

# Development Management Committee

## Members of the Development Management Committee:

### Conservatives

Mr V Thomson  
(Chairman)  
Mrs L Neal  
(Vice-Chairman)  
Mr D Bills

### Liberal Democrats

Dr M Gray

Mr B Duffin  
Mrs F Ellis  
Mr C Gould  
Dr C Kemp  
Mr G Minshull

Please note that planning application **Item no.s 1-7** will be heard from **10am**

Planning application **Item no.s 8-17** will be heard from **2.00pm** onwards

### Pool of Substitutes

Mrs Y Bendle      Mr D Fulcher  
Mr C Foulger  
Mr J Hornby  
Mr J Mooney  
Dr N Legg  
Mrs A Thomas

### Pre-Committee Members' Question Time

9.00 am      Blomefield Room

## Agenda

### Date

Wednesday, 7 November 2018

### Time

10.00 am

### Place

**Cavell and Colman Rooms**  
South Norfolk House Cygnet Court  
Long Stratton, Norwich NR15 2XE

### Contact

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**PLEASE NOTE** that any submissions (including photos, correspondence, documents and any other lobbying material) should be received by the Council by noon the day before this meeting. We cannot guarantee that any information received after this time will be brought to the Committee's attention. Please note that where you submit your views in writing to your District Councillor, this is described as "lobbying" and the District Councillor will be obliged to pass these on to the planning officer, where they will be published on the website. Please also note that if you intend to speak on an application, your name will be recorded in the minutes of the meeting and kept on public record indefinitely.

**Please arrive at the commencement of the meeting if you are intending to speak on items 1-7, and arrive at 2.00pm if you intend to speak on items 8-17.**

This meeting may be filmed, recorded or photographed by the public; however, anyone who wishes to do so must inform the Chairman and ensure it is done in a non-disruptive and public manner. Please review the Council's guidance on filming and recording meetings available in the meeting room.

If you have any special requirements in order to attend this meeting,  
please let us know in advance

**Large print version can be made available**

## **SOUTH NORFOLK COUNCIL – DEVELOPMENT MANAGEMENT COMMITTEE**

**Please familiarise yourself with this information if you are not in receipt of the agenda.**

**If the meeting room is busy, please use the upstairs public gallery until such time as your application is heard. You will need to be in the main meeting room if you wish to speak in regard to an application. Please be aware that the Committee can over-run, and if your application is later on the agenda it may be some time before your application is heard.**

### **GENERAL INFORMATION ABOUT DEVELOPMENT MANAGEMENT**

The Development Management process is primarily concerned with issues of land use and has been set up to protect the public and the environment from the unacceptable planning activities of private individuals and development companies.

The Council has a duty to prepare a Local Plan to provide a statutory framework for planning decisions. The Development Plan for South Norfolk currently consists of a suite of documents. The primary document which sets out the overarching planning strategy for the District and the local planning policies is the Joint Core Strategy for Broadland, Norwich and South Norfolk adopted by South Norfolk Council in March 2011, with amendments adopted in 2014. It is the starting point in the determination of planning applications and as it has been endorsed by an independent Planning Inspector, the policies within the plan can be given full weight when determining planning applications. A further material planning consideration is the National Planning Policy Framework (NPPF) which was issued in 2018 and its accompanying Planning Practice guidance (NPPG).

South Norfolk Council adopted its Local Plan in October 2015. This consists of the Site-Specific Allocations and Policies Document, the Wymondham Area Action Plan, the Development Management Policies Document. The Long Stratton Area Action Plan was also adopted in 2016. These documents allocate specific areas of land for development, define settlement boundaries and provide criterion based policies giving a framework for assessing planning applications. The Cringleford Neighbourhood Development Plan was also made in 2014, Mulbarton Neighbourhood Development Plan made in 2016 and Easton Neighbourhood Plan made in 2017, and full weight can now be given to policies within these plans when determining planning applications in the respective parishes.

The factors to be used in determining applications will relate to the effect on the “public at large” and will not be those that refer to private interests. Personal circumstances of applicants “will rarely” be an influencing factor, and then only when the planning issues are finely balanced.

### **THEREFORE, we will:**

- **Acknowledge the strength of our policies, and**
- **Be consistent in the application of our policy**

**Decisions which are finely balanced and contradict policy will be recorded in detail to explain and justify the decision and the strength of the material planning reasons for doing so.**

### **OCCASIONALLY, THERE ARE CONFLICTS WITH THE VIEWS OF THE PARISH OR TOWN COUNCIL. WHY IS THIS?**

We ask local parish and town councils to recognise that their comments are taken into account. Where we disagree with those comments it will be because:

- Districts look to ‘wider’ policies, and national, regional and county planning strategy.
- Other consultation responses may have affected our recommendation.
- There is an honest difference of opinion.

# A G E N D A

1. **To report apologies for absence and identify substitute voting members (if any);**
  
2. **To deal with any items of business the Chairman decides should be considered as matters of urgency pursuant to Section 100B (4) (b) of the Local Government Act, 1972;** [Urgent business may only be taken if, "by reason of special circumstances" (which will be recorded in the minutes), the Chairman of the meeting is of the opinion that the item should be considered as a matter of urgency.]
  
3. **To receive Declarations of Interest from Members;**  
(Please see flowchart and guidance attached, page 7)
  
4. **Minutes of the Meeting of the Development Management Committee held on 10 October 2018;**  
(attached – page 9)
  
5. **Planning Applications and Other Development Control Matters;**  
(attached – page 18)

To consider the items as listed below:

| Item No. | Planning Ref No. | Parish                  | Site Address  | Page No. |
|----------|------------------|-------------------------|---|----------|
| 1        | 2018/0280/F      | CRINGLEFORD             | Parcel R1 (South of Colney Lane And East of Round House Way) Phase 2 Round House Park Round House Way Cringleford Norfolk | 18       |
| 2        | 2018/0281/F      | CRINGLEFORD             | Land South Of Dragonfly Lane (Parcel NC2) Round House Park Cringleford Norfolk  | 28       |
| 3        | 2018/0852/F      | BROOME                  | Land West of Yarmouth Road Broome Norfolk   | 38       |
| 4        | 2018/0939/O      | COLNEY                  | Land south east of NNUH Off Colney Lane Colney Norfolk  | 46       |
| 5        | 2018/0980/O      | DICKLEBURGH AND RUSHALL | Land West of Norwich Road Dickleburgh Norfolk   | 54       |
| 6        | 2018/1528/F      | WYMONDHAM               | The Bungalow, Station Road, Spooner Row, Norfolk  | 67       |
| 7        | 2018/1703/DC     | CRINGLEFORD             | Land East Of A11 And North And South Of Round House Way Cringleford Norfolk   | 79       |
| 8        | 2018/2144/F      | BRACON ASH AND HETHEL   | Lotus Cars Ltd Potash Lane Hethel NR14 8EZ  | 89       |
| 9        | 2018/2146/F      | BRACON ASH AND HETHEL   | Lotus Cars Ltd Potash Lane Hethel NR14 8EZ  | 95       |
| 10       | 2014/2611/O      | EASTON                  | Land north and south of Dereham Road Easton Norfolk   | 101      |
| 11       | 2018/2102/A      | LONG STRATTON           | Leisure Centre, Swan Lane Long Stratton NR15 2UY  | 105      |

| <b>Item No.</b> | <b>Planning Ref No.</b> | <b>Parish</b>                    | <b>Site Address</b>   | <b>Page No.</b> |
|-----------------|-------------------------|----------------------------------|---|-----------------|
| <b>12</b>       | <b>2018/2128/F</b>      | <b>WYMONDHAM</b>                 | Ketts Park, Harts Farm Road, Wymondham, NR18 0UR                    | 109             |
| <b>13</b>       | <b>2018/1846/H</b>      | <b>CRINGLEFORD</b>               | 53 Intwood Road, Cringleford, NR4 6AA                               | 114             |
| <b>14</b>       | <b>2018/2017/F</b>      | <b>STOKE HOLY CROSS</b>          | Norwich Main Substation Mangreen Hall Lane Dunston Norfolk NR14 8PG | 118             |
| <b>15</b>       | <b>2018/2046/H</b>      | <b>CRINGLEFORD</b>               | 2A Harmer Lane, Cringleford, NR4 7RT                                | 126             |
| <b>16</b>       | <b>2018/2062/RVC</b>    | <b>SAXLINGHAM NETHERGATE</b>     | 1 Cargate Lane Saxlingham Nethergate Norfolk NR15 1TS               | 131             |
| <b>17</b>       | <b>2018/2096/F</b>      | <b>MORNINGTHORPE AND FRITTON</b> | Land West of The Common Fritton Norfolk                             | 136             |

**6. Sites Sub-Committee;**

Please note that the Sub-Committee will only meet if a site visit is agreed by the Committee with the date and membership to be confirmed.

**7. Planning Appeals (for information);** (attached – page 145)

**8. Date of next scheduled meeting – Wednesday, 5 December 2018**

## 1. GUIDELINES FOR DETERMINING THE NEED TO VISIT AN APPLICATION SITE

The following guidelines are to assist Members to assess whether a Site Panel visit is required. Site visits may be appropriate where:

- (i) The particular details of a proposal are complex and/or the intended site layout or relationships between site boundaries/existing buildings are difficult to envisage other than by site assessment;
- (ii) The impacts of new proposals on neighbour amenity e.g. shadowing, loss of light, physical impact of structure, visual amenity, adjacent land uses, wider landscape impacts can only be fully appreciated by site assessment/access to adjacent land uses/property;
- (iii) The material planning considerations raised are finely balanced and Member assessment and judgement can only be concluded by assessing the issues directly on site;
- (iv) It is expedient in the interests of local decision making to demonstrate that all aspects of a proposal have been considered on site.

Members should appreciate that site visits will not be appropriate in those cases where matters of fundamental planning policy are involved and there are no significant other material considerations to take into account. Equally, where an observer might feel that a site visit would be called for under any of the above criteria, members may decide it is unnecessary, e.g. because of their existing familiarity with the site or its environs or because, in their opinion, judgement can be adequately made on the basis of the written, visual and oral material before the Committee.

## 2. PUBLIC SPEAKING: PLANNING APPLICATIONS

Applications will normally be considered in the order in which they appear on the agenda. Each application will be presented in the following way:

- Initial presentation by planning officers followed by representations from:
- The **town or parish council** - up to 5 minutes for member(s) or clerk;
- **Objector(s)** - any number of speakers, up to 5 minutes **in total**;
- The **applicant**, or **agent** or any **supporters** - any number of speakers up to 5 minutes **in total**;
- **Local member**
- Member consideration/decision.

**TIMING:** In front of you there are two screens which tell you how much time you have used of your five minutes. After four minutes the circle on the screen turns amber and then it turns red after five minutes, at which point the Chairman will ask you to come to a conclusion.

**MICROPHONES:** In front of you there is a microphone which we ask you to use. Simply press the left or right button to turn the microphone on and off

**WHAT CAN I SAY AT THE MEETING?** Please try to be brief and to the point. Limit your views to the planning application and relevant planning issues, for example: Planning policy, (conflict with policies in the Local Plan/Structure Plan, government guidance and planning case law), including previous decisions of the Council, design, appearance and layout, possible loss of light or overshadowing, noise disturbance and smell nuisance, impact on residential and visual amenity, highway safety and traffic issues, impact on trees/conservation area/listed buildings/environmental or nature conservation issues.

## 3. FILMING AT COUNCIL MEETINGS: GUIDANCE

Members of the public and press are permitted to film or record meetings to which they are permitted access in a non-disruptive manner and only from areas designated for the public. No prior permission is required, however the Chairman at the beginning of the meeting will ask if anyone present wishes to record proceedings. We will ensure that reasonable facilities are made available to the public and press to assist filming or recording of meetings.

The use of digital and social media recording tools, for example Twitter, blogging or audio recording is allowed as long as it is carried out in a non-disruptive manner.

## HEALTH AND SAFETY INFORMATION

|                       |  |
|-----------------------|--|
| <b>Fire alarm</b>     | If the fire alarm sounds please make your way to the nearest fire exit. Members of staff will be on hand to escort you to the evacuation point |
| <b>Mobile phones</b>  | Please switch off your mobile phone or put it into silent mode   |
| <b>Toilets</b>        | The toilets can be found on the right of the lobby as you enter the Council Chamber  |
| <b>Break</b>          | There will be a short comfort break after two hours if the meeting continues that long   |
| <b>Drinking water</b> | A water dispenser is provided in the corner of the Council Chamber for your use  |

## PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

**Key to letters included within application reference number to identify application type – e.g. 07/96/3000/A – application for consent to display an advert**

|     |   |     |   |
|-----|---|-----|---|
| A   | Advert  | G   | Proposal by Government Department                               |
| AD  | Certificate of Alternative Development              | H   | Householder – Full application relating to residential property |
| AGF | Agricultural Determination – approval of details    | HZ  | Hazardous Substance   |
| C   | Application to be determined by County Council      | LB  | Listed Building   |
| CA  | Conservation Area                                   | LE  | Certificate of Lawful Existing development                      |
| CU  | Change of Use                                       | LP  | Certificate of Lawful Proposed development                      |
| D   | Reserved Matters (Detail following outline consent) | O   | Outline (details reserved for later)                            |
| EA  | Environmental Impact Assessment – Screening Opinion | RVC | Removal/Variation of Condition                                  |
| ES  | Environmental Impact Assessment – Scoping Opinion   | SU  | Proposal by Statutory Undertaker                                |
| F   | Full (details included)                             | TPO | Tree Preservation Order application                             |

## Key to abbreviations used in Recommendations

|         |  |
|---------|--|
| CNDP    | Cringleford Neighbourhood Development Plan   |
| J.C.S   | Joint Core Strategy  |
| LSAAP   | Long Stratton Area Action Plan – Pre Submission  |
| N.P.P.F | National Planning Policy Framework   |
| P.D.    | Permitted Development – buildings and works which do not normally require planning permission. (The effect of the condition is to require planning permission for the buildings and works specified) |
| S.N.L.P | South Norfolk Local Plan 2015  |
|         | Site Specific Allocations and Policies Document  |
|         | Development Management Policies Document   |
| WAAP    | Wymondham Area Action Plan   |



## DECLARATIONS OF INTEREST AT MEETINGS

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

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

Does the interest directly:

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

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

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

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

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

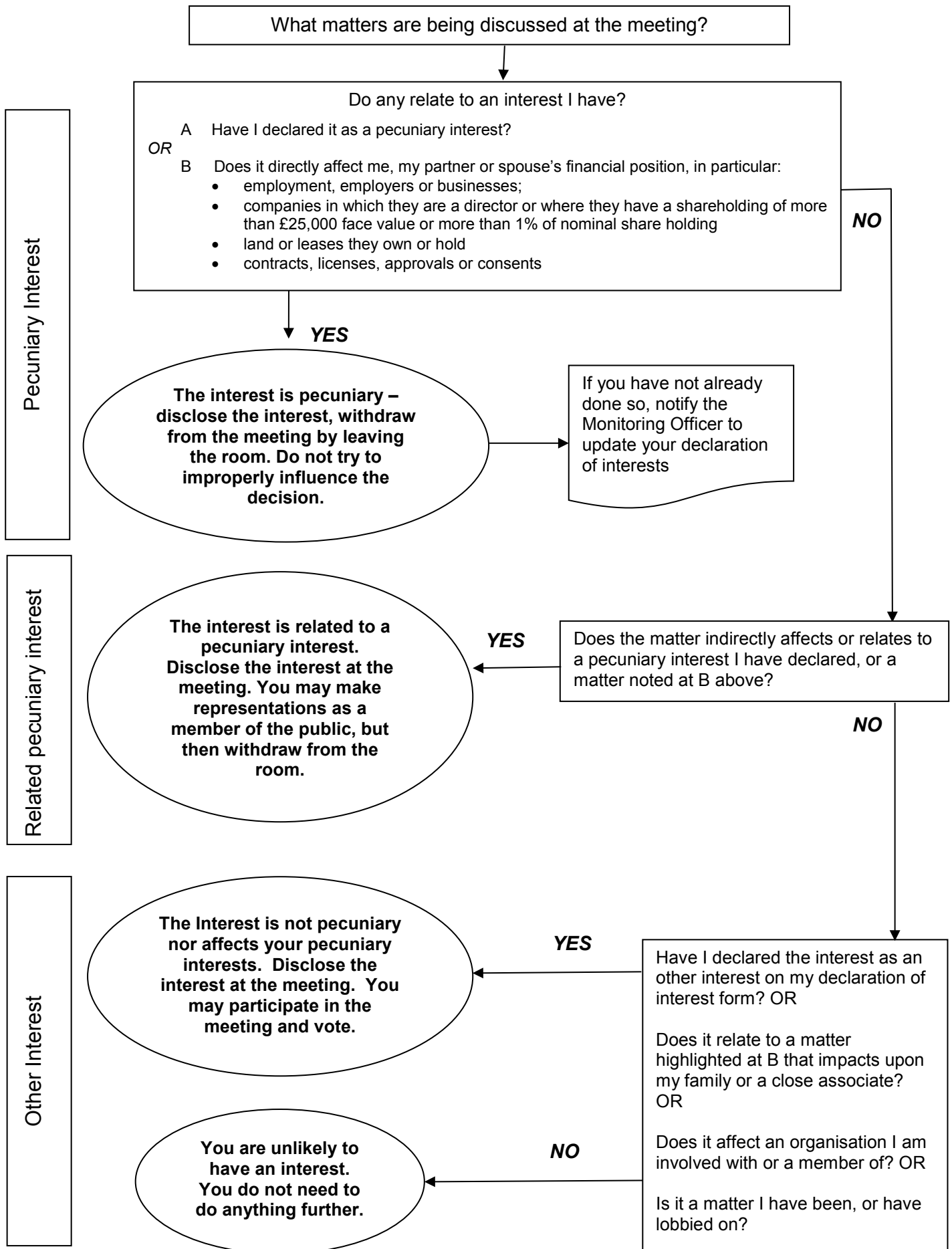
Is the interest not related to any of the above? If so, it is likely to be an other interest. You will need to declare the interest, but may participate in discussion and voting on the item.

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

**FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF.**

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

## DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF





## DEVELOPMENT MANAGEMENT COMMITTEE

**Minutes of a meeting of the Development Management Committee of South Norfolk District Council held at South Norfolk House, Long Stratton, on Wednesday 10 October 2018 at 10.00 am.**

**Committee Members Present:** **Councillors:** V Thomson (Chairman), D Bills, B Duffin, F Ellis M Gray, C Kemp, G Minshull and L Neal

**Apologies:** **Councillor:** C Gould

**Substitute Members:** **Councillor:** G Wheatley for C Gould

**Officers in Attendance:** The Development Manager (H Mellors), the Development Management Team Leader (T Lincoln), the Senior Planning Officers (G Beaumont and C Raine), the Landscape Architect (R Taylor) and the Planning Officer (T Barker)

27 members of the public were also in attendance

### 410. DECLARATIONS OF INTEREST

The following members declared interests in the matters listed below. Unless indicated otherwise, they remained in the meeting.

| Application             | Parish      | Councillor | Declaration   |
|-------------------------|-------------|------------|---|
| 2018/8100<br>(Item 1)   | WRENINGHAM  | G Minshull | Local Planning Code of Practice<br>Lobbied by Applicant   |
| 2018/1492/F<br>(Item 3) | CRINGLEFORD | C Kemp     | Local Planning Code of Practice<br>Lobbied by Applicant<br><br>Other Interest<br>Visited site and gave procedural<br>advice <u>only</u> |

### 411. MINUTES

The minutes of the Development Management Committee meeting dated 12 September 2018 were confirmed as a correct record and signed by the Chairman.

### 412. PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

The Committee considered the report (circulated) of the Director of Growth and Business Development, which was presented by the officers. The Committee received updates to the report, which are appended to these minutes at Appendix A.

The following speakers addressed the meeting with regard to the applications listed below.

| APPLICATION                       | PARISH                             | SPEAKER  |
|-----------------------------------|------------------------------------|--|
| <b>2018/1516/F<br/>(Item 2)</b>   | <b>DEOPHAM AND<br/>HACKFORD</b>    | J Allen – Parish Council<br>S Lee – Objector<br>I Pick – Agent for the Applicant |
| <b>2018/1492/F<br/>(Item 3)</b>   | <b>CRINGLEFORD</b>                 | H Hannah – Applicant   |
| <b>2018/1758/RVC<br/>(Item 4)</b> | <b>COSTESSEY</b>                   | Cllr V Bell – Local Member   |
| <b>2018/1884/F<br/>(Item 5)</b>   | <b>DICKLEBURGH AND<br/>RUSHALL</b> | A Goodman – Parish Council<br>J Parker – Agent for the Applicant                 |

The Committee made the decisions indicated in Appendix B of these minutes, conditions of approval or reasons for refusal of planning permission as determined by the Committee being in summary form only and subject to the final determination of the Director of Growth and Business Development.

#### **413. QUARTERLY ENFORCEMENT REPORT**

Members noted the quarterly enforcement report.

#### **414. PLANNING APPEALS**

The Committee noted the report and were pleased to see a reduction in the number of appeals.

(The meeting closed at 12.05pm)

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Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE 9<sup>th</sup> October 2018

| Item   | Updates  | Page No |
|--------|--|---------|
| Item 1 | <p><u>Wreningham Parish Council</u><br/>Wreningham Parish Council have written in, their comments have been summarised as follows:</p> <p>Planning officers have underplayed the violations associated with the conditions set in the decision for 2017/2831.</p> <p>Condition 5 - as a sewage treatment plant has been installed then it is not a long step to consider that the toilet is also in use. Hence a formal and significant violation is in place - not minor as suggested.</p> <p>Condition 6 – requires the stables to be used to accommodate the horses. The stables are occupied as a residential unit and no horses are present and therefore the unit has never acquired a lawful use.</p> <p>Condition 7 – requires no external lighting. There is significant lighting at the site.</p> <p><u>Officer comments</u><br/>The Council are clear in the officer's report that the residential occupation of the unit is a breach of the earlier permission, which was never occupied as stables. The Council has a current planning application, which applies to occupy the site as a residential unit and this is currently under consideration. The appropriateness of residential as a use and lighting will be considered as part of this planning application.</p> <p>Please note at the time of writing the Committee report the toilet had not been installed and the Council has been in contact with the applicant advising them that any works they undertake on this site are at their own risk and planning permission may not subsequently be granted. As set out above the works on site to date can be adequately dealt with through the consideration of the current planning application. In the event planning permission is refused, appropriate enforcement action will be considered at that time.</p> | 23      |
| Item 2 | <p>1 additional letter</p> <ul style="list-style-type: none"> <li>• Committee would get a better idea of the changes at the site if the plans showing the proposed development were shown beside the existing site as shown in appendix 1.</li> <li>• The transport details show movements of feed and manure removal, but there is reticence regarding the amount of litter to be delivered for use in the huts, and nothing about general to and fro associated with any enterprise.</li> </ul> <p>Officer comment: Existing and proposed plans will be shown in the presentation at the meeting. In regard to vehicle movements, these are less than the previous use of the site as noted in the report.</p>   | 28      |

|        |  |    |
|--------|--|----|
|        | <p><u>Verbal update by Officer at meeting</u><br/>Comments received from the Local Member, Cllr Y Bendle, summarised as follows:</p> <p>All routes to Victoria Lane are of considerable distance along narrow rural roads with no passing places. If permission is granted, all vehicles must be conditioned to enter the site from the B1108, both during construction and operation.</p> <p>The road from the B1108 is too narrow for two large vehicles to pass without destroying verges and vegetation. There are several blind bends and a narrow bridge on the route, with no footpath.</p> <p>Because the proposed activity is cyclical, there will be a concentration of movement at several times of the year. Note that the site has been out of use for a couple of years and it is my understanding it has been considerably longer since all three existing sheds were used.</p> <p>Points out that the increase of size in agricultural vehicles, together with extra traffic generated by local biodigesters is already having a detrimental effect on the local roads network.</p> <p>I ask the Development Management Committee to reject the Officer's recommendation on the basis of a contravention of Policy DM3.11.</p> |    |
| Item 3 | No update  | 37 |
| Item 4 | <p>On a point of clarification, in addition to those revisions listed in the committee report, it is also evident that the proposed scheme also proposes a smaller set of patio doors in the south east side and north west side elevations than those previously approved and a marginally smaller window in the south west front elevation. These present no concerns in either visual or neighbour amenity terms.</p>   | 48 |
| Item 5 | <p>Reason 4 in the recommendation should refer to not supporting sustainable transport objectives rather than flood risk</p> <p>SNC Senior Conservation and Design Officer comments:</p> <p>The site has been subject to similar proposals for a paragraph 55 house (now paragraph 79.) The new proposals seek to overcome these issues.</p> <p>The principal reason for refusal was that the building did not significantly enhance its immediate setting, or was sensitive to the defining characteristics of the local area.</p> <p>With regard to the standard of design, it is acknowledged that the sustainability of the design has further improved with the green roof and retention pond. Boundary treatment would also be informal. The</p>   | 53 |

|        |   |    |
|--------|---|----|
|        | <p>building is now views as being smaller with a more varied and broken massing and a mix of materials with a more naturalistic bent, which reduces the bulk and presence of the building within streetviews. Nevertheless, it is still clearly a new dwelling within a newly created domestic curtilage on a previously undeveloped site.</p> <p>With regard to the surrounding area, the east side of Norwich Road is mostly characterised by detached houses dispersed along the street with wide landscape gaps. Views of the flat landscape of Dickleburgh Moor to the east therefore dominate and provide the defining character of the east side of the road. Dickleburgh Moor is an important landscape recently purchased by the Otter Trust with a view of the Moor becoming a community nature reserve. The Moor is crisscrossed with footpaths and bodies of water and wildlife are clearly visible from Norwich Road.</p> <p>Even though quite a significant part of the views of the Moor from this site are currently obscured by landscaping, the undeveloped character of the site contributes to the prevailing landscape character of the east side. Although I appreciate that the new design is a more sensitive design than that previously submitted, it is nevertheless a new building on previously undeveloped land and has a significant impact through changing the character of the site from a natural area to a domestic curtilage (albeit with the present proposal designed in a more naturalistic manner.)</p> <p>As with the previous application, the loss of open countryside through development of the site would result in a significant degree of change which can't be considered to be in keeping with the defining characteristics of the area or to enhance the immediate setting.</p> <p>The case officer would also wish to make the following additional point:</p> <p>Mindful that the site can be considered to be a "small site" in the context of Paragraph 68 of the NPPF whereby they can make "an important contribution to meeting the housing requirement of an area" it is evident that notwithstanding this as a material planning consideration, the site is not considered suitable for the reasons set out in the committee report.</p> |    |
| Item 6 | <p>The Highway Authority (NCC) have confirmed that they have no objection subject to conditions.</p> <p>The case officer has discussed with the SNC Water Management officer their comments and it has been confirmed that flood risk issues can be reasonably dealt with at reserved matters in considering the layout of the scheme, dwelling types and through the confirmation of how surface water run-off will be dealt with and there is no requirement to undertake a FRA at this stage.</p>  | 66 |

|  |  |  |
|--|--|--|
|  | <p>The case officer would also wish to make the following additional point:</p> <p>Mindful that the site can be considered to be a “small site” in the context of Paragraph 68 of the NPPF whereby they can make “an important contribution to meeting the housing requirement of an area” given that the site is considered to present a scheme that complies with the relevant SNLP policies this scheme would also meet the requirements of paragraph 68.</p> <p>Two neighbour objections have been received which raise the following concerns:</p> <ul style="list-style-type: none"> <li>- the site being outside of the development limit,</li> <li>- there is space elsewhere within the village,</li> <li>- people buy properties on the edge of a village for a reason,</li> <li>- dangerous access,</li> <li>- could set a precedent for further development in this part of the village,</li> <li>- loss of agricultural land.</li> </ul> <p>Officer comments:</p> <ul style="list-style-type: none"> <li>- The committee report acknowledges that the site is outside of the development limit,</li> <li>- the existence of other sites in the village does not represent a reason for refusing an application,</li> <li>- the Highway Authority has confirmed that it has no objection to the scheme on safety grounds subject to conditions,</li> <li>- all applications must be assessed on their individual planning merits and the granting of any approval on this site would not prevent the Council from refusing an application on adjacent land in the future,</li> <li>- the loss of agricultural land would be modest.</li> </ul> |  |
|--|--|--|

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS**NOTE:**

Conditions of approval or reasons for refusal of planning permission as determined by the Committee are in summary form only and subject to the Director of Growth and Business Development's final determination.

