existing Brundall Parish Council GI, including Brundall Memorial Hall's recreational space and provision of passage around the edge of Cremer's Meadow (Project 9).

6. The project should be beneficial in terms of the management of the Witton Run, water quality, ecological connectivity and climate change resilience. Negative impacts on water quality should be mitigated, especially due to the potential impact on Strumpshaw Fen. This will be examined further in the project development stage.

Opportunities

- Brundall Parish Council own the Creamers Meadow site, which offers an opportunity for an off-road walking route around the site.
- Brundall Parish Council are attempting to acquire the land to the North of Berryfields for field sports and to the north-east of Brundall Memorial Hall for less active recreational activities. If the land is purchased, the land to the north could form part of a path from the cemetery east to the PROW (Postwick FP6 or Brundall FP2). The land north-east could form a crucial community walking link with preservation of scenic views and the continued conservation of the wildlife corridor highlighted as a strategic GI corridor in the GI Delivery Plan (TLP, 2009) and JCS (2014) (see Figure 6 in Section 10.2).
- The Witton Run is close to areas with a significant proportion of the East Broadland growth (Brundall and Blofield).

Risks

- The land Brundall Parish Council are attempting to purchase may not be achieved.
- Landowners may not allow access.
- A Habitat Regulation Assessment (HRA) screening is required for the project to measure the potential and combined impacts of the projects and other plans against the conservation of one or more Natura 2000 sites in the East Broadland area. Norfolk County Council's Environment Team and Natural England are willing to be consulted for carrying out this screening exercise.
- The long-term maintenance of new GI will be determined in the project development stage. Potential organisations for the long-term maintenance, following possible short-term maintenance funding e.g. Section 106, are Norfolk County Council, Broadland District Council, The RSPB and Brundall Parish Council.

Justification

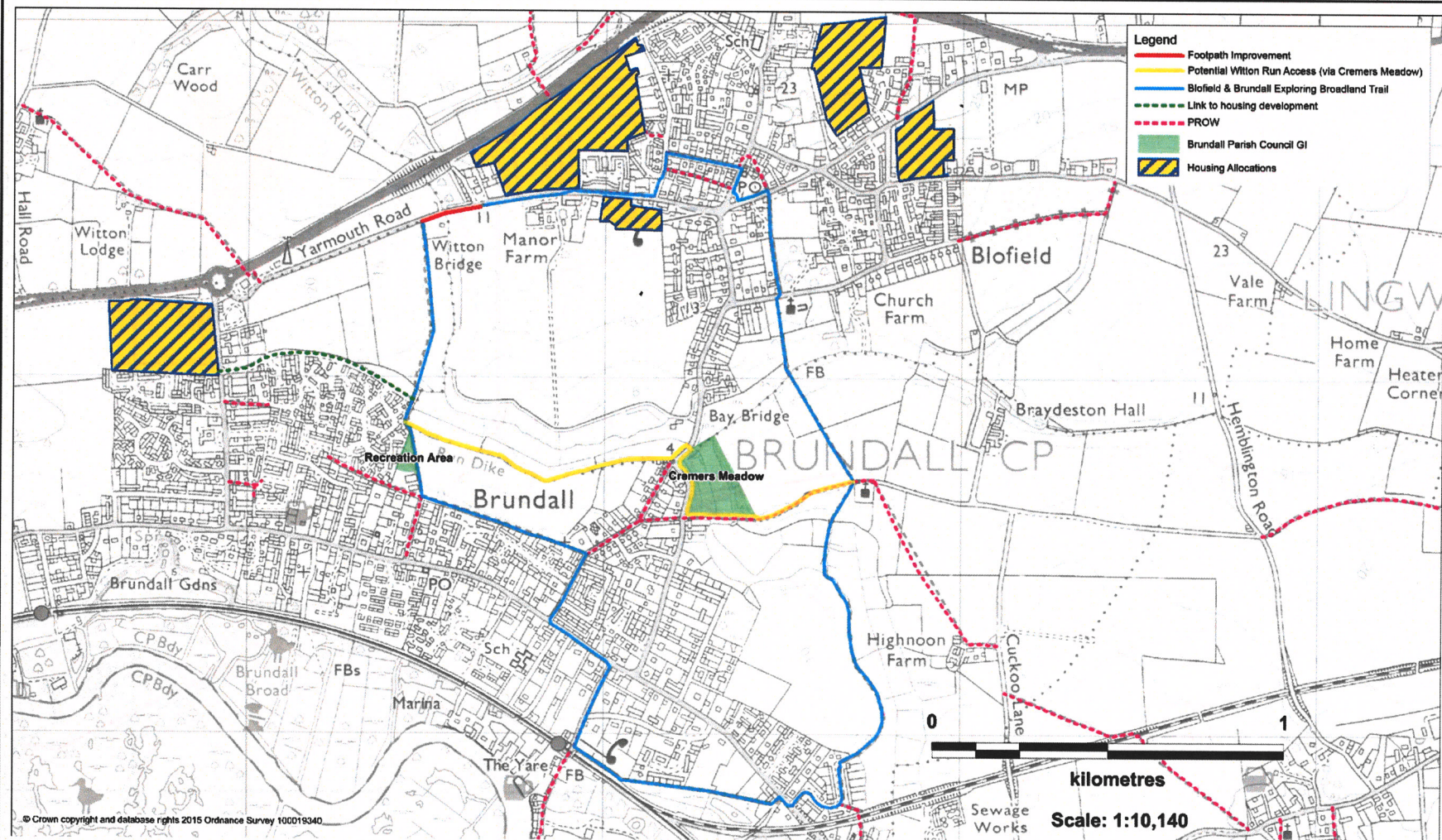
- The Witton Run forms a vital GI link between Brundall and Blofield, two important areas for growth due to their high proportion of housing allocations in comparison to the rest of the East Broadland area. Hence, public access closer to the Witton Run would likely attract walkers, including dog walkers, from new development sites.
- It will increase walking provision in the Brundall and Blofield parishes as discussed in the respective neighbourhood plans and access to areas of significant biodiversity interest.
- It makes space for wildlife, Theme 2 of GI Strategy (GNDP, 2007), by safeguarding valued and sensitive wildlife sites by drawing visitors to an area of relatively higher visitor carrying capacity, while facilitating managed access for education and enjoyment of the natural environment.

Witton Run GI Project (GI indicative)

Scale at A3

Compiled by Matthew Thorne

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