**Enforcement**

1.     **Appl. No**                 :     **2018/8100**  
        **Parish**                 :     **WRENINGHAM**
- Site Address                 :     Land Adj To Wreningham Village Hall, Mill Lane, Wreningham  
 Development                 :     Built not in compliance with a pre-commencement condition  
 Developer                    :     Ms N Todd
- Decision                     :     Members voted unanimously that no further action is taken in respect of the non-compliance with condition five of application reference 2017/2831.

**Major Applications**

- 2       **Appl. No**                 :     **2018/1516/F**  
        **Parish**                 :     **DEOPHAM AND HACKFORD**
- Applicants Name            :     Mr Sam Drummond  
 Site Address                 :     Poultry Sheds East Of Ivy House Victoria Lane Deopham Norfolk  
 Proposal                     :     Demolition of existing poultry buildings and erection of replacement poultry buildings, hardstandings and drainage attenuation pond (revised)
- Decision                     :     Members voted unanimously for **Approval**
- Approved with conditions
- 1   Full Planning permission time limit
  - 2   In accord with submitted drawings
  - 3   Maximum 57,000 chickens
  - 4   Parking for construction workers
  - 5   Construction Traffic Management Plan
  - 6   Full details of external lighting
  - 7   Tree Protection
  - 8   Implement planting scheme
  - 9   Landscape management plan
  - 10 Ecology mitigation measures
  - 11 Drainage
  - 12 Reporting of unexpected contamination
  - 13 Renewable energy

**Other Applications**

- 3      Appl. No                   :   2018/1492/F**  
**Parish                   :   CRINGLEFORD**
- Applicants Name : Mr Howard Hannah  
 Site Address : Land to the rear of 9 Harmer Crescent, Cringleford  
 Proposal : Proposed new dwelling and associated external works
- Decision : Members voted unanimously for **Refusal**
- Refused
- 1 Adverse impact on character of area
  - 2 Flood Risk
  - 3 Adverse impact on veteran tree
- 4      Appl. No                   :   2018/1758/RVC**  
**Parish                   :   COSTESSEY**
- Applicants Name : Mrs Ines Romanelli  
 Site Address : 19A Ruskin Road Costessey NR5 0LL  
 Proposal : Variation of condition 2 of permission 2017/0240 (Erection of detached two storey dwelling) - fenestration changes
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1.Accord with Submitted Plans
  - 2.Proposed Access
  - 3.Obstruction of highway
  - 4.Highway Encroachment
  - 5.New Water Efficiency
  - 6.No PD for Classes ABCDE&G
  - 7.Upper Floor Windows
  - 8.Upper Floor Window in NW Elevation
- 5      Appl. No                   :   2018/1884/F**  
**Parish                   :   DICKLEBURGH AND RUSHALL**
- Applicants Name : Mr Derek Lock  
 Site Address : Land Adjacent To Moorlands Norwich Road Dickleburgh Norfolk  
 Proposal : Proposed new Passivhaus / carbon negative dwelling
- Decision : Members voted unanimously for **Refusal**
- Refused
1. Outside development boundary with no justification under DM1.3
  2. Does not meet the requirements of paragraph 79 of the NPPF
  3. Adverse landscape impact
  4. Sustainable transport objectives
  5. Lack of ecology information
  6. Not sustainable development in the context of the NPPF

**6      Appl. No                :    2018/2019/F**  
**Parish                :    WORTWELL**

Applicants Name    :    Mrs Riches  
Site Address        :    Land West Of 2 High Road Wortwell Norfolk  
Proposal             :    Outline planning for 3 detached self-build dwellings with all matters reserved

Decision             :    Members voted 7-1 (with 1 abstention) to authorise the Director of Growth and Business Development to **Approve**

Approved with conditions

- 1 Time limit - outline - 5 Year Land Supply
- 2 In accord with submitted drawings
- 3 Visibility splay, approved plan
- 4 Provision of parking, service
- 5 Reporting of unexpected contamination
- 6 New Water Efficiency

subject to no other material planning conditions being raised during the consultation process as set out in paragraph 6.1 of the report.

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS**Report of Director of Growth and Business Development****Major Applications**

1. **Appl. No** : **2018/0280/F**  
**Parish** : **CRINGLEFORD**
- Applicants Name : Mr John Dale & Ms Hollie Howe  
 Site Address : Parcel R1 (South of Colney Lane And East of Round House Way)  
 Phase 2 Round House Park Round House Way Cringleford Norfolk  
 Proposal : Construction of 35 dwellings (including 2 affordable dwellings),  
 associated infrastructure, landscape, play area and public open  
 space.
- Recommendation : Approval with Conditions
- 1 Full Planning permission time limit
  - 2 In accord with submitted drawings
  - 3 External materials to be agreed
  - 4 Landscaping scheme to submitted
  - 5 Implement landscaping scheme
  - 6 Landscaping management plan
  - 7 Tree protection
  - 8 Boundary treatment to be agreed
  - 9 Foul water to mains
  - 10 Surface water drainage
  - 11 Standard Estate Road
  - 12 Off-site highway works
  - 13 Traffic Regulation Order
  - 14 Restriction on first floor side windows
  - 15 Unexpected contamination
  - 16 Water Efficiency
  - 17 Renewable Energy
  - 18 Ecology mitigation
- Subject to completion of a S106 agreement to cover provision of  
 affordable housing (in respect of this application and 2018/0281) and  
 open space.

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below.

1 Planning Policies

- 1.1 National Planning Policy Framework 2018 (NPPF)  
 NPPF 05 : Delivering a sufficient supply of homes  
 NPPF 06 : Building a strong competitive economy  
 NPPF 09 : Promoting sustainable transport  
 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

- 1.2 Joint Core Strategy (JCS)
  - Policy 1 : Addressing climate change and protecting environmental assets
  - Policy 2 : Promoting good design
  - Policy 3: Energy and water
  - Policy 4 : Housing delivery
  - Policy 5 : The Economy
  - Policy 6 : Access and Transportation
  - Policy 7 : Supporting Communities
  - Policy 9 : Strategy for growth in the Norwich Policy Area
  - Policy 12 : The remainder of the Norwich Urban area, including the fringe parishes
  - Policy 20 : Implementation
- 1.3 South Norfolk Local Plan Development Management Policies (SNLP)
  - DM1.1 : Ensuring development management contributes to achieving sustainable development
  - DM1.3 : The sustainable location of new development
  - DM3.1 : Meeting Housing requirements and needs
  - DM3.10 : Promotion of sustainable transport
  - DM3.11 : Road safety and the free flow of traffic
  - DM3.12 : Provision of vehicle parking
  - DM3.13 : Amenity, noise, quality of life
  - DM3.15 : Outdoor play facilities/recreational space
  - DM4.2 : Sustainable drainage and water management
  - DM4.3: Facilities for the collection and recycling of waste
  - DM4.5 : Landscape Character Areas and River Valleys
  - DM4.9 : Incorporating landscape into design
- 1.4 Cringleford Neighbourhood Plan (CNDP)
  - ENV6 : Provision of open space and community woodlands
  - HOU2 : Design Standards
  - HOU3 : Building Densities
  - HOU4 : Mix of property types
  - HOU6 : Renewable Energy Sources
  - HOU7 : Space standards
  - HOU8 : Provision of garaging
  - HOU9 : Provision of affordable housing
  - SCC3 : Provision of walking/cycling routes
- 1.5 Supplementary Planning Documents (SPD)
  - South Norfolk Place Making Guide 2012

## 2. Planning History

- |     |           |   |          |
|-----|-----------|---|----------|
| 2.1 | 2012/1766 | Outline application for residential development (626 units) and associated infrastructure including open space and recreational woodland, site for Primary School, Community facilities and up to 1486sqm mixed use (A1, A2, A3, A4, A5) Neighbourhood Centre (revised Phase 2 - Round House Park) - discharge of conditions 5 (structural landscaping), 8 (play equipment) and 11 (tree protection). | Approved |
| 2.2 | 2016/1283 | Construction of 14 dwellings, with associated access roads, garaging and car parking pursuant to application 2008/2347/O at Development Parcel R1, Roundhouse Park, Cringleford.  | Refused  |

- 2.3     2008/2347     Outline application for residential development (626 units) and associated infrastructure including open space and recreational woodland, site for Primary School, Community facilities and up to 1486sqm mixed use (A1, A2, A3, A4, A5) Neighbourhood Centre (revised Phase 2 - Round House Park)     Approved

### 3.     Consultations

#### Summary of comments:

- 3.1     Parish Council     Objects
- Original proposal:  
Affordable housing should not be provided on a separate site. Contrary to approved masterplan. Insufficient parking. Adverse impact on existing character. Will add to traffic congestion. Proposed buffer inadequate and may be incorporated into gardens.
- Amended scheme:  
Re-iterate previous objections. Contrary to CNDP. Privacy. Land at southern end will become dumping ground.
- 3.2     District Councillor  
         Cllr C Kemp     To be determined by Committee to consider increase in numbers from masterplan and overlooking.
- Cllr G Wheatley     To be reported if appropriate.
- 3.3     Anglian Water     No objections
- 3.4     SNC Conservation and Design     No objections - coherent layout to fit shape of site. Open space accessible and secure. Building frontages addressing different roads.
- 3.5     NCC Ecologist     No objections subject to condition requiring biodiversity method statement.
- 3.6     SNC Environmental Quality Team     To be reported if appropriate
- 3.7     NCC Highways     Original proposal:  
Commented on road/footpath layout. Traffic regulation order required to extend waiting restrictions into access. Cycle path to continue along Colney lane frontage.
- Amended scheme:  
Revisions address comments. Re-iterate requirements for TRO and cycle path
- 3.8     SNC Housing Enabling & Strategy Officer     No objection to affordable housing over two sites. Mix will meet a range of needs.
- 3.9     SNC Environmental Waste Strategy     To be reported if appropriate
- 3.10    NHS England     No objection

- |      |  |  |
|------|--|--|
| 3.11 | NHSCCG                                     | To be reported if appropriate  |
| 3.12 | Cringleford Surgery                        | To be reported if appropriate  |
| 3.13 | NCC Lead Local Flood Authority             | Should incorporate SuDS  |
| 3.14 | Police Architectural Liaison Officer       | Surveillance of open space is good. Buffer zone  |
| 3.15 | Norfolk and Waveney Local Medical Council  | To be reported if appropriate  |
| 3.16 | South Norfolk Clinical Commissioning Group | To be reported if appropriate  |
| 3.17 | Historic Environment Service               | No archaeological work required  |
| 3.18 | Other Representations                      | <p>39 objections have been received, summarised as follows;</p> <ul style="list-style-type: none"> <li>• Contrary to masterplan for bungalows/chalets</li> <li>• Proposed density greater than masterplan objective</li> <li>• Insufficient affordable housing proposed</li> <li>• Empty homes in Round House Park, this development is not needed</li> <li>• Bungalows would create a more balanced mix of homes</li> <li>• Providing bungalows would release larger family homes</li> <li>• No provision for older people</li> <li>• Layout cramped especially Colney Lane frontage</li> <li>• Proposed dwellings and plot sizes out of keeping with existing character of Colney Lane</li> <li>• 5 metre buffer not sufficient. Buffer between Stratford Cres and Round House poorly maintained or incorporated into gardens</li> <li>• Will worsen parking and congestion at dog walkers' carpark on Colney Lane</li> <li>• Will increase congestion at Colney Lane/Round House Way roundabout</li> <li>• Insufficient parking proposed</li> <li>• Will introduce overlooking</li> <li>• Inadequate space for refuse collection</li> <li>• Proposal will be harmful to wildlife</li> <li>• Primary school already over subscribed</li> </ul> |

#### 4. Assessment

##### *Background*

- 4.1 This is a full application for 35 dwellings, including two affordable dwellings, with associated infrastructure, open space and landscaping. A single vehicular access is proposed from Colney Lane. This site is being considered in conjunction with application ref: 2018/0281 for 16 apartments and 2 dwellings on land south of Dragonfly Lane at Round House Park neighbourhood centre (parcel NC2).

- 4.2 The application site (parcel R1) is an undeveloped parcel of land on the junction of Colney Land and Round House Way and on the northern end of Round House Park. This site was included within the original outline planning permission for phase 2 of Round House Park (2008/2347). This permission also comprised of a masterplan for the development of phase 2, the purpose of which was to guide developers in preparing detailed proposals for each subsequent development parcel.
- 4.3 Condition 1 of outline planning permission 2008/2347 required that applications for the approval of reserved matters be made before the expiration of 5 years from the date of this permission, which would have been 26 July 2015. This application was received after this outline planning permission had lapsed.
- 4.4 The main issues in considering this application are the appropriateness of the design solution in terms of its scale, form and relationship with other buildings, and access and parking provision. The issue of whether it is appropriate for the majority of the affordable housing to be provided on parcel NC2 for the two developments is covered by this application and planning application 2018/0281.

*Principle*

- 4.5 As the outline permission has now lapsed, this full application must be considered on its own merits, having regard to the National Planning Policy Framework 2018 (NPPF) and the current development plan which comprises of the Joint Core Strategy for South Norfolk, Broadland and Norwich (JCS, amended 2014), the South Norfolk Local Plan 2015 (SNLP) and the Cringleford Neighbourhood Development Plan (CNDP).
- 4.6 Some weight can be attributed to the outline permission insofar as establishing the principle of development through the CNDP which includes this site. However, it is considered that limited weight, if any, can be attributed to the lapsed masterplan for Round House Park given that there is no precedent to do this where circumstances have changed.
- 4.7 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).
- 4.8 In accordance with both the Council's adopted development plan and the NPPF, in cases where there are no overriding material considerations to the contrary, development proposals for housing that accord with the development plan should be approved without delay.
- 4.9 The site is within the defined development boundary for Cringleford and within land that was allocated in the 2003 Local Plan. As the outline permission has now lapsed, this full planning application should be considered on its own merits as mentioned above.
- 4.10 Policy DM1.3 of the SNLP requires that all new development should be sustainably located on allocated sites or within defined development boundaries and should be of a scale proportionate to the level of growth planned within that location. This site is within the development boundary defined in the CNDP and it is considered that this proposal for 35 dwellings would be small in scale in relation to the growth achieved in the development of Round House Park. This proposal therefore accords with policy DM1.3.
- 4.11 Paragraph 127 of the NPPF requires that planning decisions should aim to ensure that development, amongst other things:
- 4.12 Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.

- 4.13 In this respect, this proposal would have an average density of just over 20 dwellings/hectare across the site which would represent an efficient use of land, reflective of the scale of the local area.

- 4.14 This assessment is undertaken having regard to the three roles expressed within the NPPF (economic, social and environmental), and which have been reiterated in policies DM1.1 and DM1.3 of the South Norfolk Local Plan. The assessment of each role also draws upon the relevant local plan policy where relevant.

#### Economic role

- 4.15 The NPPF confirms the economic role 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."

- 4.16 This proposal would result in short term economic benefits as part of any construction work and, in the longer term, by local spending from future occupants. The proposed development would also be subject to Community Infrastructure Levy. It is therefore considered that this proposal would bring forward an economic benefit.

#### Social Role

- 4.17 The NPPF confirms the social role as

"supporting 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."

- 4.18 The proposed scheme would provide housing in a location where the JCS identifies a shortfall in housing land supply against requirements which would represent a social benefit. However, the significance of this benefit is diminished by the most recent evidence of the updated SHMA which identifies a housing land supply in excess of 8 years and this is material consideration in determining this application.

- 4.19 The social role highlights the need for housing to have access to a range of accessible local services. Cringleford forms part of the built-up urban fringe with access to a full range of facilities, services and public transport. The site is also well located in relation to the primary school, neighbourhood centre, community centre and bus stops.

#### *Affordable Housing*

- 4.20 Policy 4 of the JCS requires that 33% of dwellings proposed on the site be of an affordable tenure. This application proposes two affordable dwellings on the south side of the proposed open space. However, this application is being considered in conjunction with application ref: 2018/0281, submitted by the same developers, which proposes 18 dwellings close to the nearby neighbourhood centre of which 16 would be affordable. Therefore, the affordable housing proposed on the combined sites would comply with policy JCS 4. In this instance, the Council's Housing Enabling & Strategy Officer considers that the mix of housing provided on both sites which would include some wheelchair accessible units is acceptable and would respond to local housing need. While most of the affordable housing requirement would be provided on one site, this provision would be well dispersed overall within the surrounding new development and would contribute to an acceptable mix of dwelling size and tenure within Round House Park, in accordance with JCS policy 4 and policy HOU9 of the CNDP. Provision of affordable housing would be secured by legal agreement covering both applications.

*Design*

- 4.21 Policy 12 of the NPPF, JCS Policy 2, Policy DM3.8 of the Local Plan and Policy HOU2 of the Cringleford Neighbourhood Development Plan require development to be of good quality design.
- 4.22 The NPPF also requires that planning decisions make the most effective use of land. Given the nature of the surrounding development and proximity of services it is considered that the density of the development is an appropriate solution in this location to make effective use of land, relative to the scale of development in this area.
- 4.23 The proposed layout comprises of larger dwellings at the northern end of the site along the Colney Lane frontage with smaller units towards the southern end which are set back from the existing boundary hedge. The proposed layout has been assessed by the Council's Senior Conservation and Design Officer who considers that, following revisions, this represents a coherent layout with accessible and secure public space, which would acceptably address the different frontages. It is considered that the proposed layout and design would reflect the existing housing development to the south.
- 4.24 Concern has been expressed that the proposed layout does not accord with the masterplan that was approved as part of outline 2008/2347. The masterplan identified this site as a transitional area which would relate to existing Cringleford development to the east and suitable for bungalow and chalet forms. Reserved matters were not submitted for this site and the outline consent and masterplan have subsequently lapsed. Since then, outline planning permission has also been granted for residential development at Newfound Farm to the west and it is considered that the form of development now proposed would acceptably integrate with the character of the surrounding area.
- 4.25 It is therefore considered that the design is acceptable and accords with Policy DM3.8 of the Local Plan and Policies HOU2 and HOU4 of the Cringleford Neighbourhood Development Plan.

*Highways*

- 4.26 The Highway Authority has carried out an assessment of the proposed access arrangements and the site layout and, following revisions, consider that the proposal is acceptable subject to standard highway conditions, which include the extension of the cycleway along the Colney Lane frontage and a Traffic Regulation Order to extend existing waiting restrictions on Colney Lane into the site access.
- 4.27 In terms of car parking provision, the combination of on plot parking and garages proposed ensures that the street scenes are not overly dominated by car parking. The proposals meet the number of car parking spaces required in Norfolk County Council's Parking Standards for Norfolk. The layout of the development in respect of parking is therefore on balance considered acceptable.
- 4.28 Overall, the proposal is considered to accord with Policies DM3.11 and DM3.12, as well as Policy HOU8 of the Neighbourhood Plan.

*Residential amenity*

- 4.29 The application site is bounded by residential curtilages in Colney Lane and Stratford Crescent which are occupied by large detached dwellings in spacious gardens. The proposed 5 metre deep environmental buffer zone along this boundary would create a satisfactory separation between existing and proposed development. A number of dwellings would side onto this shared boundary and so it is recommended that the installation of first floor side windows be restricted by condition to prevent a loss of privacy to existing occupiers.

- 4.30 Concern has been expressed that the dwellings proposed at the southern end of the site would harm privacy. It is considered that the orientation of these dwellings together with the separation distances from the existing dwellings would result in an acceptable layout which would not result in an unacceptable level of overlooking to existing residential amenity.

- 4.31 The development is therefore considered to accord with Policy DM3.13.

*Environmental role*

- 4.32 The NPPF confirms the environmental role 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."

*Drainage*

- 4.33 This site is within flood zone 1 and the proposed development would incorporate sustainable drainage measures to manage surface water. Anglian Water have commented that the sewerage system has capacity to accommodate the development. Approval of detailed surface and foul water schemes would be required by condition.

*Landscaping*

- 4.34 Policy DM4.5 of the SNLP requires all development to respect, conserve and where possible, enhance the landscape character surrounding a development. The application includes a landscape strategy which would retain existing boundary planting and key trees and proposes a planted buffer zone along the eastern site boundary. Following revisions, the Council's Landscape Architect is now satisfied with this strategy subject to approval of a detailed landscaping scheme and that enclosure of the environmental buffer zone would not preclude access to wildlife.
- 4.35 The application site excludes a strip of land along the edge of Colney Lane and Round House Way and a small area of land adjacent to the southern end of the site (known as OS2) which have been planted up. These areas formed part of the original structural landscaping for Round House Park and the applicants advise that they remain in the ownership of the land and will be handed it over to the Parish Council in line with the existing legal agreement for Round House Park. Following discussions, the applicant has chosen not to include them within this application site and this matter will be addressed separately under the provisions of the existing legal agreement.

*Open Space*

- 4.36 Open space is proposed to be sited centrally along the south eastern boundary with 65 & 67 Colney Lane. A 5 metre deep environmental buffer zone is proposed along the entire length of this boundary.
- 4.37 Open space is proposed in accordance with the Council's requirements and would be secured through a legal agreement.

*Ecology*

- 4.38 NCC Ecology have raised no objection to the ecology report submitted with this application, subject to suitable mitigation and enhancement measures which would be required by condition.

Other matters

- 4.39 Historic Environment Service have confirmed that no further archaeological investigations are required.
- 4.40 As the development is for in excess of 10 dwellings, it is required to provide at least 10% of the scheme's expected energy requirements via 'decentralised and renewable or low-carbon energy' as set out in Policy 3 of the Joint Core Strategy. This can be secured through condition.
- 4.41 This application is liable for Community Infrastructure Levy (CIL).

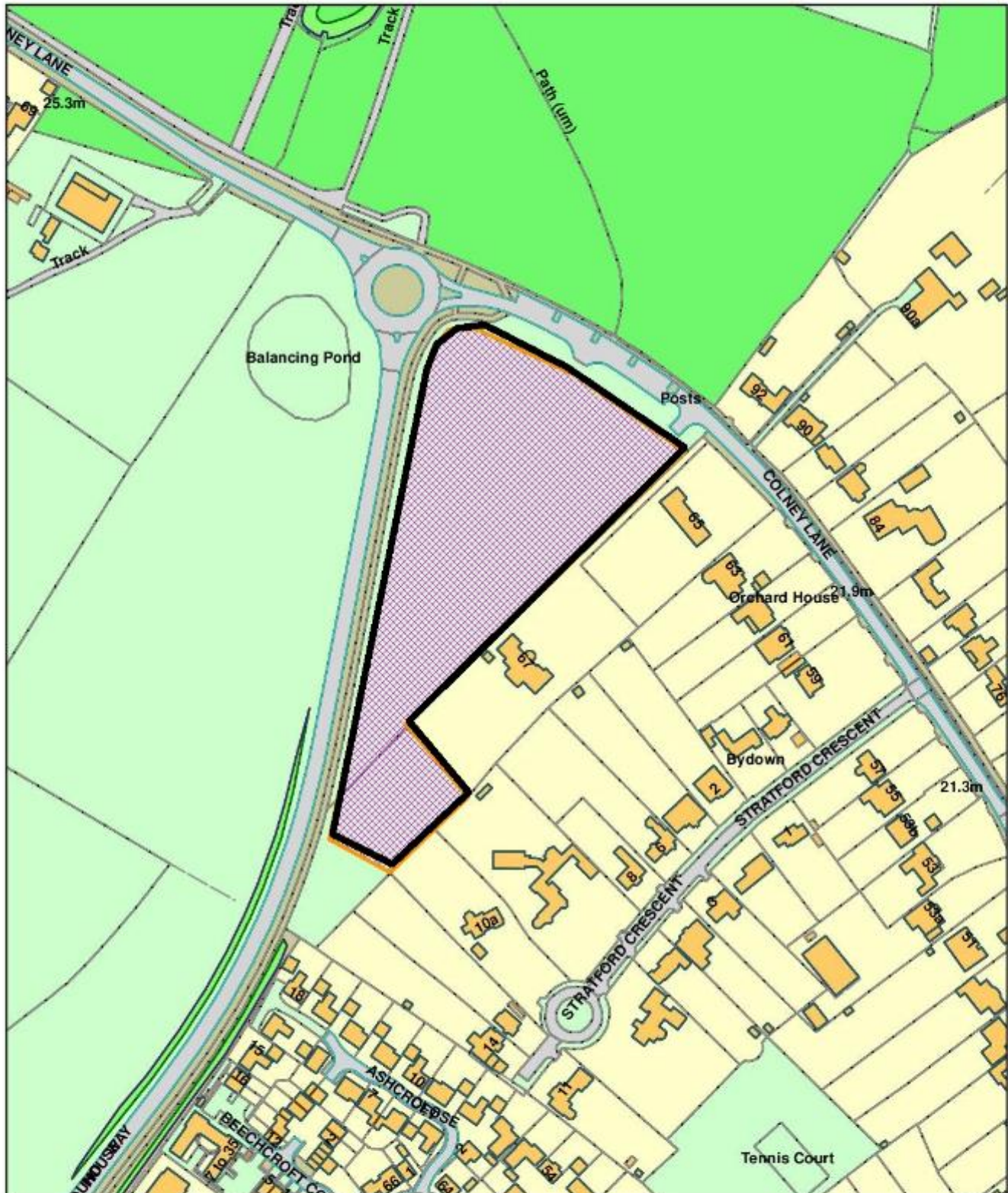
5. Conclusion

- 5.1 The proposed development is acceptable as the site is within the development boundary for Cringleford, and the proposed scheme is of a scale and design that reflects the surrounding area in accordance with Policy DM3.8, does not have an unacceptable impact on the local highway network or neighbouring properties in accordance with Policies DM3.11 and DM3.13 and provides significant benefits through the delivery of housing in a sustainable location in accordance with Policy DM1.3 and the NPPF.

|                                   |                              |
|-----------------------------------|------------------------------|
| Contact Officer, Telephone Number | Blanaid Skipper 01508 533985 |
| and E-mail:                       | bskipper@s-norfolk.gov.uk    |

2018/0280

Appendix 1



Scale 1:2,500



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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

**2. Appl. No : 2018/0281/F**  
**Parish : CRINGLEFORD**

Applicants Name : Mr John Dale  
 Site Address : Land South Of Dragonfly Lane (Parcel NC2) Round House Park  
 Cringleford Norfolk  
 Proposal : New build construction of 16 apartments and 2 houses, associated  
 parking and landscape

Recommendation : Approval with Conditions

- 1 Full Planning permission time limit
- 2 In accord with submitted drawings
- 3 Materials in accordance with submitted details
- 4 Provision of parking area
- 5 Contaminated land scheme to be submitted
- 6 Implementation of remediation scheme
- 7 Unexpected Contamination
- 8 Renewable energy
- 9 Water efficiency
- 10 Foul water to mains sewer
- 11 Surface water drainage
- 12 Construction Management & Parking

Subject to completion of S106 agreement to cover provision of affordable  
 housing (in respect of this application and 2018/0280)

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development  
 Management Committee for appropriate planning reasons as set out below.

**1 Planning Policies**

- 1.1 National Planning Policy Framework (NPPF)**  
 NPPF 02 : Achieving sustainable development  
 NPPF 04 : Decision-making  
 NPPF 05 : Delivering a sufficient supply of homes  
 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
- 1.2 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 9 : Strategy for growth in the Norwich Policy Area  
 Policy 10 : Locations for major new or expanded communities in the Norwich  
 Policy Area  
 Policy 20 : Implementation

- 1.3 South Norfolk Local Plan (SNLP)  
 South Norfolk Local Plan Development Management Policies  
 DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk  
 DM1.3 : The sustainable location of new development  
 DM3.8 : Design Principles applying to all development  
 DM3.10 : Promotion of sustainable transport  
 DM3.11 : Road safety and the free flow of traffic  
 DM3.12 : Provision of vehicle parking  
 DM3.13 : Amenity, noise, quality of life  
 DM4.2 : Sustainable drainage and water management  
 DM4.3 : Facilities for the collection of recycling and waste  
 DM4.9 : Incorporating landscape into design
- 1.4 Cringleford Neighbourhood Plan  
 GEN4 : Provision of infrastructure  
 ENV6 : Provision of open space and community woodlands  
 HOU2 : Design Standards  
 HOU4 : Mix of property types  
 HOU6 : Renewable Energy Sources  
 HOU7 : Space standards  
 HOU8 : Provision of garaging  
 HOU9 : Provision of affordable housing  
 SCC3 : Provision of walking/cycling routes
- 1.5 Supplementary Planning Documents (SPD)  
 South Norfolk Place-Making Guide 2012
2. Relevant Planning History
- |     |           |   |                     |
|-----|-----------|---|---------------------|
| 2.1 | 2018/0280 | Construction of 35 dwellings (including 2 affordable dwellings), associated infrastructure, landscape, play area and public open space.   | Under consideration |
| 2.2 | 2012/1766 | Outline application for residential development (626 units) and associated infrastructure including open space and recreational woodland, site for Primary School, Community facilities and up to 1486sqm mixed use (A1, A2, A3, A4, A5) Neighbourhood Centre (revised Phase 2 - Round House Park) - discharge of conditions 5 (structural landscaping), 8 (play equipment) and 11 (tree protection). | Approved            |
| 2.3 | 2008/2347 | Outline application for residential development (626 units) and associated infrastructure including open space and recreational woodland, site for Primary School, Community facilities and up to 1486sqm mixed use (A1, A2, A3, A4, A5) Neighbourhood Centre (revised Phase 2 - Round House Park)  | Approved            |

3. Consultations

- |      |  |  |
|------|--|--|
| 3.1  | Parish Council   | <p>Objects</p> <ul style="list-style-type: none"> <li>• The application has been bundled by the applicants with 2018/0280, despite being some distance apart and completely different property types. The two should be treated as separate applications in order to ensure that there is affordable housing spread across both sites</li> <li>• In the absence of an updated masterplan being submitted, the existing one should still be adhered to. The application does not fit in with the conditions within it</li> <li>• Initially the site was proposed to be sheltered housing for which there is a local and county-wide need. The criteria for affordable housing are not the same as those for sheltered housing and the demand for the latter is not met by the proposal</li> <li>• The parking provision is not adequate and will cause additional on-road parking. This will add to an existing and severe issue for the village which has already prompted South Norfolk Council to investigate resident parking permit schemes</li> <li>• The Parish Council is pleased to note that the height of the proposed buildings is in line with nearby buildings</li> </ul> |
| 3.2  | District Councillor<br>Cllr C Kemp                     | <p>To Committee</p> <ul style="list-style-type: none"> <li>• Parcel R1 is designated for 25 single-storey dwellings but the application is for 35 two-storey dwellings. This is a 40% increase in the number of dwellings. I am also told there are overlooking issues</li> <li>• This seems in principle to be a change of such magnitude that it should be considered by Committee</li> </ul>  |
|      | Cllr Wheatley  | <p>To be reported if appropriate.</p>  |
| 3.3  | Anglian Water<br>Services Ltd                          | <p>No objection</p> <ul style="list-style-type: none"> <li>• The sewerage system has available capacity for this development</li> </ul>  |
| 3.4  | Cringleford Surgery                                    | <p>No comments received</p>  |
| 3.5  | NCC Highways   | <p>Would normally expect parking for 1 bedroom dwellings to be provided at the rate of 1.5 spaces per dwelling, but would not wish to raise an objection to the granting of planning permission</p>  |
| 3.6  | NCC Lead Local<br>Flood Authority                      | <p>No comments</p>   |
| 3.7  | NCC Ecologist  | <p>No objections</p> <p>No natural habitats exist within or adjoining the site and given the location of the site between two roads I would not be recommending any mitigation measures</p>  |
| 3.8  | Norfolk Police and<br>Architectural Liaison<br>Officer | <p>Comments relating to surveillance, door design and lighting scheme</p>  |
| 3.9  | NHS England  | <p>No comments received</p>  |
| 3.10 | NHSCCG   | <p>No comments received</p>  |

- |      |   |  |
|------|---|--|
| 3.11 | SNC Landscape Architect                             | No objections <ul style="list-style-type: none"> <li>• The submitted landscape proposals are acceptable</li> </ul>   |
| 3.12 | SNC Senior Conservation and Design Officer          | No objections following amendments to scheme   |
| 3.13 | SNC Housing Enabling & Strategy Manager             | No objections <ul style="list-style-type: none"> <li>• The applicants propose 18 affordable homes in total over the two applications, complying with Policy 4 of the JCS</li> <li>• Satisfied that the 16 flats for rent to be built on this site provided the affordable homes are provided on the linked site (planning app 2018/0280) to ensure the affordable homes comprise 33% of the combined total</li> <li>• The flats comprise 13 one bedroom and 3 two bedroom flats which is a good mix on the basis of housing need</li> <li>• Three of the flats are wheelchair-accessible which is welcome</li> </ul> |
| 3.14 | SNC Community Services - Environmental Quality Team | Conditional support  |
| 3.15 | SNC Environmental Waste Strategy                    | No comments received   |
| 3.16 | SNC Water Management Officer                        | No comments received   |
| 3.17 | Other Representations                               | No comments received   |

#### 4 Assessment

##### *Background*

- 4.1 This application has been submitted in conjunction with another planning application (2018/0280) for the construction of 35 dwellings (including 2 affordable dwellings), associated infrastructure, landscape, play area and public open space on part of the Roundhouse Park development known as Parcel R1. The two applications relate to two separate parcels of land within the Roundhouse Park development, with this application relating to a parcel of land known as Parcel NC2. They are connected as this application seeks to provide the majority of the affordable housing provision for the combined development to be delivered from the two applications, with the other site developed mainly for open market housing.
- 4.2 The site is surrounded by recently completed development. It was to form part of the Neighbourhood Centre in the Master Plan for development of Roundhouse Park. The Neighbourhood Centre has been constructed on adjoining land and provides a number of retail units along with a care home. Principle vehicular access to the site is from Dragonfly Lane, which is the main spinal route through the wider development.
- 4.3 The development is to consist of 16 apartments in a largely three storey apartment building, plus a pair of semi-detached properties on Verbena Road. All the apartments will be affordable dwellings and all will be available for social rent. The pair of semi-detached properties will be available as open market housing.

- 4.4 Condition 1 of outline planning permission 2008/2347 required that applications for the approval of reserved matters for the Roundhouse Park development to be made before the expiration of 5 years from the date of this permission, which would have been 26 July 2015. This application was received after this outline planning permission had lapsed.
- 4.5 The main issues in considering this application are the appropriateness of the design solution in terms of its scale, form and relationship with other buildings in the development, and access and parking provision for both the apartments and the houses. The issue of whether it is appropriate for the majority of the affordable housing to be provided on this site for the two developments covered by this application and planning application 2018/0280 is also one which needs considering, although should this not be found to an acceptable arrangement that would not in itself be a reason to refuse this specific application when considered in isolation.

*Principle of Development*

- 4.6 As the outline permission has now lapsed, this full application must be considered on its own merits, having regard to the National Planning Policy Framework 2018 (NPPF) and the current development plan which comprises of the Joint Core Strategy for South Norfolk, Broadland and Norwich (JCS, amended 2014), the South Norfolk Local Plan 2015 and the Cringleford Neighbourhood Development Plan (CNDP).
- 4.7 Some weight can be attributed to the outline permission insofar as establishing the principle of development through the CNDP which includes this site. However, it is considered that limited weight, if any, can be attributed to the lapsed masterplan for Round House Park given that there is no precedent to do this where circumstances have changed.
- 4.8 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).
- 4.9 In accordance with both the Council's adopted development plan and the NPPF, in cases where there are no overriding material considerations to the contrary, development proposals for housing that accord with the development plan should be approved without delay.
- 4.10 Policy DM1.3 of the SNLP requires that all new development should be sustainably located on allocated sites or within defined development boundaries and should be of a scale proportionate to the level of growth planned within that location. This site is within the development boundary defined in the CNDP and it is considered that this proposal for 18 dwellings would be small in scale in relation to the growth achieved in the development of Round House Park. This proposal therefore accords with policy DM1.3.
- 4.11 Paragraph 127 of the NPPF requires that planning decisions should aim to ensure that development, amongst other things:
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.
- 4.12 Given the nature of the surrounding development and proximity of services it is considered that a high density of development is an appropriate solution in this location to make effective use of land in this location.

- 4.13 This assessment is undertaken having regard to the three roles expressed within the NPPF (economic, social and environmental), and which have been reiterated in policies DM1.1 and DM1.3 of the South Norfolk Local Plan. The assessment of each role also draws upon the relevant local plan policy where relevant.

#### Economic Role

- 4.14 The NPPF confirms 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.”

- 4.15 This proposal would result in short term economic benefits as part of any construction work and, in the longer term, by local spending from future occupants. The proposed development would also be subject to Community Infrastructure Levy. It is therefore considered that this proposal would bring forward an economic benefit.

#### Social Role

- 4.16 The NPPF confirms the social objective as:

“to support strong, vibrant and healthy communities, by ensuring that a sufficient number of 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”.

- 4.17 The proposed scheme would provide housing in a location where the JCS identifies a shortfall in housing land supply against requirements which would represent a social benefit. However, the significance of this benefit is diminished by the most recent evidence of the updated SHMA which identifies a housing land supply in excess of 8 years and this is material consideration in determining this application.

- 4.18 The social role highlights the need for housing to have access to a range of accessible local services. Cringleford forms part of the built-up urban fringe with access to a full range of facilities, services and public transport. The site is also well located adjacent to retail units in the neighbourhood centre and close to the primary school and community centre.

#### *Affordable housing*

- 4.19 As noted above, this site is to provide the majority of the affordable housing provision for both this site and a nearby site which both form part of the wider Round House Park development. Policy 4 of the JCS requires that 33% of dwellings proposed for the two sites combined be of an affordable tenure.

- 4.20 It is considered that this is a good location for the affordable housing provision, as it is close to local shops and facilities as noted above and is also well served by public transport linking the site to the city centre as well as the hospital and Norwich Research Park. As such, the approach of using this site to provide the majority of the affordable housing required by the combined level of development is considered acceptable.

- 4.21 As noted above, all the flats to be provided are for rent. The Council's Housing Enabling and Strategy Officer has commented that this is acceptable. He also advises that the mix of 13 one bedroom flats and 3 two bedroom flats provides a good mix on the basis of housing need. Three of the flats are wheelchair accessible, which is also a welcome provision.
- 4.22 Provision of affordable housing would be secured by legal agreement covering both applications.

#### *Design*

- 4.23 Policy 12 of the NPPF, JCS Policy 2, Policy DM3.8 of the Local Plan and Policy HOU2 of the Cringleford Neighbourhood Development Plan require development to be of good quality design.
- 4.24 The largely three storey block of flats which will provide a significant presence in the street scene and act as a focal point when entering Roundhouse Park from Roundhouse Way along Dragonfly Lane. The building will be the dominant feature of the site and will help define the Neighbourhood Centre.
- 4.25 Policy HOU4 of the Cringleford Neighbourhood Development Plan requires that majority of dwellings proposed for any new development in Cringleford should be detached or semi-detached dwellings, although the policy does recognise the need for a mix of other property types in accordance with Policy 4 of the Joint Core Strategy. It should be recognised that this site is a small component of a wider site and that this location is an appropriate place to provide the other property types recognised in the policy. The proposal does also provide for a pair of semi-detached dwellings
- 4.26 The design of the building has been the subject of negotiations with the Council's Senior Conservation and Design Officer. It is now considered that the units are generally well balanced in terms of scale and massing and will fit well into the street scene. The external space has been amended to provide some casual amenity space for the flats and a better organised parking space. In terms of materials to be used, the external walls will include a mix of brick, ivory coloured render and black and blue /grey cedar weatherboarding which are all considered acceptable in the context of the site's location.
- 4.27 It is therefore considered that the design is acceptable and accords with Policy DM3.8 of the Local Plan and Policies HOU2 and HOU4 of the Cringleford Neighbourhood Development Plan.

#### *Highways*

- 4.28 The Highway Authority have commented on the level of parking provision for the development. Norfolk County Council's Parking Standards require at least one parking space per one bedroom unit which has been provided for by this development, along with two visitor parking spaces. The application proposes one space for each one bedroom unit, along with two visitor spaces.
- 4.29 The Highway Authority would prefer a provision of 1.5 spaces for each one bedroom unit, however are not prepared to raise a highway objection to the development not providing off-street parking to this level. Given that the site is located close to services including a shop and school, is well served by public transport providing good links to the city centre and major employment locations and the lack of a formal highway objection it is not considered that refusal of the application on these grounds could be substantiated.

- 4.30 Policy HOU8 of the Cringleford Neighbourhood Development Plan resists the use of parking courts in new development unless impracticable. However, this is the only practicable solution for the block of flats. The parking court is largely designed to be overlooked by occupants of the flats. The two semi-detached dwellings each have their own driveway parking well related to each dwelling.
- 4.31 Overall, the proposal is considered to accord with Policies DM3.11 and DM3.12, as well as Policy HOU8 of the Neighbourhood Plan.

*Residential amenity*

- 4.32 The two buildings have been designed to relate well to their neighbouring buildings, with the block of flats stepping down to reflect the scale of adjoining two and a half storey properties to the south-east of the site along Dragonfly Lane and the pair of semi-detached dwellings on Verbena Road matching the two storey dwellings to the south-west of the site along that road. Similarly, the block of flats steps down towards the semi-detached dwellings within the site. As such, they are not overbearing on their neighbours, nor do they introduce any unacceptable overlooking of existing properties.
- 4.33 The development is therefore considered to accord with Policy DM3.13.

Environmental Role

- 4.34 The NPPF confirms the environmental objective as:
- “to contribute to protecting and enhancing our natural, built and historic environment; including making efficient 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.”

*Drainage*

- 4.35 Surface water drainage discharges from the site into the surface water sewer which was designed to accommodate development of this site. Foul water and sewerage is also to connect to an existing sewer along Dragonfly Lane. Anglian Water have commented that the sewerage system has capacity to accommodate the development.

*Landscaping*

- 4.36 The Council's Landscape Architect has no objection to the landscaping scheme that is proposed for the development. It is therefore considered that the development accords with Policy DM4.5.

Other Issues

- 4.37 No ecological information has been submitted with this application. However, as the site is part of an existing development area and is currently used for parking and the storage of materials it is not considered that there will be any natural habitats on the site.
- 4.38 As the development is for in excess of 10 dwellings, it is required to provide at least 10% of the scheme's expected energy requirements via 'decentralised and renewable or low-carbon energy' as set out in Policy 3 of the Joint Core Strategy. This can be secured through condition.
- 4.39 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.

4.40 This application is liable for Community Infrastructure Levy (CIL).

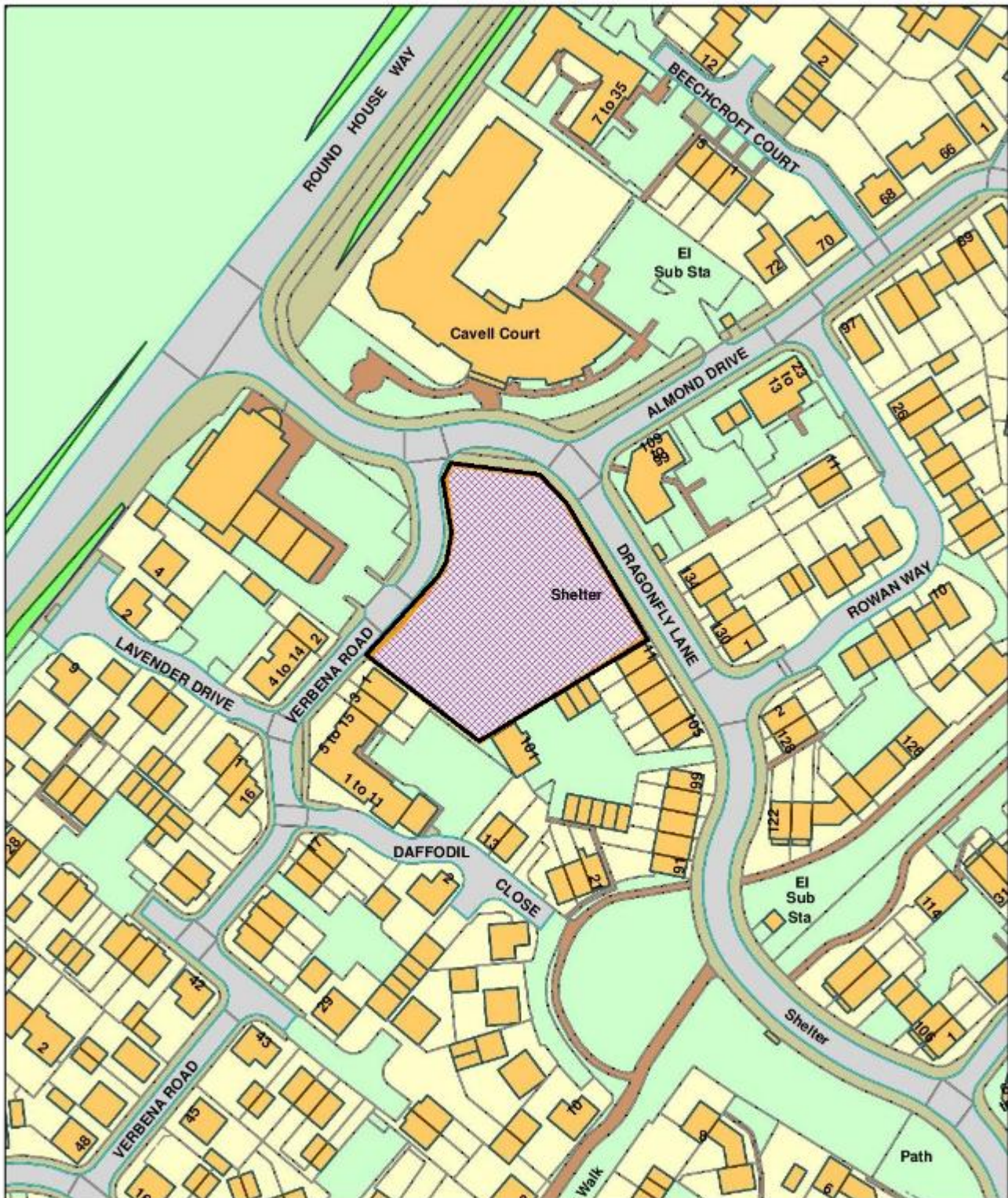
5 Conclusion

5.1 The proposed development is acceptable as the site is within the development boundary for Cringleford, and the proposed scheme is of a scale and design that reflects the surrounding area in accordance with Policy DM3.8, does not have an unacceptable impact on the local highway network or neighbouring properties in accordance with Policies DM3.11 and DM3.13 and provides significant benefits through the delivery of housing in a sustainable location in accordance with Policy DM1.3 and the NPPF.

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2018/0281

Appendix 1



Scale 1:1,250

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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

3. **Appl. No** : **2018/0852/F**  
**Parish** : **BROOME**

Applicants Name : Badger Building (E. Anglia) Ltd  
 Site Address : Land West of Yarmouth Road Broome Norfolk  
 Proposal : Construction of 9 dwellings (including 2 affordable units) with vehicular access and service drive

Recommendation : Approval with conditions

- 1 Time limit full permission
- 2 In accord with submitted drawings
- 3 External materials to be agreed
- 4 Surface Water
- 5 Details of foul water disposal
- 6 New access
- 7 Visibility splays
- 8 Provision of car parking
- 9 Water Efficiency
- 10 Ecology Mitigation
- 11 Landscaping scheme to be submitted
- 12 Implement landscaping scheme
- 13 Landscape management plan
- 14 Boundary treatments to be agreed
- 15 Archaeological work to be agreed
- 16 Unexpected contamination

Subject to completion of a S106 agreement to cover provision of affordable housing

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below.

1 Planning Policies

- 1.1 National Planning Policy Framework (NPPF)  
 NPPF 02 : Achieving sustainable development  
 NPPF 05 : Delivering a sufficient supply of homes  
 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
- 1.2 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 15 : Service Villages
- 1.3 South Norfolk Local Plan 2015 (SNLP)  
 DM1.3 : The sustainable location of new development  
 DM3.1 : Meeting Housing requirements and needs  
 DM3.8 : Design Principles applying to all development  
 DM3.10 : Promotion of sustainable transport

DM3.11 : Road safety and the free flow of traffic  
 DM3.12 : Provision of vehicle parking  
 DM3.13 : Amenity, noise, quality of life  
 DM4.2 : Sustainable drainage and water management  
 DM4.5 : Landscape Character Areas and River Valleys  
 DM4.9 : Incorporating landscape into design

1.4 Site Specific Allocations and Policies  
 BRO 1 Land at Yarmouth Road adjacent no. 185

1.5 Supplementary Planning Documents (SPD)

1.6 South Norfolk Place Making Guide 2012

## 2. Planning History

2.1 None.

## 3. Consultations

- |     |   |   |
|-----|---|---|
| 3.1 | Parish Council                                | Object. Proposed number exceeds allocation. Adversely affect appearance of village. Will cause parking problems.  |
|     |   | Following re-consultation;<br>Re-iterate previous objections  |
| 3.2 | District Councillor<br>Cllr B Bernard         | To be determined by Committee to consider development which exceeds allocation  |
| 3.3 | SNC Landscape<br>Architect                    | Revisions required to address planted rear boundary and planting to front which is interrupted by drive.  |
|     |   | Following re-consultation;<br>Has taken account of earlier comments. Recommend conditions for details and landscape management plan   |
| 3.4 | SNC Housing<br>Enabling & Strategy<br>Manager | No objections subject to improved access for plot 1.  |
|     |   | Following re-consultation;<br>No objections   |
| 3.5 | SNC Conservation<br>and Design                | A more varied streetscene would be consistent with existing character of this part of the village Would benefit from more spacious gaps and variety between units slightly artificial. More planting to front would be desirable. |
|     |   | Following re-consultation;<br>Revisions improve proposed layout   |
| 3.6 | NCC Ecologist                                 | Insufficient information  |
|     |   | Following re-consultation;<br>To be reported to Members   |
| 3.7 | SNC Water<br>Management Officer               | Low risk of flooding. Recommend surface water drainage condition  |

- |      |  |   |
|------|--|---|
| 3.8  | NCC Highways                           | Insufficient detail for visibility splays. May affect setting of access points. Main access may conflict with vehicles using chicane<br><br>Following re-consultation;<br>Revisions acceptable in principle subject to standard highway conditions. |
| 3.9  | Anglian Water Services Ltd             | Wastewater treatment capacity to be improved. Recommend condition for foul drainage strategy  |
| 3.10 | SNC Environmental Waste Strategy       | To be reported if appropriate   |
| 3.11 | NHS England                            | No objections   |
| 3.12 | NCC Lead Local Flood Authority         | Should incorporate SuDS features  |
| 3.13 | Police Architectural Liaison Officer   | Should incorporate Secured By Design principles   |
| 3.14 | Lower Waveney IDB                      | To be reported if appropriate   |
| 3.15 | Norfolk Rivers IDB                     | To be reported if appropriate   |
| 3.16 | Waveney Lower Yare & Lotingland IDB    | To be reported if appropriate   |
| 3.17 | Waveney Valley Internal Drainage Board | To be reported if appropriate   |
| 3.18 | Upper Yare And Tas IDB                 | To be reported if appropriate   |
| 3.19 | Historic Environment Service           | Potential for archaeological interest. Recommend condition  |
| 3.20 | Other Representations                  | 1 neutral comment received;<br><br>Any external lighting should be restricted to benefit wildlife and dark rural location<br><br>1 objection - greater number of dwellings than allocated and only two affordable.                                  |

#### 4. Assessment

##### *Background*

- 4.1 The application site comprises of a rectangular parcel of agricultural land on the northern side of the Yarmouth Road. It is bounded to the west by residential properties which currently form the eastern edge of the settlement of Broome. This full application is for nine dwellings of which two would be affordable.

- 4.2 This site is allocated for residential development within the Site Specific Allocations and Policies. Policy BRO 1 states that;

*'The site comprises of part of an agricultural field at the adjacent to the eastern extremity of the linear development along Yarmouth Road. Land amounting to some 0.26 hectares is allocated for housing and associated infrastructure. This allocation could accommodate approximately 5 dwellings.'*

- 4.3 The developer of the site is required to provide the following:

1. Development will comprise of frontage development along Yarmouth Road only
2. The site will need appropriate boundary treatment on its north-eastern and north western boundaries to minimise its impact on the open landscape to the north.
3. Anglian Water advice will be needed regarding Waste Water Treatment Works capacity
4. A safe access(es) will need to be provided.'

*Principle of development*

- 4.4 Policy 15 of the JCS identifies Broome as a Service Village in which land has been allocated to provide for approximately 10-20 dwellings between April 2008 and March 2026, subject to form, character and servicing constraints.
- 4.5 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 2018 (NPPF).
- 4.6 In accordance with both the Council's adopted development plan and the NPPF, in cases where there are no overriding material considerations to the contrary, development proposals for housing that accord with the development plan should be approved without delay.
- 4.7 The application site comprises of 9 dwellings on all of the land proposed within the adopted development boundary for the residential allocation in policy BRO1 of the Site Specific Allocations and Policies DPD and as such the principle of new residential development on this site is consistent with the aims of policy DM1.3 which seeks to permit new housing within a development boundary on allocated sites.
- 4.8 In this regard, consideration should be given to Policy DM1.3 which makes provision for development to be granted on Allocated Sites or within the defined development boundaries of settlements and be a scale proportionate to the level of growth planned in that location, and the role and function of the Settlement within which it is located, as defined in the Local Plan. Therefore, the principle of residential development of this site is already established through the local plan allocation.
- 4.9 Paragraph 127 of the NPPF requires that planning decisions should aim to ensure that development, amongst other things:
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.
- 4.10 In terms of para 127, the provision of 9 dwellings on the site would result in a density of 24.3 dph across the site which would ensure the efficient use of land and is also considered to be reflective of the scale of the local area. Therefore, while the number of dwellings proposed is greater than that stated in the current allocation, it is considered, that the principle of providing an additional 4 dwellings within this service village would be acceptable, subject to the scheme satisfying all relevant planning policies in respect of other local plan policies.

- 4.11 Taking account of the above, this assessment is undertaken having regard to the three roles expressed within the NPPF (economic, social and environmental), and which have been reiterated in policies DM1.1 and DM1.3 of the South Norfolk Local Plan. The assessment of each role also draws upon the relevant local plan policy where relevant.

Economic role

- 4.12 The NPPF confirms the economic role as:

“contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation: and by identifying and coordinating development requirements, including the provision of infrastructure.”

- 4.13 This proposal would result in short term economic benefits from construction work on the site and long term benefits from the future spending of occupiers. This development would also be liable for Community Infrastructure Levy. Therefore, it is considered that this proposal would fulfil the economic role of the NPPF.

Social role

- 4.14 The NPPF confirms the social role as

“supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations: and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being.”

- 4.15 The proposed scheme would provide housing within a Service Village as defined by JCS policy 15 and on land allocated for such development. While under the JCS there has been a housing land supply in excess of requirements in this area, the most recent evidence of the updated SHMA now identifies a shortfall in supply which would increase this social benefit and this is material consideration in determining this application.

*Affordable housing*

- 4.16 The proposed scheme would provide housing in a location which has been strategically allocated for this form of development. Affordable housing would be provided in accordance with policy 4 of the JCS and the applicant proposes a tenure mix that is considered to be acceptable by the Council’s Housing Enabling and Strategy Officer. This provision would be secured through a S106 legal agreement.

*Design*

- 4.17 Policy 12 of the NPPF, JCS policy 2 and policy DM3.8 of the SNLP require new development to be of a good quality design.
- 4.18 This application proposes a mix of 2 and 4 bedroom dwellings in a linear arrangement with parking provided within the curtilages. The dwellings would be well set back from the Yarmouth Road frontage which accords with the requirements of this site allocation. The proposed layout is further varied by the setting back of some dwellings and the use of varying house types and external finishes. Following amendments to the scheme and a reduction in the number of units, the Council’s Senior Conservation and Design Officer is satisfied that this would be an acceptable layout. As such the proposals are considered to be in accordance with policy JCS 2 and policy DM3.8 of the SNLP.

*Highways and accessibility*

- 4.19 Access is proposed at four points along the frontage with five dwellings served by a service road parallel to the boundary. Following discussions with the Highway Authority, the access proposed at the southern end of the site has been pulled back from an adjacent barn to improve visibility. Revised details have also been submitted to address Highways concerns regarding the siting of the access in relation to the use of the chicane on the adjacent highway and are considered acceptable in principle subject to the provision of adequate visibility splays.
- 4.20 Car parking is provided within each plot in accordance with Norfolk County Council's Parking Standards for Norfolk and is well incorporated into the layout and so would not overly dominate the appearance of the street. Overall, the proposal is considered to accord with Policies DM3.11 and DM3.12 of the SNLP.
- 4.21 The proposed scheme would be in an accessible location, forming a continuation of the village layout and linked by existing footpath provision.

*Residential amenity*

- 4.22 The nearest residential properties are to the south of the application site on both sides of Yarmouth Road. It is considered that, as the proposed dwellings would remain well separated, the scheme would have an acceptable impact on the amenity of existing and future occupiers in accordance with policy DM3.13 of the SNLP.

*Environmental role*

- 4.23 The NPPF confirms the environmental role 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."

*Landscaping*

- 4.24 A requirement of the current site allocation is appropriate boundary treatment on the north eastern and north western boundaries to minimise impact on the open landscape to the north. A continuous hedgerow is proposed along these boundaries and the Council's Landscape Architect has recommended the addition of some hedgerow trees to provide an improved setting. Following revisions, the proposed landscaping along the frontage has been improved and conditions are recommended requiring a detailed landscaping scheme and management plan. On this basis, it is considered that the proposed scheme would accord with policy DM4.9 of the SNLP.

*Ecology*

- 4.25 Following discussion with NCC Ecology, an ecology report including proposed mitigation and enhancement measures has been submitted and County's further comments will be reported to Members.

*Flood risk*

- 4.26 The application site is within flood zone 1 and the Council's Water Management Officer raises no objections subject to the approval of surface water drainage details. Anglian Water have advised that there is not currently capacity to treat the foul drainage from the site and recommend a condition requiring approval of a foul water strategy. On this basis, it

is considered the applicants have addressed drainage issues arising from this proposal, in accordance with policy DM4.2 of the SNLP and NPPF 14 (2018).

*Contamination*

- 4.27 The Environmental Quality Team have no objections to this proposal subject to a condition that any unexpected contamination found is reported and a remediation scheme submitted for Council approval. On this basis, it is considered that this proposal accords with policy DM3.14 of the SNLP.

*Other matters*

- 4.28 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.
- 4.29 This application is liable for Community Infrastructure Levy (CIL)

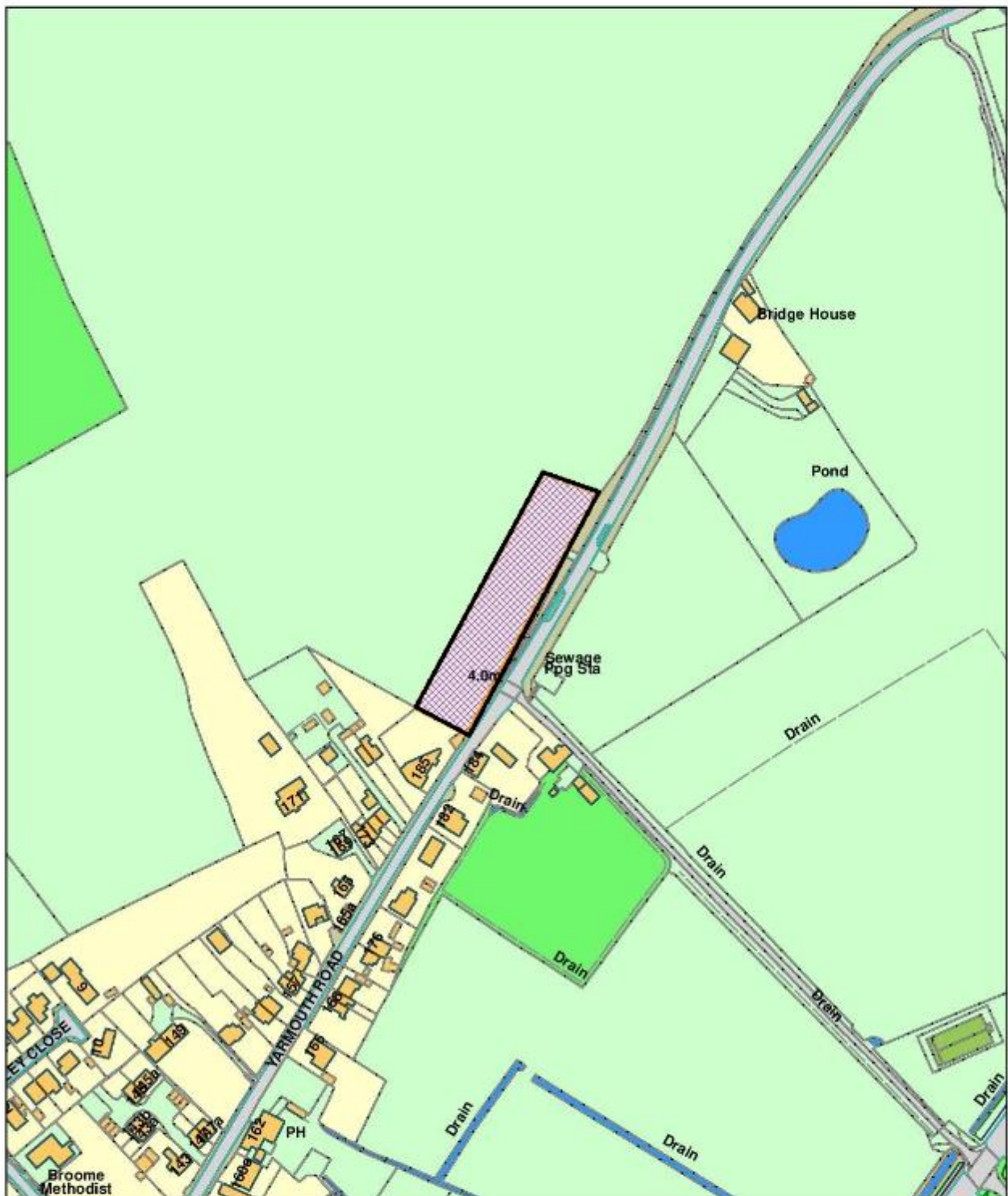
5. Conclusion

- 5.1 Having due regard to the above assessment in relation to sustainable development, it is considered that the development fulfils the three roles as defined by the NPPF and is acceptable on this allocated site as it would be of a scale and design that reflects the surrounding area and accords with all relevant local plan policies. The scheme also meets the specific requirements of policy BRO 1, allocating this site for residential development, in respect of layout, boundary treatment, foul water provision and access. It would also provide significant benefits through the delivery of housing in a sustainable location in accordance with Policy DM1.3 and the NPPF. This proposal is therefore considered to represent sustainable development.

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2018/0852

Appendix 1



Scale 1:2,500

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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

**4. Appl. No : 2018/0939/O**  
**Parish : COLNEY**

Applicants Name : Priscilla Bacon Norfolk Hospice Care Ltd  
 Site Address : Land south east of NNUH Off Colney Lane Colney Norfolk  
 Proposal : 24 bed end of life hospice with associated offices and car parking

Recommendation : Approval with Conditions  
 1 Outline Permission Time Limit  
 2 Standard outline requiring reserved matters  
 3 In accord with submitted drawings  
 4 In accord with parameters plan  
 5 Landscaping scheme to submitted  
 4 Implement landscaping scheme  
 5 Landscaping management plan  
 6 Tree protection  
 8 Boundary treatment to be agreed  
 9 Provision of parking, service  
 10 Construction parking  
 11 Details of foul water disposal  
 12 Surface Water  
 13 Unexpected contamination  
 14 Ecology  
 15 Fire hydrant  
 16 Archaeology  
 17 Restriction within use class C2

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below.

**1 Planning Policies**

- 1.1 National Planning Policy Framework (NPPF)**  
 NPPF 02 : Achieving sustainable development  
 NPPF 06 : Building a strong, competitive economy  
 NPPF 09: Promoting sustainable transport  
 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
- 1.2 Joint Core Strategy (JCS)**  
 Policy 1 : Addressing climate change and protecting environmental assets  
 Policy 2 : Promoting good design  
 Policy 5 : The Economy  
 Policy 6 : Access and Transportation  
 Policy 12 : The remainder of the Norwich Urban area, including the fringe parishes  
 Policy 20 : Implementation
- 1.3 South Norfolk Local Plan 2015(SNLP)**  
 DM1.3 : The sustainable location of new development  
 DM2.1 : Employment and business development  
 DM3.8 : Design Principles applying to all development  
 DM3.10 : Promotion of sustainable transport  
 DM3.11 : Road safety and the free flow of traffic  
 DM3.12 : Provision of vehicle parking  
 DM3.13 : Amenity, noise, quality of life

DM4.5 : Landscape Character Areas and River Valleys  
 DM4.6 : Landscape Setting of Norwich  
 DM4.8 : Protection of Trees and Hedgerows  
 DM4.9 : Incorporating landscape into design

- 1.4 Supplementary Planning Documents (SPD)  
 South Norfolk Place Making Guide 2012

2. Planning History

- 2.1 None

3. Consultations

- 3.1 Parish Councils:  
 Colney Parish  
 Council

Support this proposal which addresses a local need. Outside development boundary in landscape area established to protect setting around A47 bypass. Important that existing woodland walk around hospital perimeter will not be destroyed. Concerned that could set precedent for more development, loss of productive agricultural land. Site affected by surface water flood risk. More appropriate to site development on land already allocated for hospital development.

Following re-consultation:

Hospices do not need to be adjacent to large hospitals. Site within an identified green infrastructure corridor, in the Yare valley and in the bypass protection zone and so would be contrary to policies DM4.5 and DM4.6. proposed access would cut through perimeter woodland walk. Is an area of ecological and landscape importance, the last green gap between major developments. Site is an important wildlife corridor linking habitats. Would not provide new employment opportunities - re-location of existing facility. Additional vehicle movements will worsen existing situation. Flood risk will be worsened by development approved nearby.

- Cringleford Parish  
 Council

Within larger site put forward under GNLP. Concerned this is piecemeal development within bypass protection zone. Should be part of masterplan for whole site with adequate infrastructure and landscaping. Should be dependent on new access roads from Watton Rd and Roundhouse Way to relieve congestion on Colney Lane.

Following re-consultation:

Re-iterates previous comments.

- Hethersett Parish  
 Council

No comments

Following re-consultation:

Recommend refusal of development in vital green gap.

- 3.2 District Councillors:  
Cllr G Wheatley To be determined by Committee to consider potential breaches of planning policy.
- Cllr C Kemp To be reported if appropriate
- 3.3 SNC Landscape Architect Main view of site is from Colney Lane. Proposed structural planting could affect openness. Access drive should be set within planted margin. Access would breach perimeter planting, visual impact would be short-term but implications for roots. Integrity of path should be maintained. Built element would be on higher part of site, movement along access would be visible, affecting openness.
- Following re-consultation:
- Revisions propose planting along access road which would mitigate effects of movement. Additional tree planting along northern boundary may be required subject to detail of hospice building. Building on only half of site will reduce potential to harm openness. Conclude that harm caused to openness on NSBLPZ is unlikely to be significant.
- 3.4 NCC Ecologist Impacts on ecology likely to be limited. Will impact on circular woodland walk.
- Following re-consultation:
- No further comments
- 3.5 Norwich City Council No comments
- 3.6 NHS England Do not wish to request mitigation as facility would be used to deliver NHS services.
- 3.7 Anglian Water Services Ltd Available capacity for foul drainage. Drainage strategy required to mitigate risk of flooding within used water network.
- 3.8 SNC Conservation and Design No impact on any heritage assets. Good level of landscaping important as some distance from public space. Should provide connectivity between landscape elements. Connection between design and open spaces will be very important.
- 3.9 Economic Development Officer To be reported if appropriate
- 3.10 Historic Environment Service Area of archaeological potential. Recommend condition for scheme of investigation.
- 3.11 NCC Lead Local Flood Authority Following submission of parameters plan, no objection subject to approval of surface water drainage scheme. Recommend that landscaping is spaced to allow flow path to remain unobstructed.
- 3.12 NCC Highways Access strategy acceptable. Satisfactory footpath link between site and main hospital will be essential. Expected additional movements in peak hours would be minimal.
- 3.13 Police Architectural Liaison Officer No objections but detailed proposals should incorporate Secured By Design principles.

- 3.14 Other Representations 1 objection received;
- Concern regarding combined increased traffic from hospital, NRP and new housing, surface water, landscape impact and ecology. Noise from bypass and hospital would make site unsuitable.
- 3.15 Land Owner Norfolk & Norwich University Hospital No objection in principle. Concern about traffic delays during construction, damage to hospital property, connection to utilities, maintenance of improved footpath and peak time congestion at roundabout. Should be considered in light of increased patient activity, development of NRP, playing fields and Newfound Farm.

#### 4 Assessment

##### *Background*

- 4.1 The application site forms part of a larger parcel of agricultural land immediately to the south of the Norfolk & Norwich University Hospital. It is outside of but adjacent to the development boundary for Colney. The site is to the south of the perimeter road leading to the main hospital staff car park. This site is bounded by agricultural land to the north, south and east and is close to Newfound Farm, further to the east, where outline permission has been granted for residential development (2013/1793/O). The southern boundary of the site is enclosed by an established tree belt and the western boundary by tree planting forming part of the hospital's woodland walk route.
- 4.2 This is an outline application for a 24 bed end of life hospice with associated offices and car parking, with all matters reserved except access. This would replace the existing 16 bed Priscilla Bacon Lodge hospice in Norwich.

##### *Principle*

- 4.3 Policy DM1.3 of the SNLP requires that all new development should be sustainably located on allocated sites or within defined development boundaries and should be of a scale proportionate to the level of growth planned within that location. Permission for development in the countryside would only be granted if the proposal demonstrates overriding benefits in terms of the economic, social and environmental dimensions as outlined in the NPPF. This assessment is carried out later in this report.
- 4.4 The application site is also within the Norwich Southern Bypass Landscape Protection Zone (NSBLPZ) as defined by policy DM4.6 of the SNLP. Development proposals within the NSBLPZ should have regard to protecting the openness of the Zone and, where possible, enhance the landscape setting. The landscape impact of this proposal is assessed within this report.
- 4.5 Policy DM 2.1 of the SNLP and JCS policy 5 support the expansion of existing employment sites unless there is significant adverse impact in terms of other local plan policies. While this application has not been submitted by the NNUH it represents a complementary use which would support the existing function of this major employment site and NHS England have advised that they would intend to use the site to deliver NHS services. Therefore, it is considered that it would accord in principle with the aims of policy DM2.1 and JCS policy 5, subject to no significant adverse impacts being identified.
- 4.6 In accordance with policy DM1.3, the following assessment seeks to establish the benefits of the proposed scheme and any harm that would be caused in the context of the relevant development plan policies and the NPPF, with reference to the three dimensions of the sustainable development (economic, social and environmental). These three headings form

a convenient basis for structuring the assessment of the proposal against development plan policies.

#### Economic role

- 4.7 The NPPF confirms the economic role as:

*“contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation: and by identifying and coordinating development requirements, including the provision of infrastructure.”*

- 4.8 This proposal would result in short term economic benefits from construction work on the site. The applicants advise that the proposal would provide 91 full time and 139 part time jobs in clinical, administrative and support roles which would bring forward a significant economic benefit. Therefore, it is considered that this proposal would fulfil the economic role of the NPPF.

#### Social role

- 4.9 The NPPF confirms the social role as

*“supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations: and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being.”*

#### Design

- 4.10 This is an outline application with all matters reserved except access. However, the applicants have submitted a parameters plan which indicates that western part of the site would be developed with the eastern part to be landscaped. This is to address a surface water flow path across the site. They have also indicated that building is likely to be single storey with two storey elements to suit the care of residents. In principle, this approach is considered acceptable in that the developed part of the site would be closer to the existing hospital campus with a significant area of landscaping providing a transition into the countryside beyond. The Council’s Senior Conservation & Design Officer raises no objection subject to adequate landscaping and consideration being given to connection to open spaces in the design of the building. On this basis, while it is accepted that there would be harm through building on an undeveloped site, it is considered that it will be possible to achieve an acceptable design and layout in accordance with policy DM3.8 of the SNLP and JCS policy 2.

#### Highways and accessibility

- 4.11 A transport assessment has been submitted in support of this application which outlines the proposed access strategy for the site. A vehicular access is proposed from the hospital access road and opposite the West Block. This road, which is not adopted, is accessed from the Colney Lane roundabout to the north which is to be improved as part of consent granted for the expansion of the Norwich Research Park. A private drive would lead from the access to the hospice building with car parking provided within the site. It is also proposed to improve footpath provision from the main hospital building to provide pedestrian access to the site.
- 4.12 It is anticipated that the proposed development would generate around 850 additional vehicle movements in a 24 hour period and the supporting information identifies the likely increase during the morning and evening peaks. The Highway Authority have assessed the proposed access strategy including the anticipated vehicle movements on the basis of the

improved roundabout and have raised no objections as the additional impact on the highway network during peak hours is considered to be minimal.

- 4.13 The hospital is already served by a comprehensive bus service and pedestrian access to the site from the existing bus interchange would be achieved through the West Block and the improved footpath provision proposed. On this basis, it is considered that the proposed access strategy is in accordance with policy DM3.11 of the SNLP and NPPF 09. A condition is recommended requiring approval of details of the footpath route between the site and the main hospital complex.

#### *Residential amenity*

- 4.14 There are no residential properties in the proximity of the application site which would also remain well separated from Newfound Farm to the east. Therefore, this proposal would have no direct impact on existing or future residential amenity.

#### *Summary of social role*

- 4.15 It is considered that an acceptable layout could be achieved that would protect the existing character of the surrounding area through sensitive design and the implementation of high quality landscaping and would minimise the harm resulting from the development of the site. This proposal would improve end-of-life hospice provision locally. It would be accessible to the main hospital site and would contribute to the services available in this location which is well connected to main transport networks. On this basis, it is considered that this proposal would bring forward significant social benefits which would fulfil the social role of the NPPF.

#### *Environmental role*

- 4.16 The NPPF confirms the environmental role 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*

- 4.17 The application site is within the Yare Valley Urban Fringe defined in the South Norfolk Landscape Assessment where development considerations include ensuring that new development does not intrude upon the openness or character of vegetation. The site is also within the Norwich Southern Bypass Landscape Protection Zone (NSBLPZ). Main views of this site are from Colney Lane with more limited views from the bypass to the south west. Policy DM4.6 of the SNLP requires that proposals should have regard to the openness of the Zone and, where possible, enhance the landscape setting of the bypass.
- 4.18 A Landscape & Visual Appraisal originally submitted was assessed by the Council's Landscape Architect who concluded that harm to the openness of the site through building on the higher part would be increased by movement along the unscreened access drive. A revised landscape appraisal now proposes screening of the access drive by native hedge and tree planting which would mitigate against the harm previously identified. It is also considered that building on only part of the site would again reduce the potential to harm the openness of the site. The landscape appraisal also indicates additional planting along the northern and western boundaries together with a scheme of structural landscaping on the eastern side of the site, the details of which would be the subject of a landscaping condition.
- 4.19 The proposed access from the hospital perimeter road would breach a line of tree planting which forms part of the woodland walk. It is considered that the visual impact of this would be relatively short term as the canopies of adjacent trees would continue to grow and there

would be opportunities for additional planting. Measures to protect the root systems of remaining trees during construction would be dealt with by condition. While this access would intersect the existing woodland walk, this would be over a short distance and it is considered that the integrity of the walking route would be maintained.

- 4.20 While it is acknowledged that development of this site would impact on the openness of the NSBLPZ, it is considered that the landscaping approach now proposed would mitigate this harm and would include opportunities for enhancement of areas of established landscaping. Therefore, it is considered that this proposal would accord with the aims of policy DM4.6 of the SNLP.

#### *Ecology*

- 4.21 NCC Ecology are satisfied with the submitted ecology report subject to implementation of its mitigation and enhancement measures and a condition is recommended in this respect.

#### *Flood risk*

- 4.22 The application site is within flood zone 1 with an identified surface water flood path crossing the site. The Lead Local Flood Authority is satisfied with the proposed surface water drainage strategy which incorporates sustainable drainage features and with the submitted parameters plan which would restrict development to the western part of the site. On this basis, it is considered the applicants have adequately addressed surface water issues arising from this proposal, in accordance with policy DM4.2 of the SNLP and NPPF 14 (2018).

#### *Summary of environmental role*

- 4.23 It is considered that in regard to the environmental role, the development would not result in a significant and demonstrable harm.
- 4.24 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.
- 4.25 This application is liable for Community Infrastructure Levy (CIL) but the proposed use would be zero rated.

### 5. Conclusion

- 5.1 The proposed use would contribute to the role and function of the adjacent hospital and would be well connected to and have an acceptable impact on the existing transport network. Details submitted in respect of design, landscaping, flood risk and ecology are considered to be acceptable and would limit harm to the openness and landscape setting of this site. This proposal would bring forward significant economic and social benefits which would override the limited environmental harm identified and so would constitute sustainable development, in accordance with policy DM1.3 of the SNLP.
- 5.2 The proposed hospice would fall within Class C2 (residential institutions) of the Use Classes Order. This use class would also include boarding schools, residential colleges and training centres. which would not relate well to the role and function of the hospital and would not constitute an overriding benefit. Therefore, a condition is recommended to restrict the use of the site within Class C2 to allow a healthcare-related residential institution only.

Contact Officer, Telephone Number      Blanaid Skipper 01508 533985  
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2018/0939

Appendix 1



Scale 1:5,086

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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

5. **Appl. No** : **2018/0980/O**  
**Parish** : **DICKLEBURGH AND RUSHALL**

Applicants Name : Mr Charles Inglis  
 Site Address : Land West of Norwich Road Dickleburgh Norfolk  
 Proposal : Demolition of an existing dwelling and the erection of a mixed use development comprising of 7 affordable homes, 7 custom-build homes and 8 accessible dwellings for older people. A small scale community facility. A unit for commercial/community use. Public open space and enhanced areas of woodland.

Recommendation : Approval with Conditions

- 1 Outline - 5 Year Land Supply
- 2 Reserved matters required
- 3 Surface water drainage
- 4 Standard Estate Road (details)
- 5 Standard Estate Road (construction)
- 6 Standard Estate Road (construction)
- 7 Visibility splay
- 8 Construction Traffic (Parking)
- 9 Construction Traffic Management
- 10 Construction Traffic Management (implement)
- 11 Highway Improvements - Offsite
- 12 Highway Improvements - Offsite (implement)
- 13 Traffic Regulation Orders
- 14 Bat surveys
- 15 Construction Environmental Management PI
- 16 Ecological Management Plan
- 17 Renewable energy
- 18 Water Efficiency
- 19 Archaeology
- 20 Hours of use of commercial unit

#### Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below.

#### 1 Planning Policies

- 1.1 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 07 : Ensuring the vitality of town centres  
 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

- 1.2 Joint Core Strategy (JCS)
  - Policy 1 : Addressing climate change and protecting environmental assets
  - Policy 2 : Promoting good design
  - Policy 3: Energy and water
  - Policy 4 : Housing delivery
  - Policy 5 : The Economy
  - Policy 6 : Access and Transportation
  - Policy 7 : Supporting Communities
  - Policy 15 : Service Villages
  - Policy 17 : Small rural communities and the countryside
  - Policy 19 : The hierarchy of centres
  - Policy 20 : Implementation
- 1.3 South Norfolk Local Plan (SNLP)
  - South Norfolk Local Plan Development Management Policies
  - DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk
  - DM1.3 : The sustainable location of new development
  - DM1.4 : Environmental Quality and local distinctiveness
  - DM2.1 : Employment and business development
  - DM2.4 : Location of main town centre uses
  - DM2.6 : Food, drink and takeaways
  - DM3.1 : Meeting Housing requirements and needs
  - DM3.8 : Design Principles applying to all development
  - DM3.10 : Promotion of sustainable transport
  - DM3.11 : Road safety and the free flow of traffic
  - DM3.12 : Provision of vehicle parking
  - DM3.13 : Amenity, noise, quality of life
  - DM4.2 : Sustainable drainage and water management
  - DM4.5 : Landscape Character Areas and River Valleys
  - DM4.8 : Protection of Trees and Hedgerows
  - DM4.9 : Incorporating landscape into design
  - DM4.10 : Heritage Assets
- 1.4 Supplementary Planning Documents (SPD)
  - South Norfolk Place Making Guide 2012

**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."

**2. Planning History**

- |     |           |   |         |
|-----|-----------|---|---------|
| 2.1 | 2017/1850 | Retrospective application for a new agricultural track to provide access to farm land to the North West of housing development (Ref 2014/2503). | Approve |
|-----|-----------|---|---------|

|     |  |   |         |
|-----|--|---|---------|
| 2.2 | 2017/1161                                | Variation of Condition 1 of Application 2016/2333 to allow widening of access road  | Approve |
| 2.3 | 2016/2333                                | Variation of condition 2 of planning permission 2014/2503 (15 affordable residential units) - Changes to parking/highway layout and additional green pathway added to rear of plots 6-15 with minimal associated changes to plot sizes.   | Approve |
| 2.4 | 2014/2503                                | Variation of condition 2 of planning permission 2012/1777/F to allow for alterations to the approved layout and design  | Approve |
| 2.5 | 2012/1777                                | Development of 15 affordable residential units with associated landscaping, parking and highways works  | Approve |
| 2.6 | 2002/1085                                | Erection of 13 dwellings and construction of new access including demolition of one dwelling  | Refused |
| 2.7 | 2002/1086                                | Change of use from agricultural to village green  | Refused |
| 3.  | <u>Consultations</u>                     |   |         |
| 3.1 | Parish Council                           | Refuse <ul style="list-style-type: none"> <li>Not approved due to our determination to avoid exacerbating the already appalling traffic problems in Dickleburgh. We are in no doubt that traffic from this site would use The Street to gain access to the A140 adding to the traffic through the narrow street through the centre of the village</li> <li>This could be resolved by accessing the site from the A140</li> <li>Also concerned there have been significant problems of sewerage flooding in severe wet weather to nearby properties on Norwich Road</li> </ul> |         |
| 3.2 | District Councillor<br>Cllr Martin Wilby | To Committee <ul style="list-style-type: none"> <li>Outside development boundary for Dickleburgh</li> </ul>   |         |
| 3.3 | Anglian Water<br>Services Ltd            | No objection <ul style="list-style-type: none"> <li>Dickleburgh Water Recycling Centre and sewerage system have available capacity for the development</li> </ul>   |         |
| 3.4 | NCC Ecologist                            | Conditional support   |         |
| 3.5 | NCC Highways                             | Conditional support   |         |
| 3.6 | NCC Public Rights of<br>Way Officer      | Further information requested in regard to the proposed surfacing of the public footpath and crossing details   |         |
| 3.7 | NCC Historic<br>Environment Service      | Conditional support   |         |
| 3.8 | NCC Lead Local<br>Flood Authority        | Conditional support   |         |

|      |   |   |
|------|---|---|
| 3.9  | NHSCCG  | No comments received  |
| 3.10 | SNC Housing Enabling & Strategy Manager             | No objection <ul style="list-style-type: none"> <li>This proposal fulfils several intentions of the Council's housing policies including provision of affordable housing, accessible dwellings for older people and provision of custom build plots</li> </ul>  |
| 3.11 | Norfolk Police Architectural Liaison Officer        | Concerns over new pathway through woodland, access to and from the retirement homes and concern that plots 11-12 are exposed to criminal access. Also makes suggestions in regard to boundary treatment and lighting / door standards for buildings   |
| 3.12 | SNC Community Services - Environmental Quality Team | Conditional support   |
| 3.13 | SNC Senior Conservation and Design Officer          | Satisfied that the development would not be harmful to heritage assets and that the indicative layout shows that the site can be developed with a character and appearance that complements the existing settlement character and local distinctiveness   |
| 3.14 | SNC Landscape Architect                             | Could not substantiate refusal of concept of development of site for reasons of landscape and visual effects alone <ul style="list-style-type: none"> <li>Clear understanding needed of whether woodland belts are included</li> <li>Issues about space around the specialised retirement homes and the public open space will need to be resolved at reserved matters stage</li> </ul> |
| 3.15 | SNC Environmental Waste Strategy                    | No comments received.   |
| 3.16 | Environment Agency                                  | Satisfied that the Flood Risk Assessment provides you with the information necessary to make an informed decision   |
| 3.17 | NHS England   | No comments received  |
| 3.18 | Norfolk And Waveney Local Medical Council           | No comments received  |
| 3.19 | South Norfolk Clinical Commissioning Group          | No comments received  |
| 3.20 | Norfolk Rivers IDB                                  | No comments received  |
| 3.21 | Waveney Lower Yare & Lotingland IDB                 | No comments received  |
| 3.22 | Waveney Valley Internal Drainage Board              | No comments received  |
| 3.23 | The Ramblers  | No comments received  |

### 3.24 Other Representations

#### 5 letters of objection to amended plans

- Further concerns raised about lack of infrastructure (traffic, lack of medical facilities and dentist, school capacity and poor bus service)
- Further concerns raised about flooding (including of capacity of receiving watercourse to accommodate the extra water) and capacity of sewer
- Village has adequate community facilities
- Bungalows should be built to the rear of properties along Norwich Road to avoid overlooking
- Increased noise to a quiet rural area
- The play area requested by one resident is totally unacceptable as there is ample equipment to use on the playing field

1 letter querying whether green space mentioned includes a children's play area

#### 3 letters of objection to original plans

- village has already had significant new residential development in recent years
- serious concerns about the sewerage system being able to sustain any further development at this end of the village. Since 2008 the system has failed on 11 occasions in periods of heavy rainfall.
- the proposed design and layout will seriously impact on our sight lines and vista
- part of the proposed development was refused permission in 2003
- the excellent village school is already at full capacity
- no longer a medical practice in the village
- the proposed demolition of a bungalow is completely unnecessary
- the plan shows a commercial / community unit which is not suitable for this area of the village. The village already has the Church Rooms and a Community Centre which more than caters for the needs of the village. A commercial unit would increase heavy goods traffic into the village.
- speeding traffic remains an issue in the village. The access is proposed halfway between two sharp bends and therefore this would be a dangerous hazard
- the plan shows the site crossing a well used footpath
- the land in question has high landscape value with valuable hedgerows and trees used by wildlife which should be preserved at all cost
- the development as a whole would cause light pollution, particularly which presumably have security lights

## 4 Assessment

### *Background*

- 4.1 This is an outline application with access for formal consideration. All other matters are reserved. The application is for the demolition of an existing dwelling on Norwich Road and the erection on its site and land to the rear of a mixed use development comprising of 7 affordable homes, 7 custom-build homes and 8 accessible dwellings for older people along with a commercial unit that is to be used for a hairdressers and coffee shop. Public open space is also to be provided.

- 4.2 As mentioned above, part of the site is currently occupied by an existing dwelling but the majority of the site is agricultural land. The site is approximately 1.6 hectares and adjoins existing development to the south and east, with a belt of woodland to the north and open agricultural land to the west. A public right of way bisects the western part of the site.

*Principle of development*

- 4.3 The majority of the site falls outside of the development boundary for Dickleburgh, with only the existing bungalow and its curtilage falling within it.
- 4.4 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).
- 4.5 In accordance with both the Council's adopted development plan and the NPPF, in cases where there are no overriding material considerations to the contrary, development proposals for housing that accord with the development plan should be approved without delay.
- 4.6 In this regard, consideration should be given to Policy DM1.3 which makes provision for development to be granted outside of Development Boundaries, such as this, where one of two criteria are met: either where specific development management policies allow; or, where there are overriding benefits in terms of economic, social and environmental dimensions of sustainable development, as set out in Policy DM1.1.
- 4.7 Where development proposals do not accord with the development plan consideration should be given to whether there are material considerations that otherwise indicate that development should be approved.
- 4.8 Of particular relevance to applications for housing development is paragraph 11 of the NPPF which sets out the presumption in favour of sustainable development and the circumstances where the tilted balance is engaged. It is considered that it is still appropriate to use the JCS housing requirement, having regard to the revised NPPF (Para 73), given that the JCS is less than 5 years old. The 2017 Greater Norwich Area Housing Land Supply Assessment, published as Appendix A of the Joint Core Strategy Annual Monitoring Report, shows that against the JCS requirements there is 62.5 years supply in the Rural Policy Area (RPA).
- 4.9 Accordingly, with a demonstrated five year supply of deliverable housing sites against the JCS, the policies which are most important for determining applications are not out-of-date. It is however acknowledged that the JCS housing requirement for the South Norfolk Rural Policy Area is now several years old (the JCS was adopted in March 2011, with amendments in January 2014) and the evidence on which the requirement is based has now been superseded.
- 4.10 In June 2017 an updated Strategic Housing Market Assessment (SHMA) was published for Central Norfolk (the Greater Norwich authorities plus North Norfolk and Breckland). The SHMA assesses the Objectively Assessed Need for housing between 2015 and 2036 using the most recent evidence available. Unlike the evidence underpinning the JCS, the SHMA also includes an assessment of the contribution made by student accommodation in line with the Planning Practice Guidance.
- 4.11 The SHMA indicates that the Objectively Assessed Need (OAN) for housing in the South Norfolk RPA is significantly greater than the annual housing requirement under the adopted JCS: an annual requirement of 326 homes per annum in the SHMA compared to 132 homes per annum in the JCS. Moreover, when measured against the SHMA assessment of

OAN the housing land supply in the South Norfolk RPA falls from 62.5 years supply under the JCS to 4.38 year housing land supply, a potential shortfall of 232 units, against the SHMA.

- 4.12 Whilst the guidance to which the Central Norfolk SHMA accords has now been superseded, it is considered, nevertheless, that the SHMA remains an intellectually credible assessment of housing need. Assessments such as the SHMA will continue to form the basis of local plans submitted ahead of January 2019, including some within the Central Norfolk Housing Market Area. The extant PPG guidance continues to state that "Considerable weight should be given to the housing requirement figures in adopted Local Plans ... unless significant new evidence comes to light." Therefore it remains entirely appropriate to give weight to the SHMA as a material consideration in the determination of planning applications.
- 4.13 Therefore the increased OAN and housing land supply deficit in the South Norfolk RPA that is apparent in relation to the most up-to-date evidence of housing needs should be given weight in the decision making process. This factor weighs in favour of the approval of applications. As the JCS is not considered to be out of date it is not considered necessary to apply the tilted balance as required by paragraph 11 of the NPPF. However, despite this and given the SHMA findings the Council has also taken paragraph 11 into consideration in the determination of this application.
- 4.14 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 and the NPPF, 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 role

- 4.15 The NPPF defines the economic role 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 improve productivity; and by identifying and coordinating the provision of infrastructure."
- 4.16 The commercial unit to be used as a hairdressers and coffee shop would provide employment and generate economic activity. Policy DM2.4 supports the development of individual shops within Service Villages and therefore these uses are acceptable in principle. The specific use of a hairdresser and coffee shop would add to the range of services available in the village and therefore support its vitality. Policy DM2.6 states that A3 uses (which the coffee shop would fall under) will be supported where it would not give rise to unacceptable environmental impacts including noise, odour and general disturbance that would adversely affect amenity of nearby occupiers. It is considered that these can be controlled by condition.
- 4.17 In addition, 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 of the dwellings.
- 4.18 It should also be noted that the development would be subject to Community Infrastructure Levy (CIL).
- 4.19 It is therefore considered that the scheme would bring forward a level of economic benefit.

### Social role

#### 4.20 The NPPF defines the social role 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."

### *Housing*

4.21 The proposed scheme would provide housing in a location where the JCS identifies a housing land supply in excess of requirements. However, the most recent evidence of the updated SHMA increases the objectively assessed need for housing in the rural area which would reduce the housing land supply to 4.38 years. This new evidence is a material consideration in determining this application and consequently greater weight is afforded to the benefits of housing delivery in the planning balance in respect of Policy DM1.3.

4.22 Of the housing provided, it also provides 7 affordable housing units in line with the requirements of Policy 4 of the JCS. Six of these units are to the south-west of the site, with the remaining unit being a bungalow on Norwich Road. The affordable homes would all be for rent and are of the following mix:

- 3 one bedroom two person houses
- 2 two bedroom four person bungalows
- 2 three bedroom five person bungalows

4.23 The Housing Enabling and Strategy Officer supports this mix, which meets a range of needs. It therefore can be considered a considerable benefit of the scheme. In addition, the provision of retirement housing would help meet an identified housing need, however it would be difficult to restrict use of these dwellings for such specific occupation and therefore this can only be given limited weight in the overall planning balance.

### *Access to services*

4.24 The NPPF sets out that housing should have "accessible local services". Dickleburgh is a service village with a range of services including a school, shop, village hall and public transport. This site is well related to the village as it is close to the centre of the village with good pedestrian links to the centre of the village. As such it is considered that the site is accessible to local services.

4.25 Concerns have been raised about the capacity of the local school and lack of medical facilities. The amount of new pupils likely to be generated by the new development, particularly given that eight of the units are to be for retirement housing, is low and therefore it would be difficult to substantiate an objection on these grounds. The absence of a medical practice is noted, however Dickleburgh is a service village which nonetheless offers a range of services that makes it a suitable location for new development. Public transport is available which allows access to medical facilities in Diss and Long Stratton.

### *Indicative layout*

4.26 The Senior Conservation and Design Officer has commented that the indicative layout demonstrates that the development should create a good sense of place with a good definition between public and private space and sufficient and secure car parking. There is a mix of housing provision and subject to further details being provided at reserved matters stage the development can be developed with a character and appearance that compliments the existing settlement character and local distinctiveness.

*Highways*

- 4.27 Following modifications to the scheme to ensure Brandreth Close has adequate visibility splays onto Norwich Road, the Highway Authority have no objection to the access arrangements for the proposed development. There remain some aspects of the layout which do not meet guidance, however the Highway Authority accept that these matters can be fully addressed at any reserved matters stage.
- 4.28 The Parish Council have raised a concern about traffic accessing the site through the village and suggested an alternative solution could be to access the site from the A140. This may be possible across other land also in the ownership of the applicant, however it is unlikely that the Highway Authority would support the creation of a new access onto the A140 given its strategic nature where it is normally sought to keep access points to a minimum. In any event, as noted above the Highway Authority have not raised an objection to the principle of access from Norwich Road and therefore we do not consider that a refusal could be substantiated based on the proposed access arrangements.
- 4.29 The Highway Authority does have a concern that accessing the commercial unit from Brandreth Close could result in some on-street parking on Norwich Road which may potentially conflict with use of the adjacent junction. As a consequence, they recommend the promotion of waiting restrictions (double yellow lines) as a condition of the application. The applicant has indicated they would be willing to accept such a condition.
- 4.30 As such it is considered that the development accords with Policies DM3.11 and DM3.12, subject to internal layout issues being resolved as part of any reserved matters application.

*Residential amenity*

- 4.31 Concern has been raised over the relationship between plots 3 and 4 and the existing bungalows along Norwich Road regarding the possibility of overlooking. There is sufficient space to achieve two storey plots on this site which would not have an unacceptable impact on these properties, however the final details of their siting and design would not be agreed until reserved matters stage where this issue would be considered in detail.
- 4.32 The other area of the site where proposed development immediately adjoins existing dwellings is the relationship between plots 9, 10 and 11 and dwellings on Brandreth Close. Whilst these plots are tighter they are for one bedroom dwellings and therefore it should be possible to design them to ensure there is no unacceptable overlooking of the existing properties. The plots are sufficient in size so they can be sited a sufficient distance from the boundary as to not be overbearing on the existing dwellings.
- 4.33 It is therefore considered that development of the scale proposed can be achieved on the site without having an unacceptable impact on existing dwellings in accordance with Policy DM3.13.

*Public open space*

- 4.34 Public open space is to be provided on the site. It is shown on the indicative layout between the affordable housing and retirement housing, adjacent to the public footpath. This is considered to be an acceptable location, but the exact details of its location and layout would be secured at the reserved matters stage.

*Custom Build*

- 4.35 The applicant has stated that the 7 open market units will be plots to be developed as custom-build.

- 4.36 The NPPF sets out in principle support for the provision of custom-build housing. Further support is given by the Self-build and Custom House Buildings Act 2015 and Housing and Planning Act 2016, which places a duty on Local Planning Authorities to have a register of people who are interested in self-build or custom build projects in their area. South Norfolk Council operates such a register. The Council's Housing Strategy and Enabling Officer has commented that the addition of seven serviced plots on a single site would be a welcome addition to the availability of plots with outline planning permission.
- 4.37 It is therefore evident that the proposal to provide custom-build plots would be afforded some positive weight in the consideration of this application.

*Summary of social role*

- 4.38 The site is well related to existing development in the village of Dickleburgh with good pedestrian links to services within the village which are all within reasonable walking distance. Given this and the evidence of the updated SHMA which is a material consideration in determining this application, it is considered that this proposal would bring forward a social benefit on the basis of its contribution to the supply of homes, including affordable housing, with accessible local services. The provision of plots for custom-build units would be of further benefit, whilst the commercial unit would provide additional employment opportunities and support the vitality of the village.

*Environmental role*

- 4.39 The NPPF defines the environmental role 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 impact*

- 4.40 The application is supported by a Landscape and Visual Impact Assessment. The Council's Landscape Architect has reviewed the document and broadly concurs with its findings. The application originally involved removal of a section of hedgerow which the Landscape Architect requested an assessment of its importance against the Hedgerow Regulations. This has now been carried out and found the hedgerow to be important. As such, the scheme has been amended to retain the hedgerow. Given this, and the contained nature of the site with existing development to the south and east with a natural boundary to the east, the Landscape Architect does not consider the principle of development on this site would warrant refusal on landscape and visual effect alone.

*Drainage and flood risk*

- 4.41 The majority of the site is in Flood Risk Zone 1 and therefore not at risk of fluvial development. A small area on the northern fringe of the site is not within Flood Risk Zone 1 but no development has been proposed in this area within the indicative layout and it is clear that adequate land for the level of development proposed along with useable amenity space for all the dwellings can be provided within Flood Risk Zone 1.
- 4.42 Infiltration testing has demonstrated that it is unlikely that the site will be suitable for infiltration. As such, a scheme has been developed incorporating source control using permeable paving and attenuation storage of peak flows and discharge to the local watercourse at a maximum controlled rate of 1.2 litres per second for a 1 in 100 year storm, including an allowance for climate change. Whilst concern has been raised about the suitability of the local watercourse network, the Lead Local Flood Authority are satisfied that the network is fit for purpose and can convey flows without increasing flood risk elsewhere.

- 4.43 It is therefore considered that a suitable surface water drainage scheme can be achieved in accordance with Policy DM4.2. A condition requiring full details of the scheme is proposed.
- 4.44 A concern has been raised about foul drainage and the capacity of the sewage system to accommodate the development. However, Anglian Water have stated that the Dickleburgh Water Recycling Centre and the sewerage system have available capacity for the development.

#### *Ecology*

- 4.45 The application has been accompanied by an Ecological Survey. Some further survey work is required, however Norfolk County Council's Ecologist has advised that this can be provided through a condition of the outline consent.

#### *Heritage Assets*

- 4.46 The site is close to a number of heritage assets including Dickleburgh Conservation Area to the south east of the site, the Grade I listed All Saints Church and a number of Grade II listed properties including Mount Pleasant which is immediately to the south-east of the site. Sections 16, 66(1) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require assessment of the affect upon the special interest and significance of listed buildings and their settings and the impacts of development upon the character and appearance of Conservation Areas.
- 4.47 All Saints Church is 150 metres to the south of the site. However, with the development of Brandreth Close to the south, the Senior Conservation and Design Officer has commented that the development will not have any significant impact on its setting. The conservation area is to the south east of the site, but with the housing development being mainly to the rear of existing modern housing to the north of the conservation area there will be little impact on its character and appearance. The commercial unit will have some impact on the setting of the conservation area and Grade II listed Mount Pleasant, but the Senior Conservation and Design Officer is satisfied that a building can be designed at reserved matters stage without being detrimental or harmful to either the special interest of the listed building or the character and appearance of the conservation area.

#### *Summary of environmental role*

- 4.48 It is considered that in regard to the environmental role, the development would not result in a significant and demonstrable harm.

#### *Other Issues*

- 4.49 As the development is for in excess of 10 dwellings, it is required to provide at least 10% of the scheme's expected energy requirements via 'decentralised and renewable or low-carbon energy' as set out in Policy 3 of the Joint Core Strategy. This can be secured through condition.
- 4.50 The Police Architectural Liaison Officer has raised some concerns. He is concerned about a footpath between plots 11 and 12, however this is needed to link to an existing path to the rear of dwellings on Brandreth Close that was requested by the parish council at the time of the construction of the dwellings on Bandreth Close to provide an alternative route for people using the public right of way that passes through that development. Another concern raised is regarding the path through the woodland to the rear, however this relates to formalising existing informal arrangements which fall outside of the application site. No weight has been given to this in the planning balance as it is not proposed to secure such a path through this application. The concerns raised about the ease of access into the space around the retirement homes on the indicative layout can be considered at the reserved matters stage.

- 4.51 Norfolk County Council's Public Rights of Way Officer has requested details of the proposed surfacing of the public right of way through the site and details of crossing points of the public right of way and estate roads. However, as the layout is only indicative these matters would not be considered until the reserved matters stage.
- 4.52 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.
- 4.53 This application is liable for Community Infrastructure Levy (CIL) which would be calculated at the reserved matters stage.

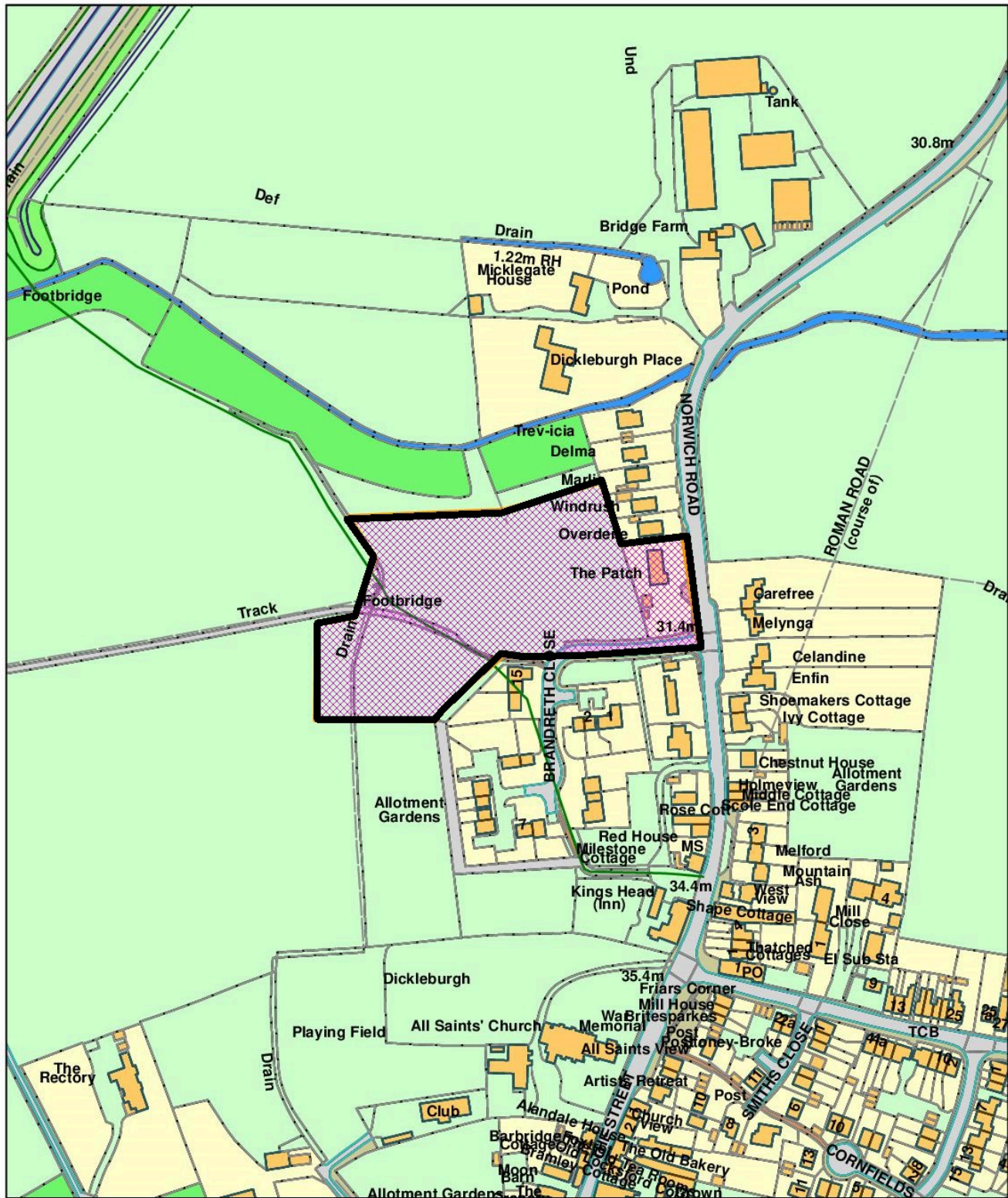
5. Conclusion

- 5.1 Having due regard to the above assessment made in the context of having a 5 year land supply, but taking account of the new evidence of the updated SHMA which is a material consideration, it is considered that the benefits of 22 dwellings, including an element of custom build and the provision of affordable housing, represent a level of benefit relative to the lack of any clear harm being created by the scheme means that the scheme can be considered to represent a sustainable development in the context of the NPPF and also one that complies with the requirements of criterion 2 d) of Policy DM1.3 of the SNLP in providing overriding benefits as required of a scheme outside of a development limit.
- 5.2 The commercial unit to be used as a hairdresser and coffee shop will enhance the village's vitality and can be provided with adequate parking without having an adverse impact on adjoining properties and therefore accords with Policies DM2.4 and DM2.6.

Contact Officer, Telephone Number    Tim Barker 01508 533848  
and E-mail:                                    tbarker@s-norfolk.gov.uk

2018/0980

Appendix 1



Scale 1:2,500



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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

- 6. Appl. No : 2018/1528/F**  
**Parish : WYMONDHAM**

Applicants Name : Hestia Real Estate Ltd  
 Site Address : The Bungalow, Station Road, Spooner Row, Norfolk  
 Proposal : Proposed residential development of 10 dwellings and demolition of existing bungalow.

Recommendation : Approval with Conditions

- 1 Time limit full permission
- 2 In accordance with plans
- 3 Standard highways conditions
- 4 Future management and maintenance of roads
- 5 Details of construction of roads and footways
- 6 Off-site highway works for footway
- 7 Extension of the 30mph local speed restriction
- 8 Visibility splays to be provided
- 9 Construction traffic management plan and worker parking
- 10 Materials to be agreed
- 11 Surface water drainage scheme
- 12 Foul water drainage scheme
- 13 Finished floor levels to be agreed
- 14 Fire hydrants to be provided
- 15 Landscaping and management plan to be submitted
- 16 Tree protection measures
- 17 Ecology enhancement to be agreed
- 18 Contaminated land scheme
- 19 Renewable energy
- 20 Water efficiency

Reason for reporting to committee

The owner of the site is known to an employee, or close relative of South Norfolk Council.

**1 Planning Policies**

- 1.1 National Planning Policy Framework 2018 (NPPF)**  
 NPPF 05 : Delivering a sufficient supply of homes  
 NPPF 06 : Building a strong competitive economy  
 NPPF 09 : Promoting sustainable transport  
 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
- 1.2 Joint Core Strategy (JCS)**  
 Policy 1 : Addressing climate change and protecting environmental assets  
 Policy 2 : Promoting good design  
 Policy 3: Energy and water  
 Policy 4 : Housing delivery  
 Policy 5 : The Economy  
 Policy 6 : Access and Transportation  
 Policy 7 : Supporting Communities  
 Policy 9 : Strategy for growth in the Norwich Policy Area  
 Policy 15 : Service Village  
 Policy 20 : Implementation

## 1.3 South Norfolk Local Plan Development Management Policies

DM1.1 : Ensuring development management contributes to achieving sustainable development

DM1.3 : Sustainable location of development

DM 1.5 : Existing Communities

DM3.8 : Design principles

DM3.10 : Promotion of sustainable transport

DM3.11 : Road safety and the free flow of traffic

DM3.12 : Provision of vehicle parking

DM3.13 : Amenity, noise, quality of life

DM3.14 : Pollution, health and safety

DM3.15 : Outdoor play facilities/recreational space

DM3.16 : Improving level of community facilities

DM4.2 : Sustainable drainage and water management

DM4.3 : Facilities for the collection of recycling and waste

DM4.8 : Protection of Trees and Hedgerows

DM4.9 : Incorporating landscape into design

## 1.4 Supplementary Planning Documents (SPD)

South Norfolk Place making Guide SPD

2. Planning History

- |     |           |  |          |
|-----|-----------|--|----------|
| 2.1 | 2012/1574 | Proposed new residential development for 5 detached dwellings (4 four bedroom houses and 1 three bedroom bungalow) and double garage/car port in gardens of The Bungalow | Approved |
|-----|-----------|--|----------|

3. Consultations

- |     |  |  |
|-----|--|--|
| 3.1 | Parish Council                                   | <p>Considers that the application should be refused for the following reasons:</p> <ul style="list-style-type: none"> <li>• Removal of trees and pond</li> <li>• Bats and reptiles have been included in trees bordering the site</li> <li>• Reference is made to low traffic count, but site is located on a busy HGV route near traffic calming measures and will produce another junction on a very congested part of the road near to the school</li> <li>• Details of foul water disposal are not clear</li> <li>• Reference is made to a regular train and bus service. This is disingenuous.</li> </ul> |
| 3.2 | District Councillor<br>Cllr J Hornby             | To be reported if appropriate.   |
| 3.3 | SNC Senior<br>Conservation and<br>Design Officer | <p>No objection</p> <ul style="list-style-type: none"> <li>• The design approach in terms of layout including parking is acceptable.</li> </ul>  |
| 3.4 | SNC Landscape<br>Architect                       | <p>No objection</p> <ul style="list-style-type: none"> <li>• I note that the surface water will be managed by way of attenuation under the drives, so this is no longer an issue for me.</li> <li>• I maintain my concern about the relationship to the oak trees at plot 1 but accept that – provided the tree protection measures are robustly implemented as proposed – there should be no direct or immediate consequence for the trees.</li> </ul>  |

- I note that the hedgerow along the boundary of the current dwelling's garden will be retained the whole way along to the school.
  
- 3.5      SNC Housing  
Enabling & Strategy  
Officer

No objection

  - This application is for 10 dwellings. Under Policy 4 of the Greater Norwich Joint Core Strategy, 10 dwellings generates an obligation for 3 affordable homes.
  - However, I understand that the applicants have submitted a financial appraisal seeking to demonstrate that the site is viable only if no affordable housing is provided. It is my further understanding that this evidence has been assessed by the District Valuer Service, which concurs with the applicant. On the basis of this evidence I accept that there will be no affordable housing obligation, and consequently I have no objection to the application.
  
- 3.6      SNC Environmental  
Quality Team

No objection

  - Recommends that any approval includes a condition or informative note that in the event contamination that was not previously identified is found, it must be reported in writing immediately to the Local Planning Authority and a report submitted that includes results of an investigation and a risk assessment along with a remediation scheme to be agreed and carried out.
  
- 3.7      NCC Highways

No objection

  - Off-site highway works have been requested, which include a new footway across the front of the site on Station Road and the extension of the existing 30mph speed limit to cover the whole of the site frontage to a point west of the Top Common junction and enhancements to the village gateway. Subject to conditions the Highway Authority has no objections.
  
- 3.8      NCC Ecologist

No objection

  - The site does appear to have limited ecological value and so, on balance, I am of the opinion that the ecological report is broadly acceptable for the purpose for which it is being used, subject to the imposition of a condition requiring a method statement to ensure adverse impacts on reptiles, and amphibians and breeding birds are minimised and to minimise impacts on nesting birds.
  
- 3.9      Anglian Water  
Services Ltd

No comments received.
  
- 3.10     Lead Local Flood  
Authority

No comments received.
  
- 3.11     Police Architectural  
Liaison Officer

No objection

  - I recommend the applicant fully embraces the principles of Crime Prevention through Environmental Design (CPTED) and security measures recommended in Secured by Design (SBD), Homes 2016 guidance.

- |      |                         |  |
|------|-------------------------|--|
| 3.12 | Norfolk Fire and Rescue | <p>No objection</p> <ul style="list-style-type: none"> <li>• We require a hydrant to be installed on no less than a 90mm main. No development shall commence on site until a scheme has been submitted for the provision of the fire hydrant.</li> </ul>   |
| 3.13 | NHS England             | <p>No objection</p> <ul style="list-style-type: none"> <li>• Due to the low number of dwellings we do not wish to raise an objection to this development or request mitigation.</li> </ul>   |
| 3.14 | Other Representations   | <p>1 letter of objection received and 1 letter neither objecting to or supporting the application, summarised as follows:</p> <ul style="list-style-type: none"> <li>• Bats in the area which, according to the reports, are not roosting in the buildings but will most probably be roosting in the surrounding trees, a number of which are to be felled.</li> <li>• The site is a haven for wildlife, the owner having had a small holding here for many years. It is obvious that it has great benefit for wildlife and I trust that the mature trees in the boundary hedges will be retained.</li> <li>• Much is made of the rail and bus service which are scarce to say the least.</li> <li>• There is no footpath along this stretch of Station Road. Mention is made of an “intermittent grass verge used as a pedestrian refuge whilst waiting to cross or as a walking route in itself”. The latter is not at all feasible.</li> <li>• No mention is made of the heavy HGVs, tractors and coaches which travel along Station Road</li> <li>• Another planning application is proposed opposite to this site where 9 houses are to be built, thus contributing to the congestion close to the chicane and the village car park.</li> <li>• Proposed further development in Spooner Row is a further example of the erosion of a good wildlife habitat.</li> <li>• There is presumption that because 5 houses were granted for family use this will simply get rubber stamped for 10. This is not the case nor should it be.</li> <li>• 11 trees will be removed as will a pond which I would have thought is an ideal attenuation measure to deal with flooding issues</li> <li>• Several people in the village note the presence of Bats in trees on the field edge, although if you read the report carefully it simply says no roosting for bats in the buildings on site, but the trees would be.</li> <li>• The development is rather cynically the largest it can be without any section 106 money being involved.</li> <li>• It once again breaches the development numbers (permitted) for the village by a considerable margin</li> <li>• It makes reference to regular bus and train services. This is entirely disingenuous being twice a day for the trains and the bus stop is a mile up the road with no footpath access.</li> <li>• The road has a low traffic status so why is there no reference to it being a HGV route.</li> <li>• It will potentially compromise the traffic calming measures in Station road and produce yet another junction with multiple traffic movements just yards from the school junction where additional</li> <li>• development is already approved opposite and proposed in Top common.</li> <li>• There are no associated Infrastructure improvements.</li> </ul> |

#### 4. Assessment

##### *Background*

- 4.1 The application site is located in Spooner Row to the west of the village, adjacent to the village primary school and associated playing fields to the east.
- 4.2 The site has historically benefited from planning permission for residential development for 5 dwellings (plus the retention of the current bungalow) under planning ref 2012/1574. The site is consequently included within the development limit for Spooner Row. The site is also located opposite a site that benefits from planning permission for 8 dwellings (ref 2017/1321).
- 4.3 The site currently forms part of the residential curtilage of an existing bungalow and numerous outbuildings. The remainder of the site is maintained as a large domestic garden and is surrounded by mature vegetation and trees along its boundaries and a hedge along the front of the site. The northern and western boundaries of the site are adjacent to agricultural fields.
- 4.4 The site is accessed from the southern boundary directly onto Station Road.
- 4.5 The application is a full planning application and seeks approval for all matters including access, parking and associated infrastructure.
- 4.6 The application proposes the erection of 10 dwellings and demolition of the existing bungalow and outbuildings.
- 4.7 The main issues for consideration are the principle of development, access, design, layout; drainage, landscaping, ecology and residential amenity.

##### *Principle of development*

- 4.8 Policy 15 of the JCS identifies Spooner Row as a Service Village in which land has been allocated to provide for approximately 10-20 dwellings between April 2008 and March 2026, subject to form, character and servicing constraints.
- 4.9 The site is also a committed site in the Council's Local Plan and as such Policy DM1.5 applies, which states that applications for renewal of these permissions will be considered favourably in principle subject to consideration against the other policies in the development plan. As such it is important that committed sites such as this, contribute to the housing requirement as set out in the JCS and are supported in principle.
- 4.10 The proposed site, which forms the same area of land approved under consent ref 2012/1574 and lies within the adopted development boundary in the Site Specifics Allocations and Policies DPD, should be considered in accordance with both the Council's adopted development plan and the NPPF.
- 4.11 In this regard, consideration should be given to Policy DM1.3 which makes provision for development to be granted within development boundaries, such as this, where the following two criteria are met:
  - a) where new development is located on Allocated Sites or within the development boundaries of Settlements defined on the Policies Map, comprising the Norwich Fringe, Main Towns, Key Service Centres, Service Villages and Other Villages; and
  - b) where development is of a scale proportionate to the level of growth planned in that location, and the role and function of the Settlement within which it is located, as defined in the Local Plan.

- 4.12 The proposed scheme, which comprises of 10 dwellings within the adopted development boundary of the Site Specific Allocations and Policies DPD is considered to meet the aims of this policy, which seeks to permit new housing within a development boundary that is of a scale proportionate to the level of growth planned in that location.
- 4.13 Paragraph 127 of the NPPF requires that planning decisions should aim to ensure that development, amongst other things:
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.
- 4.14 In terms of paragraph 127, providing 10 dwellings on the site whilst still having an average density of approximately 12dph ensuring the efficient use of land, is considered reflective of the scale of the local area.
- 4.15 Whilst the number of dwellings proposed is greater than the number originally approved (5 dwellings, plus the bungalow), it is considered, that in principle, providing an additional 4 dwellings within a village which is identified as a service village in the JCS and is in the Norwich Policy Area would reflect the aspirations of paragraph 127 of the NPPF to optimise the potential of a site, and, is in principle, acceptable, subject to the scheme satisfying all relevant planning policies in respect of matters such as design, neighbour amenity, highway safety etc.
- 4.16 This assessment is undertaken having regard to the three roles expressed within the NPPF (economic, social and environmental), and which have been reiterated in policies DM1.1 and DM1.3 of the South Norfolk Local Plan. The assessment of each role also draws upon the relevant local plan policy where relevant.

#### Economic role

- 4.17 The NPPF confirms the economic role 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.”
- 4.18 The construction of 10 dwellings would help enhance the economic viability through local spending from future occupants of the dwellings.
- 4.19 In addition to the above, the scheme would also provide some short term economic benefits from construction of the dwellings.
- 4.20 It should be noted that the development would be subject to the Community Infrastructure Levy.

#### Social Role

- 4.21 The NPPF confirms the social role as
- “supporting 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.”

- 4.22 The proposed scheme would provide housing in a location where the JCS identifies a shortfall in housing land supply against requirements which would represent a social benefit. However, the significance of this benefit is diminished by the most recent evidence of the updated SHMA which identifies a housing land supply in excess of 8 years and this is material consideration in determining this application.
- 4.23 The social role highlights the need for housing to have access to a range of accessible local services. Spooner Row is identified as a Service Village and defined as having access to a range of facilities and services. The site is also well located in relation to the primary school, village hall, train station and existing bus stops, although it is acknowledged that the frequency of bus and train services is limited.

*Access and highways impacts*

- 4.24 Off-site highway works have been requested by the Highway Authority, which include a new footway across the front of the site on Station Road to connect to the existing footpath opposite the primary school, as well as an extension of the existing 30mph speed limit to cover the whole of the site frontage to a point west of the Top Common junction and enhancements to the village gateway. These improvements will be secured by condition. Information has also been provided by the applicant confirming the level of visibility at the site access junction and Station Road.
- 4.25 The Highway Authority has carried out an assessment of the proposed access arrangements and the site layout and following amendments to the plans has confirmed that they have no objections subject to conditions. As such it is considered that the proposals accord with Policy DM3.11 and DM3.12 of the South Norfolk Local Plan.
- 4.26 With regards to the wider impacts of the development on the surrounding highway network, the Highway Authority have confirmed that there are no other off-site highway works that would be required in direct mitigation to the development.
- 4.27 In terms of car parking provision, the combination of on plot parking and garages proposed ensures that the street scenes are not overly dominated by car parking. The proposals exceed the number of car parking spaces required in Norfolk County Council's Parking Standards for Norfolk. This equates to at least 2 spaces per two-bed and three-bed dwellings and 3 spaces per four and five-bed dwellings, in addition to visitor parking. The layout of the development in respect of parking is therefore on balance considered acceptable.

*Affordable housing*

- 4.28 Policy 4 of the Joint Core Strategy would normally require 33% of dwellings on the site to be for affordable housing. However, this policy also allows for the proportion of affordable housing sought and the balance of tenures to be amended where it can be demonstrated that site characteristics, including infrastructure provision, together with the requirement for affordable housing would render the site unviable.
- 4.29 Information has been submitted in the form of a viability appraisal to demonstrate that the number of affordable dwellings as approved renders the scheme unviable. This is due to a number of additional costs associated with the proposals as set out in the planning application, which include the demolition of the existing bungalow and outbuildings, installation of a private sewage treatment plant, soakaways, an extension to Station Road footpath and other service infrastructure costs. The District Valuer has considered this information and agrees with the conclusion that development of the site with three affordable dwellings is not viable and that the scheme is only marginally viable allowing for the provision of no affordable housing or commuted sum in lieu of the provision of on-site affordable housing. In light of this, the Housing Enabling and Strategy Officer has assessed the application and also the conclusions of the District Valuers report and has raised no objection to the application.

- 4.30 As such the proposals are considered to meet the provisions of JCS Policy 4, as there are no grounds under Policy 4 to refuse the application in light of the information submitted.

*Residential Amenity*

- 4.31 Policy DM3.13 Residential amenity directs that development should not be approved if it would have a significant adverse impact on nearby resident's amenities or the amenities of new occupiers.
- 4.32 There are no existing properties adjacent or close to the site boundaries. As such the proposals are considered acceptable in this respect. In terms of the relationship of the proposed new dwellings, it is considered that the separation distances proposed are adequate in all respects to safeguard amenity levels of future residents. This means that the proposal satisfies policy requirements in respect of Policy 2 of the Joint Core Strategy and DM3.13 of the Development Management Policy Document.

*Summary of social role*

- 4.33 In summary, Policy 14 of the JCS identifies Spooner Row as a Service Village having access to a range of services and facilities. It is considered that the proposals fulfil the social role in the context of the NPPF and provides an attractive development for future residents. It is therefore considered that the scheme meets the social role of the NPPF.

*Environmental Role*

- 4.34 The NPPF confirms the environmental role 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.”

*Impact on landscape and form and character of the area*

- 4.35 Policy DM4.5 requires all development to respect, conserve and where possible enhance the landscape character of its immediate and wider environment.
- 4.36 The site is located within the B2 Tiffey Tributary Farmland landscape character area and is surrounded by hedges and mature trees along its boundaries. The proposed informal arrangement of buildings coupled with the spacious plots and planted boundary, is considered to help minimise the impact of the proposals on the local landscape character. In considering this the Landscape Architect has confirmed that he has no objections to the proposals regarding the impacts of the development.
- 4.37 With regards to Policy DM4.8, which seeks to protect trees and hedgerows, the scheme proposes to retain these along the site boundaries, with the exception of a small section of hedgerow along the front of the site to allow for the new access and required visibility splays and some trees. The Council's Landscape Architect is generally supportive of the proposals and raises no objections to the removal of these trees or hedgerow, however has raised some concerns about the potential relationship to the oak trees Root Protection Area at plot 1, but accepts that provided the tree protection measures are robustly implemented as proposed, then there should be no direct or immediate consequence for the trees. As such, subject to a suitable worded condition detailing tree protection measures to ensure that the existing trees are maintained in good condition during construction it is considered that the scheme is acceptable in this respect.

*Layout, appearance and scale*

- 4.38 The site layout and house types have been subject to revisions during the application process following discussions with the applicant.
- 4.39 In considering the overall scale of development, regard has been given to the density and form of existing and proposed developments in this part of Spooner Row, which has helped to define the site layout. As noted above the overall density of development averages out at 12 houses to the hectare, which is considered a comparable average density in a rural location such as Spooner Row, ensuring the efficient use of land, yet is reflective of the scale of the local area.
- 4.40 Having assessed the overall scale and form of development it is considered that the proposed scheme would respect the existing character and arrangement of development onto Station Road as well as providing an acceptable transition of development to the open farmland to the north and east of the site, which displays a physical connection to Spooner Row.
- 4.41 House types have been considered in the context of the wider surroundings. The house types use traditional forms and materials yet have a distinctive appearance. House types have been designed to reflect the simple traditional style of nearby housing and pick up on the character of Spooner Row. The height, scale and form of the proposed buildings are considered appropriate for the site and its context.
- 4.42 With regards to open space, the development is not required to provide play facilities or open space in accordance with the Council's adopted Open Space SPD. As such the proposals are considered acceptable in this regard.
- 4.43 Overall, it is considered that the scheme has been well thought out and results in a development with a locally inspired character that relates positively to its surroundings. Information has also been submitted that demonstrates how the proposals comply with the South Norfolk Place-Making Guide design.
- 4.44 It is therefore considered that the requirements of Policy 2 of the JCS, Policy 12 of the NPPF and policy DM1.4, DM3.8 and DM4.3 of the South Norfolk Local Plan and South Norfolk Place-Making Guide SPD have been met.

*Surface water and foul drainage*

- 4.45 The site lies within Flood Zone 1 which is low risk probability and as such the key issue for this site is the means of surface water drainage.
- 4.46 A Flood Risk Assessment and Drainage Strategy have been submitted with the application that demonstrate how surface water will be managed across the site. The drainage strategy proposes that the surface water runoff will be contained in an attenuated drainage system, before discharging into the watercourse to the north of the site in accordance with the requirements of the NPPF.
- 4.47 Subject to conditions to implement the surface water drainage scheme in accordance with the agreed details and to provide details of the maintenance and management regime for all aspects of the drainage scheme, the surface water drainage strategy is considered acceptable and accords with Policy 14 of the NPPF and JCS Policy 1.
- 4.48 With regards to foul drainage, it is noted that no foul sewer is available and that a Package Sewage Treatment Plant (PSTP) is proposed. The proposed PSTP is to be placed in the south eastern corner of the site which will serve all the houses on the site and designed to comply with the Environment Agency rules and standards. A Licence will also be required from the Environment Agency prior to the implementation of the PSTP and a company is proposed to be

set up for the maintenance of the PSTP. Subject to a suitably worded condition requiring further details of the PSTP and maintenance and management regime, it is considered that the impacts on foul water are acceptable and accords with Policy 1 of the JCS.

#### *Ecology and Protected Species*

- 4.49 The County Ecologist has assessed the proposals and has confirmed that the site appears to have limited ecological value and so is of the opinion that the ecological report is acceptable, subject to the imposition of a condition requiring a method statement to ensure adverse impacts on reptiles, and amphibians and breeding birds are minimised and to reduce impacts on nesting birds. Therefore subject to the above conditions it is considered that the proposals are acceptable.

#### *Contamination*

- 4.50 Policy DM3.14 has regard to development and contamination. The Environmental Quality Officer has confirmed that they have no objections to this planning application and has recommend that any approval includes a condition or informative note that in the event contamination that was not previously identified is found, it must be reported in writing immediately to the Local Planning Authority and a report submitted that includes results of an investigation and a risk assessment along with a remediation scheme to be agreed and carried out. Subject to the imposition of a condition or an informative note to have regard to contamination, it is considered that the proposal is acceptable and in accordance with policies DM3.14 of the South Norfolk Local Plan.

#### *Sustainable construction/renewable energy*

- 4.51 Policy 1 and 3 of the JCS require the sustainable construction of buildings and water conservation in addition to requiring 10% of the predicted energy requirements to be delivered by on site decentralised and renewable or low carbon energy. Precise details and compliance with the policy will be secured by condition.

#### *Summary of environmental role and sustainable development*

- 4.52 In terms of the environmental role, it is considered that the scheme fulfils this requirement.
- 4.53 Having due regard to the above assessment in relation to sustainable development it is considered that the higher number of dwellings proposed is acceptable in this instance and will not result in any adverse impact that would significantly and demonstrably outweigh the benefits of delivering housing on this site. It is therefore considered to accord with the requirements of the NPPF and also 1 b) of Policy DM1.3 of the South Norfolk Local Plan and JCS.

#### *Other considerations*

- 4.54 Under paragraph 50 of the National Planning Policy Framework (2012) requires Councils to plan for people wishing to build their own homes. This can be a material planning where self-build has been identified as the method of delivering the site. As no indication of self-build has been given by the applicant it is considered that the other material planning considerations detailed above are of greater significance.

#### *Financial Considerations*

- 4.55 The application is liable for Community Infrastructure Levy (CIL) and a liability notice would be issued with any consent granted.
- 4.56 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.

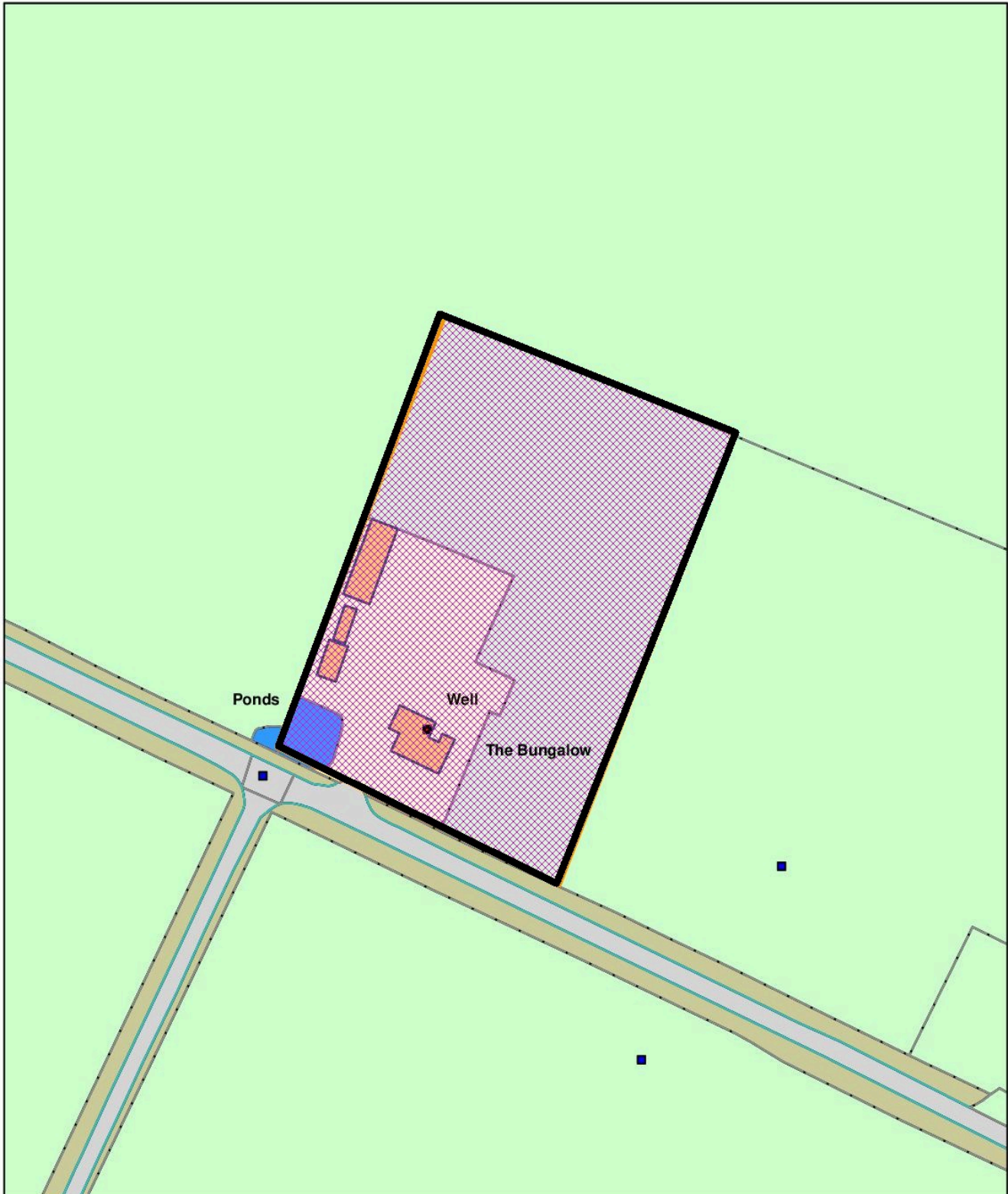
5 Conclusion

- 5.1 The proposed development is acceptable as the site is a committed site in the Council's Local Plan and is within the development boundary and is consequently considered to represent a sustainable form of development. The proposals result in a scheme that delivers a high quality design and layout which is well considered and relates positively to its surroundings. It is therefore considered that the requirements of Policy 1, 2, 4 and 15 of the Joint Core Strategy and South Norfolk Local Plan Policies DM1.1, DM1.3, DM1.4, DM3.1, DM3.2, DM3.8, DM3.11, DM3.12, DM3.13, DM3.14, DM3.16, DM4.2, DM4.3, DM4.8, DM4.9 have been met.
- 5.2 The application is therefore recommended for approval subject to the imposition of conditions.

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2018/1528

Appendix 1



Scale 1:1,250

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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

- 7. Appl. No : 2018/1703/DC**  
**Parish : CRINGLEFORD**
- Applicants Name : Mr Ian Mitchell  
 Site Address : Land East Of A11 And North And South Of Round House Way  
 Cringleford Norfolk  
 Proposal : Discharge of Condition 6 - Design Code of Planning Permission  
 2017/2120
- Recommendation : Agree that the Design Code be approved pursuant to condition 6 of  
 planning permission 2017/2120 subject to the resolution of outstanding  
 matters of minor amendment and clarification

#### Reason for reporting to committee

There are exceptional circumstances which warrant consideration of the proposal by committee.

- 1 Planning Policies
  - 1.1 National Planning Policy Framework (NPPF)
    - NPPF 02 : Achieving sustainable development
    - NPPF 04 : Decision-making
    - NPPF 05 : Delivering a sufficient supply of homes
    - NPPF 09: Promoting sustainable transport
    - 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
  - 1.2 Joint Core Strategy (JCS)
    - Policy 1 : Addressing climate change and protecting environmental assets
    - Policy 2 : Promoting good design
    - Policy 3: Energy and water
    - Policy 6 : Access and Transportation
    - Policy 10 : Locations for major new or expanded communities in the Norwich Policy Area
    - Policy 20 : Implementation
  - 1.3 South Norfolk Local Plan (SNLP)
    - South Norfolk Local Plan Development Management Policies
    - DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk
    - DM1.4 : Environmental Quality and local distinctiveness
    - DM3.8 : Design Principles applying to all development
    - DM3.10 : Promotion of sustainable transport
    - DM3.11 : Road safety and the free flow of traffic
    - DM3.12 : Provision of vehicle parking
    - DM3.13 : Amenity, noise, quality of life
    - DM3.15 : Outdoor play facilities/recreational space
    - DM4.2 : Sustainable drainage and water management
    - DM4.3 : Facilities for the collection of recycling and waste
    - DM4.4 : Natural Environmental assets - designated and locally important open space
    - DM4.8 : Protection of Trees and Hedgerows
    - DM4.9 : Incorporating landscape into design
    - DM4.10 : Heritage Assets

- 1.4 Cringleford Neighbourhood Plan
- GEN1 : Co-ordinated approach for delivering overall growth
  - GEN2 : Protection of heritage assets
  - GEN3 : Protection of significant buildings
  - GEN4 : Provision of infrastructure
  - ENV1 : Provision of landscape corridors
  - ENV2 : A11 Landscaping
  - ENV3 : Protection of hedgerows
  - ENV5 : Provision of sustainable drainage
  - ENV6 : Provision of open space and community woodlands
  - HOU2 : Design Standards
  - HOU3 : Building Densities
  - HOU4 : Mix of property types
  - HOU6 : Renewable Energy Sources
  - HOU7 : Space standards
  - HOU8 : Provision of garaging
  - HOU9 : Provision of affordable housing
  - HOU9 : Provision of affordable housing
  - SCC1 : Provision of primary school
  - SCC3 : Provision of walking/cycling routes
  - SCC4 : Energy efficient community buildings
  - SCC5 : Provision of playing field and play areas
  - SCC8 : Provision of allotments and community orchard
  - TRA1 : Major estate roads
  - TRA3 : Provision of walking / cycling routes
  - TRA4 : Minimising use of private cars

- 1.5 Supplementary Planning Documents (SPD)  
South Norfolk Place Making Guide 2012

### **Statutory duties relating to Listed Buildings and setting of Listed Buildings**

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.

## **2. Planning History**

- |     |           |  |                               |
|-----|-----------|--|-------------------------------|
| 2.1 | 2013/0552 | Request for Scoping Opinion for proposed residential development for up to 700 residential units, green infrastructure land, up to 2500 square metres of Class A1-A5 and D1 floorspace and access from the A11 roundabout  | EIA Required                  |
| 2.2 | 2013/1494 | Outline planning application with all matters reserved (save access) for the creation of up to 650 residential dwellings (use class C3), up to 2,500 sq mtrs of use class A1, A2, A3, A4, A5 and D1 floorspace, together with highways works, landscaping, public realm, car parking and other associated works. | Refused.<br>Allowed at Appeal |
| 2.3 | 2017/0196 | Variation of conditions 5, 6, 11, 28, 35, 36, 37 and 38 of permission 2013/1494 (Outline planning application with all matters reserved (save access) for the creation of up to 650  | Approved                      |

|     |                      |  |                     |
|-----|----------------------|--|---------------------|
|     |                      | residential dwellings (use class C3), up to 2,500 sq mtrs of use class A1, A2, A3, A4, A5 and D1 floorspace, together with highways works, landscaping, public realm, car parking and other associated works.) - to facilitate greater flexibility in the delivery of the scheme   |                     |
| 2.4 | 2017/2120            | Variation of conditions 1, 3, 4, 7, 10, 13, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 29, 30, 33, 36, 38, and 39 following application 2017/0196 which relates to - (Outline planning application with all matters reserved (save access) for the creation of up to 650 residential dwellings (use class C3), up to 2,500 sq mtrs of use class A1, A2, A3, A4, A5 and D1 floorspace, together with highways works, landscaping, public realm, car parking and other associated works.) - to facilitate the development coming forward on a phased basis.   | Approved            |
| 2.5 | 2017/2207            | Discharge of condition 5 - Landscape Strategy of permission 2013/1494 (Outline planning application with all matters reserved (save access) for the creation of up to 650 residential dwellings (use class C3), up to 2,500 sq mtrs of use class A1, A2, A3, A4, A5 and D1 floorspace, together with highways works, landscaping, public realm, car parking and other associated works.)   | Withdrawn           |
| 2.6 | 2018/2188            | Discharge of condition 5 following planning application 2017/2120 - Landscape Strategy Plan  | under consideration |
| 2.7 | 2018/2207            | Discharge of condition 25 from planning consent 2017/2120 - Off-site highway improvements.   | under consideration |
| 2.8 | 2018/2303            | Discharge of condition 6 following planning permission 2017/2120 - Design Code - Big Sky Developments  | under consideration |
| 3.  | <u>Consultations</u> |  |                     |
| 3.1 | Parish Council       | <ul style="list-style-type: none"> <li>We have two major concerns about the Design Code at this stage. The first is the access to the Newfound Farm Development bus route and the second is the number and position of the entrances to the northern part of Kier's development.</li> <li>We understood from our pre-code discussion with Kier that SNC had requested land be left for a bus route to connect with the bus route planned for the David Wilson Homes development at Newfound Farm. This would permit a bus to travel from the Kier South Site entrance to the south of the Newfound Farm development and onwards to Colney Lane. The position of the proposed housing nearest the roundabout appears to indicate</li> </ul> |                     |

that the corridor is too small, and an unnecessary road loop would be required to connect to the spine road on the David Wilson Homes estate rather than a more direct and less costly direct link.

- Our second concern is the fact that the northern site has two connections with Colney (only the main entrance has been highlighted in the code) with one very close to the Roundhouse/Colney Lane roundabout. The occupants of this site will have great difficulty getting in and out of the site if they have to turn right during rush hour due to the heavy traffic flows. This is one reason a roundabout has been specified on Colney Lane for the Newfound Farm development. We consider that an alternative entrance to the site should be explored coming off the Roundhouse/Colney Lane roundabout and forming a single spine road through the whole of the northern site. This would circumvent two potentially dangerous routes to the site. Since Kier (with Bovis) already own the site adjacent to the existing roundabout, and there is a farm track already in existence around the SUD, the detail of which has still to be finalised by Kier/Bovis, this is a realistic route that should be considered on safety grounds. It may mean a slight repositioning of the SUD, but, we believe, it should not affect the number of houses Kier wish to place on the northern site. Even if this is considered undesirable by Highways, we consider two entrances unnecessary and the whole northern site should be connected by a single primary road from a single entrance.
- There are also a few minor concerns that could have been addressed at this stage. One is the possibility of the focus square becoming an on-street parking area and the risk, as a result, to the free-flow of traffic. Another concern is the impact of the bus inter-change proposed for a site close to Kier's development.

Amended Proposal

No comments received

### 3.2 SNC Conservation and Design

Original submission

- I consider that fundamental aspects of the design code in terms of the basic elements of the development and movement frameworks need to be reconsidered.
- Need to look at the basic structure of the development in terms of connections externally and internally between well designed key spaces/nodes, perimeter blocks and road hierarchies, from which the rest of the design code can then follow.
- How the development relates to the existing development and open spaces in terms of the development edges and connections needs to be clearly thought through and there is an opportunity for better integration with areas outside the site in terms of pedestrian and cycle links. A more attractive informal rural edge when looking toward the development from the open space to the west, as well as maximising and taking advantage of views across open space. A harder edge of development, particularly to the west, can be broken up by more sinuous rather than straight road line, variety in the building line, and variety in the building types, and some gaps in frontage.

- The spine road leading through the development, particularly in the south parcel, should provide a clear sense of progression between the key focal points and spaces with an interesting destination point which can be demonstrated at the framework stage.

#### Amended Proposal

- Consider that the revised design code is acceptable in principle subject to minor alterations

- |     |                         |  |
|-----|-------------------------|--|
| 3.3 | SNC Landscape Architect | No comments received   |
| 3.4 | NCC Highways            | <p>No objections in principle subject to resolution minor issues relating to .</p> <ul style="list-style-type: none"> <li>• The design code must show provision of a cycle path along the entire Roundhouse Way frontage as shown on the approved drawings</li> <li>• The initial section of the primary street should match the dimensions of the primary street on the Newfound Farm development.</li> <li>• A cycle path link from the end of the primary street to the bus interchange will be required.</li> <li>• Due to the scale of development and lack of a continuous loop road around the southern parcel, resulting in a single central spine road with minor loops off it, I remain of the opinion the primary street should be 6.0m. At the very least it should not be ruled out by the design code, which could state they should have a width measuring 5.5m – 6.0m.</li> <li>• Parking must be provided in a manner that does not result in excessive on-street parking.</li> <li>• There is no information regarding the SUDS strategy for the development, which should include other measures of source control such as permeable paving on the private drives and features such as swales etc.</li> </ul> |

## 4 Assessment

### *Background*

- 4.1 The purpose of the report is to provide an overview of the design code submitted to comply with condition 6 pursuant to outline planning permission 2017/2120 which requires a design code to be submitted and approved for the application site, with particular reference to land directly adjoining the adjacent development site to ensure a coordinated approach to design across the site and site boundaries with adjoining development. This discharge of conditions application relates to the land north of the A11 only.
- 4.2 The report will explain the purpose of the design code and its relevance to the assessment of all subsequent phases of the development (300 dwellings), as well as providing an understanding of the merits of its submission as a tool for ensuring a high quality development.
- 4.3 Members should note that officers have been working with the developers after submission of the document to ensure that it complies with the condition. As a result the document has been amended to ensure that it adequately sets out the guiding principles and mandatory requirements for development based on the guiding principles

of the outline consent. At the time of writing the report a number of further minor amendments are still required, however these are considered to be minor in nature.

#### *Site description*

- 4.4 The application site consists of land on the edge of Cringleford. The approved site is two distinct parcels separated by Newmarket Road and benefits from outline planning permission for a large mixed-use development including up to 650 dwellings granted consent at appeal on 7 January 2016 (2013/1494) and a subsequent variation of conditions application (2017/2120).
- 4.5 The site lies directly adjacent to Roundhouse Way and extends from north to south from Colney Lane to the A11. The site comprises of agricultural land with undulating gradient falling in various directions.
- 4.6 Adjacent to the site, subject to this discharge of conditions application, to the west and north is the parcel of land that was granted outline consent for 650 dwellings (Newfound Farm ref 2013/1793). This approved development is that which the design code condition refers to when requiring the design code document to '*with particular reference paid to the adjacent development site as identified within the Housing Site Allocations Area within Cringleford Neighbourhood Development Plan (2014).*' An equivalent condition was imposed on that consent to require a design code to be submitted to ensure both sites have a coordinated approach. The design code for the adjoining site has been submitted and approved.

#### *Proposal*

- 4.7 The application relates to the approval of the design code submission element that was required through condition 6 of the outline consent for 650 dwellings. The precise wording of the condition is as follows:

#### *Condition 6:*

*Prior to the submission of any reserved matters application on land to the north of the A11, a design code for that area of land shall be submitted to and approved in writing by the Local Planning Authority, with particular reference paid to the adjacent development site as identified within the Housing Site Allocations Area within the Cringleford Neighbourhood Development Plan (2014). Similarly, prior to the submission of any reserved matters application on land to the south of the A11, a design code for that area of land shall be submitted to and approved in writing by the Local Planning Authority, with particular reference paid to the adjacent development site as identified within the Housing Site Allocations Area within Cringleford Neighbourhood Development Plan (2014). Any agreed scheme shall then be adhered to within subsequent reserved matters.*

#### *Purpose of the design code*

- 4.8 The design code is a technical document which sets out guiding principles and a range of design parameters to ensure a high-quality development. It does not fix every detail but is intended to allow designers a degree of flexibility as long as design quality is retained. Scope also remains for discussion with the Local Authority on detailed design matters which will be subject to a subsequent reserved matters application.
- 4.9 The design code is intended to be used by developers, their agents, South Norfolk Council and by consultees to help establish whether a scheme has met the design quality required and whether it will achieve an integrated development with a strong sense of place and identity.

*Assessment*

- 4.10 The main issue for consideration is whether the design code submission satisfies the requirements of the condition and provides an appropriate base to inform subsequent reserved matters.
- 4.11 The design code is set into six sections: an introduction; development structure; movement network, urban design principles, detailing the place and summary. Further detail of the content of the four main sections is set out below.

*Development structure*

- 4.12 This section provides an outline of the structure and urban form of the development site, together with the land use, scale, massing and density of the proposed scheme. A development structure is established based on the principles set in the masterplan at the outline stage, addressing existing key landscape features and developing a landscape framework, establishing the key pedestrian and cycle links and key vehicular routes and links.
- 4.13 The northern section of the site is primarily identified for built development with occasional areas of landscaping and open space. The narrow mid-section of the site features a landscaped open space that provides a break in the development from Round House Way and combines with open space being provided in the adjacent development to the west. The larger, southern area of the site, as with the north, is largely allocated for built development with areas of landscaping and open space interspersed throughout and a deep swathe of open space running along the western boundary.
- 4.14 The building heights and density framework are refined from those on the outline consent and are largely in keeping with the principles established. These adequately ensure that the proposals would not exceed a net density of 25 dwellings per hectare across the housing site allocation area.

*Movement Network*

- 4.15 This section identifies the key connectivity routes through the land and to its wider environs. It sets out the different street hierarchy, together with the criteria for parking.
- Street hierarchy (structure and hierarchy of streets within the development and accesses to it)
  - Car and cycle parking (ensuring appropriate parking in terms of number to comply with parking standards and design and location to ensure parking is integrated into the development and to avoid excessive on street parking).
  - Connectivity (ensuring pedestrian and cycleways connections through the site to the adjacent development, to existing footways/cycleways, local centre and proposed bus interchange).
- 4.16 The content of the movement network principles is generally acceptable. There are a few minor amendments, corrections and clarifications that need to be made to the document for officers to be fully satisfied of the detail.

*Urban Design Principles*

- 4.17 This section expands upon the key design concepts for the development. Strategic design elements are discussed in more detail providing further guidance in terms of building types, key areas, landscape strategy and play areas.

4.18 The design code identifies a number of key spaces:

- Central Open Space – A managed landscaped area containing a play area. The landscaping of this area provides a break in the build form along Round House Way. The area will incorporate footpath/cycle links ensuring connectivity between the northern and southern parcels and provides links and connectivity to the open space to adjacent development to the west.
- Southern Entrance – This key space focus on the principle entrance into the southern part of the site. This area will act as a visual gateway, announcing the entrance to the development. The character will be a formal landscaped area, lined with trees, which echo the form of the roundabout.
- Primary Street Node Point – This area is strategically located at the change in direction of the Primary Street; the tree lined boulevard which acts as the main route serving the development within the southern parcel. It is at this point that the Primary Street aligns itself with the view towards the listed building, The Round House, itself situated to the southeast. The well-considered treatment of this space will create an interesting area that will contribute to the character, legibility and way-finding credentials of the scheme.
- Southeast Open Space – This space will comprise a managed landscaped area, which will include a play area and infiltration ponds. Landscaping will provide a natural buffer, maintaining the setting of the listed building. Pedestrian and cycle links through the space will promote links with the bus interchange. This area will function as a destination for the Primary Street with surrounding built form with increased density and height to act as focal points and to frame the space.

4.19 Whilst the content of the urban design principles are broadly acceptable, there are a few minor amendments, corrections and clarifications that need to be made to the document for officers to be fully satisfied of the detail.

*Detailing the Place*

4.20 This section discusses design details relating to public and private spaces. Further guidance is provided in terms of building materials and architectural details. The technical criteria in relation to utilities, refuse and recycling is also established.

- Materials (colours, textures and types of materials appropriate to the site and its context)
- Hard Landscaping (palette of materials should reflect the street hierarchy in terms of scale and material choice to help define the character of the area)
- Boundary treatments (types of boundary treatments appropriate by boundary type i.e. front boundary; rear/side boundary; and open space boundary)
- Street furniture and Public realm (create a sense of space and character with appropriate street furniture)
- Waste and recycling (to ensure this is integrated in to the design)
- Utilities (to ensure this is integrated in to the design)

4.21 The content of the detailing the place is acceptable in principle there are a few minor amendments, corrections and clarifications that need to be made to the document for officers to be fully satisfied of the detail.

*Compliance with the Cringleford Neighbourhood Development Plan*

4.22 The Design Code has made reference, in the relevant sections, to the Cringleford Neighbourhood Development Plan (CNDP) together with a neighbourhood plan compliance section in the summary part of the design code to show how the scheme

will continue to broadly comply with the CNDP in line with the consideration had to the CNDP in determining the outline consent.

- 4.23 Cringleford Parish Council have commented on the application, raising two key concerns, both of which are highway related. NCC Highways have requested minor alterations however in the absence of an objection from them to the two access points which were indicated on the approved plans for the outline consent, it is not considered that an objection to the design code can be raised on the Parish Councils concerns.
- 4.24 At the time of writing the report comments from Cringleford Parish Council are awaited on the amended document and members will be updated at committee.

*Design code compliance*

- 4.25 Applications for reserved matters will be required to be submitted with a design code compliance statement to show that they have applied the codes to their detailed designs or provided a higher standard of design. Applicants will also be expected to demonstrate how their proposals comply with the South Norfolk Place Making Guide design principles as well as explaining their approach to achieving this by carrying out a Building for Life 12 evaluation.
- 4.26 As stated above, the design code is a technical document which sets out guiding principles and a range of design parameters to ensure a high-quality development. It does not fix every detail but is intended to allow designers a degree of creative flexibility as long as design quality is retained.
- 4.27 All reserved matters applications for development within the code area shall be required to comply with the guiding principles and design parameters of the Design Code unless it can be demonstrated, to the satisfaction of the Local Planning Authority, that individual site circumstances justify a minor departure from it.
- 4.28 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.
- 4.29 This application is not liable for Community Infrastructure Levy (CIL) since it is a discharge of condition application

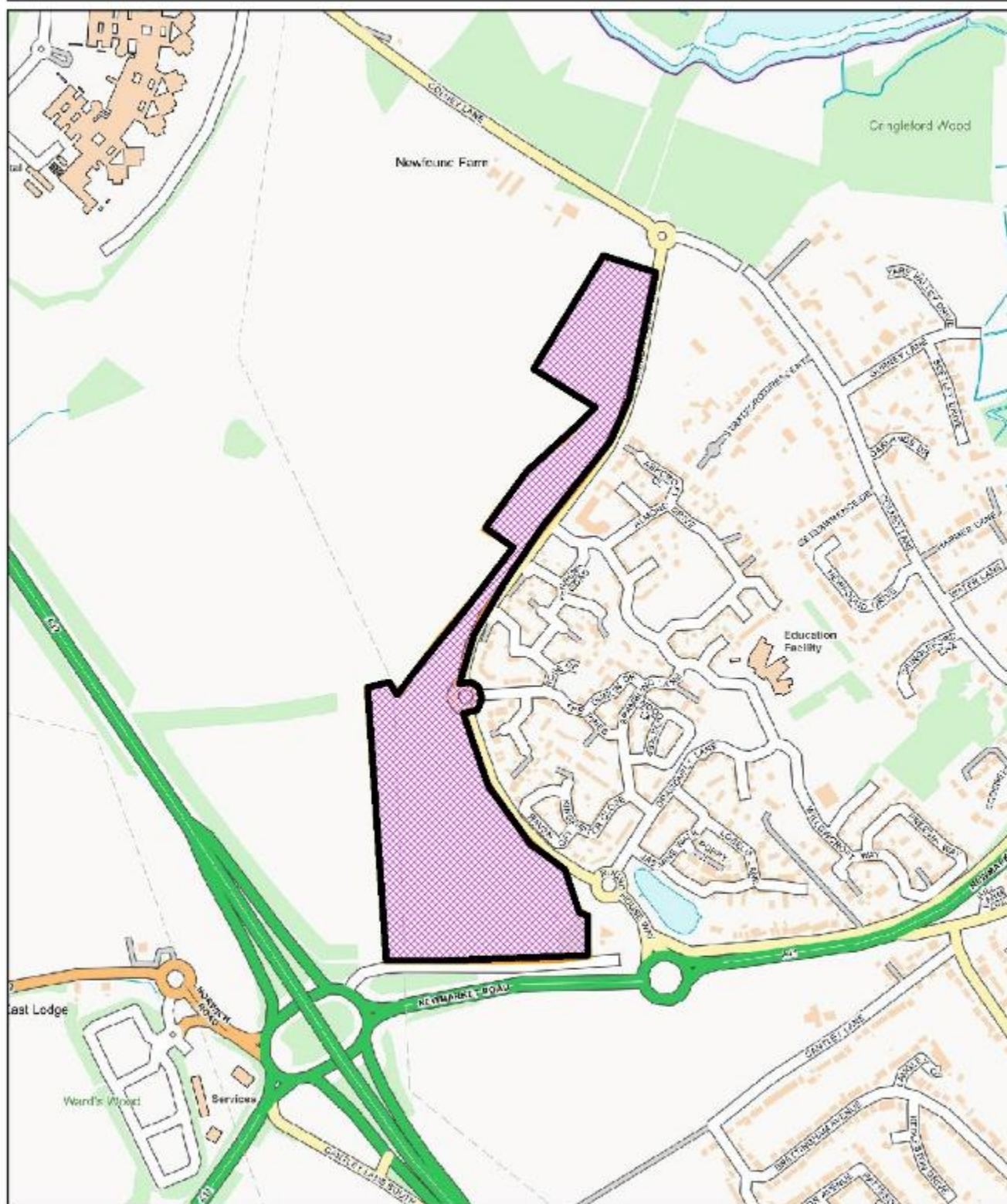
5. Conclusion

- 5.1 Following changes to the Design Code to address matters raised by the Council and NCC Highways, and subject to additional minor changes requested, officers are satisfied with the document. The format and content of the Design Code is considered to be comprehensive, legible and user friendly as a stand-alone document. Critically it covers and addresses a suitable design solution to the adjacent development to the west and has created sufficient character within the development through the use of key spaces for its scale and context. Officers are satisfied that the document will provide clear design guidance on which to base subsequent reserved matters to ensure a high quality, integrated development with a strong sense of place and identity is secured.

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2018/1703

Appendix 1



Scale 1:8,518

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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

8. **Appl. No** : **2018/2144/F**  
**Parish** : **BRACON ASH AND HETHEL**

Applicants Name : Mr Nigel Marshall - Lotus Cars Ltd  
 Site Address : Lotus Cars Ltd Potash Lane Hethel NR14 8EZ  
 Proposal : Re-clad existing building and addition of new roof terrace to facilitate the expansion of Lotus Cars Ltd.

Recommendation : Approval with Conditions  
 1 Full Planning permission time limit  
 2 In accord with submitted drawings  
 3 Use of Test Track

#### Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below.

#### 1 Planning Policies

- 1.1 National Planning Policy Framework (NPPF)  
 NPPF 02 : Achieving sustainable development  
 NPPF 04 : Decision-making  
 NPPF 06 : Building a strong, competitive economy  
 NPPF 11 : Making effective use of land  
 NPPF 12 : Achieving well-designed places  
 NPPF 16 : Conserving and enhancing the historic environment
- 1.2 Joint Core Strategy (JCS)  
 Policy 1 : Addressing climate change and protecting environmental assets  
 Policy 2 : Promoting good design  
 Policy 5 : The Economy  
 Policy 8 : Culture, leisure and entertainment  
 Policy 17 : Small rural communities and the countryside
- 1.3 South Norfolk Local Plan (SNLP)  
 South Norfolk Local Plan Development Management Policies  
 DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk  
 DM1.3 : The sustainable location of new development  
 DM1.4 : Environmental Quality and local distinctiveness  
 DM2.1 : Employment and business development  
 DM3.11 : Road safety and the free flow of traffic  
 DM3.12 : Provision of vehicle parking  
 DM3.13 : Amenity, noise, quality of life  
 DM3.14 : Pollution, health and safety  
 DM4.10 : Heritage Assets
- 1.4 Supplementary Planning Documents (SPD)  
 South Norfolk Place-Making Guide 2012

#### 2. Recent Planning History

- |     |           |  |                     |
|-----|-----------|--|---------------------|
| 2.1 | 2018/2145 | To provide a dedicated Lotus Heritage Museum to provide improved facilities for visitors. To also provide new Restaurant for staff and visitors. | Under consideration |
|-----|-----------|--|---------------------|

|      |                      |  |                     |
|------|----------------------|--|---------------------|
| 2.2  | 2018/2146            | Construction of a new customer-based experience building to facilitate the expansion of Lotus Cars Ltd.  | Under consideration |
| 2.3  | 2018/2147            | Re-structured parking solution with heightened security and improved landscaping to benefit staff and visitors.  | Under consideration |
| 2.4  | 2014/0654            | Proposed Lotus renewable energy development comprising 1x wind turbine with a hub height of up to 10m and an overall height to blade tip of up to 11m, an elevated Solar PV canopy, a Commercial Battery Container storing Energy Storage Device and a GRP unit. | Approved            |
| 2.5  | 2013/0156            | Retention of recently constructed light industrial unit  | Approved            |
| 2.6  | 2012/0990            | Proposed installation of a sculpture which will be located adjacent to the test track and the track control tower.   | Withdrawn           |
| 2.7  | 2011/1297            | Extension to the existing Factory 15 to provide a space to display new models, discuss design concepts and launch cars to the press and media. The space will also be used as an education space for staff.  | Approved            |
| 2.8  | 2011/0129            | Demolition and subsequent construction of new extension to existing production facility, including landscaping   | Approved            |
| 2.9  | 2010/2216            | Construction of new Motorsport and Chassis Engineering Buildings including new parking and landscaping   | Approved            |
| 2.10 | 2009/0188            | Erection of temporary storage building to store car body panels awaiting assembly  | Approved            |
| 2.11 | 2008/2295            | Temporary structure for storage of finished production vehicles (retrospective).   | Approved            |
| 2.12 | 2007/1427            | Proposed erection of 3no wind turbines, each with a maximum overall height of up to 120m, together with access tracks, hard standing areas and electricity substation & a temporary construction compound  | Refused             |
| 2.13 | 2005/0433            | Proposed construction of an earth mound adjacent to the test track   | Approved            |
| 3.   | <u>Consultations</u> |  |                     |
| 3.1  | Parish Council       | To be reported   |                     |

- |     |   |  |
|-----|---|--|
| 3.2 | District Councillor<br>Cllr N Legg                  | To Committee <ul style="list-style-type: none"> <li>• No details of likely increased track use</li> <li>• Noise levels and operating hours should be conditioned. None exist at present</li> </ul>   |
|     | Cllr C Foulger                                      | To Committee   |
| 3.3 | NCC Highways  | No comments received   |
| 3.4 | SNC Landscape Architect                             | No objections  |
| 3.5 | SNC Senior Conservation and Design Officer          | No objections  |
| 3.6 | SNC Community Services - Environmental Quality Team | To be reported   |
| 3.7 | Other Representations                               | <p>1 letter of support</p> <ul style="list-style-type: none"> <li>• see the expansion of the site as an opportunity for growth within the local economy. Automotive engineering and manufacturing is a significant sector and we are glad that Lotus are investing in South Norfolk.</li> <li>• Hethel Innovation look forward to working in collaboration with Lotus in the future to ensure the two sides grow in synergy, delivering local economic growth</li> </ul> <p>2 letters of objection</p> <ul style="list-style-type: none"> <li>• we suffer a continuing problem of noise disturbance emanating from Lotus test track and hence are extremely concerned to see a further planning application which will lead to an intensification of that test track</li> <li>• the applicant seems to have no regard to the impact that they cause to local residents and their entitlement to use their houses and gardens without intrusive noise</li> <li>• my understanding is that the test track was developed to allow potential customers to trial the cars before purchase. It now seems to be operated on a totally different commercial basis for car racing so that we suffer more cars making greater noise without any consideration on their neighbours</li> <li>• if you are minded to approve the application, then please ensure that appropriate conditions are incorporated which will restrict the type of car using the track to those complying with Public Highway standards, the numbers of cars using the track, the hours and days of its operations and requirements for bunding</li> <li>• - it is not reasonable for Lotus to be able to use the track in an unrestricted manner whilst the track at Snetterton, for example, has been required to install earth banks to reduce noise pollution</li> </ul> |

#### 4 Assessment

##### *Background*

- 4.1 This application is one of four planning applications submitted to upgrade the customer experience at Lotus Cars Ltd. This application relates to the upgrade of an existing building known as the Clubhouse, which was historically the control tower for the Second World War air base and is now used in association with the test track. The other three applications are for the following:

2018/2145 - Dedicated Lotus Heritage Museum to provide improved facilities for visitors and new Restaurant for staff and visitors

2018/2146 - Construction of a new customer-based experience building

2018/2147 - Re-structured parking solution with heightened security and improved landscaping to benefit staff and visitors

- 4.2 The specific proposal for the Clubhouse is to re-clad the building and add a new external staircase from an existing first floor balcony to allow the roof to be used as a roof terrace offering a full view for clients of the track and a 360 perspective of the site.

##### *Principle of development*

- 4.3 Policy DM2.1 allows for the expansion of existing businesses located in the countryside where they do not have an adverse impact on the local and natural environment and the character of the countryside and protect the amenities of neighbouring occupiers.

##### *Landscape Impact*

- 4.4 The building is an existing structure which the changes would not result in having a significant alteration in its impact in the wider landscape. As such, the Council's Landscape Architect raises no objection to the proposal.
- 4.5 It is therefore considered that this development will not have an adverse impact on the local landscape and accords with Policy DM4.5 as well as being in keeping with the character of the countryside in accordance with that aspect of Policy DM2.1.

##### *Residential amenity*

- 4.6 There has been a longstanding concern raised by local residents about use of the test track and this is reflected in the response from residents and the District Councillor. The test track currently has no restrictions on it, however as this building relates to use of the test track it is relevant in the consideration of this application.
- 4.7 It would not be considered appropriate to introduce blanket restrictions on the test track for this application as some of the ways in which it is used (e.g. testing of new vehicles) is not related to use of this building. However, it is appropriate to ensure that the upgrade of this building does result in any additional harm to nearby residents. As such, a condition restricting use of the track in relation to the clubhouse building is proposed. Further details have been requested from the agent, as to the existing use of the test track, such as the hours of use and numbers of vehicles using the track, which will inform the wording of the condition. This will be reported to Members as an update.
- 4.8 The alterations to the building would not have any other impact on neighbouring properties and given that, as noted below, there is not expected to be a significant increase in traffic generated it is not considered that the development will have an adverse impact on the amenities of nearby properties in any other respect. As such, the development is considered to accord with Policy DM3.13.

*Design and impact on heritage asset*

- 4.9 The roof terrace reinstates an original feature of the historic control tower, which can be considered an undesignated heritage asset. Whilst much altered in terms of fitting and fixtures during past alterations, its general appearance is still recognisable as a control tower of its period. The Senior Conservation and Design Officer welcomes its refurbishment. The proposal is therefore considered to accord with Policies DM3.8, DM4.10 of the SNLP and Policy 16 of the NPPF.

*Highways*

- 4.10 The application is supported by a Transport Statement. This states that there will be some minor increase in staff as a result of the combined development (an additional 20 in addition to the 1000 staff already employed on the site) and an increase in the parking provision on the site. However, the overall increase in traffic is unlikely to be significant in the context of existing operations on the site. At the time of writing this report the comments of the Highway Authority were not available. These will therefore be reported to Members as an update.

*Other Issues*

- 4.11 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.
- 4.12 This application is not liable for Community Infrastructure Levy (CIL) as no new floor space is being created.

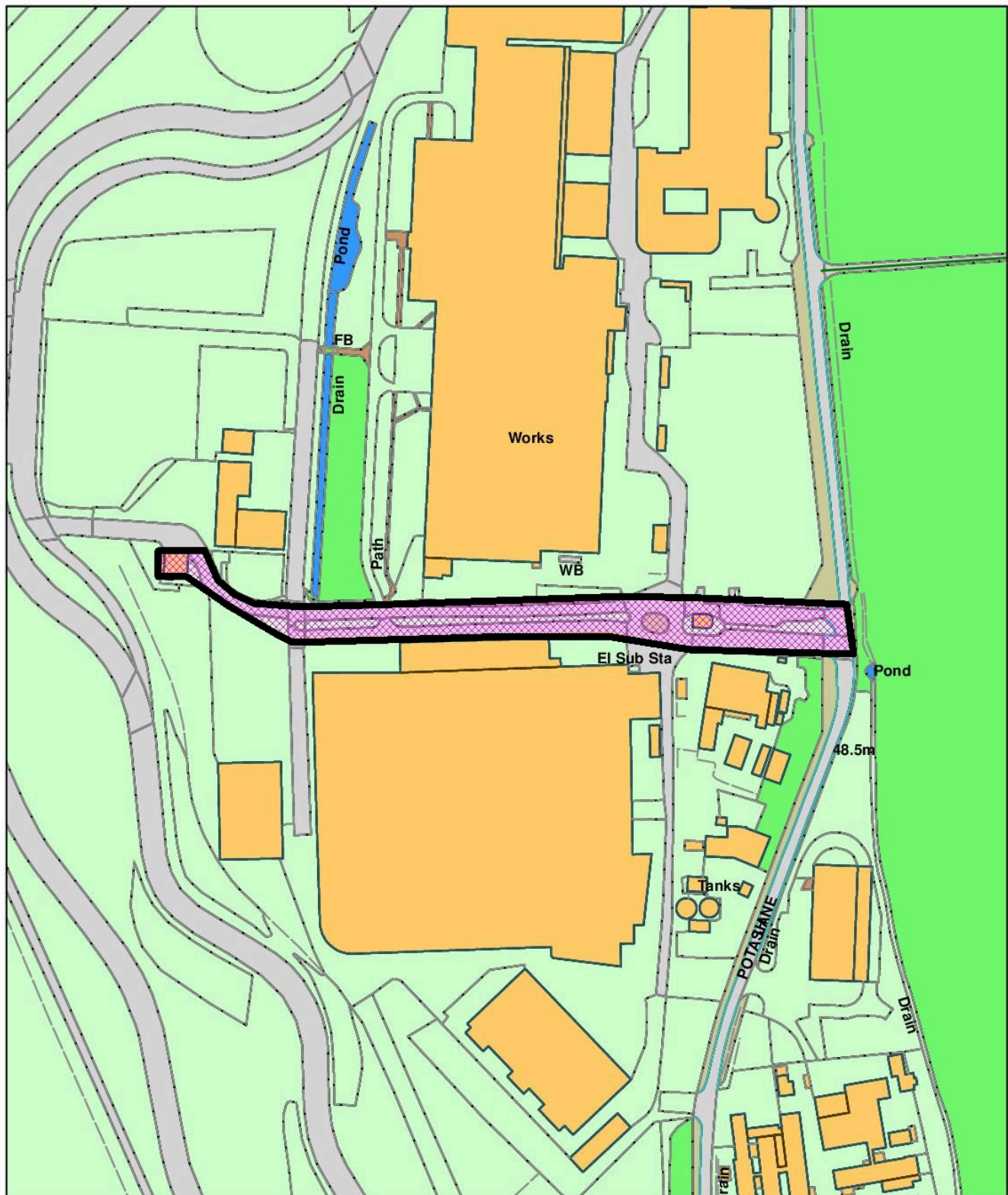
5 Conclusion

- 5.1 The proposed development will not have an adverse impact on the countryside and, with appropriate conditions relating to use of the test track, will not adversely affect the amenities of nearby residents and therefore the proposed development is considered to accord with Policy DM2.1.

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2018/2144

Appendix 1



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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

- 9. Appl. No : 2018/2146/F**  
**Parish : BRACON ASH AND HETHEL**

Applicants Name : Mr Nigel Marshall - Lotus Cars Ltd  
 Site Address : Lotus Cars Ltd Potash Lane Hethel NR14 8EZ  
 Proposal : Construction of a new customer based experience building to facilitate the expansion of Lotus Cars Ltd.

Recommendation : Approval with Conditions  
 1 Full Planning permission time limit  
 2 In accord with submitted drawings  
 3 Use of test track  
 4 Tree protection  
 5 Renewable energy  
 6 Surface water drainage

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below.

- 1 Planning Policies
  - 1.1 National Planning Policy Framework (NPPF)  
 NPPF 02 : Achieving sustainable development  
 NPPF 04 : Decision-making  
 NPPF 06 : Building a strong, competitive economy  
 NPPF 09: Promoting sustainable transport  
 NPPF 11 : Making effective use of land  
 NPPF 12 : Achieving well-designed places  
 NPPF 14 : Meeting the challenge of climate change, flooding and coastal change
  - 1.2 Joint Core Strategy (JCS)  
 Policy 1 : Addressing climate change and protecting environmental assets  
 Policy 2 : Promoting good design  
 Policy 3: Energy and water  
 Policy 5 : The Economy  
 Policy 6 : Access and Transportation  
 Policy 8 : Culture, leisure and entertainment  
 Policy 17 : Small rural communities and the countryside
  - 1.3 South Norfolk Local Plan (SNLP)  
 South Norfolk Local Plan Development Management Policies  
 DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk  
 DM1.3 : The sustainable location of new development  
 DM1.4 : Environmental Quality and local distinctiveness  
 DM2.1 : Employment and business development  
 DM3.8 : Design Principles applying to all development  
 DM3.10 : Promotion of sustainable transport  
 DM3.11 : Road safety and the free flow of traffic  
 DM3.12 : Provision of vehicle parking  
 DM3.13 : Amenity, noise, quality of life  
 DM3.14 : Pollution, health and safety  
 DM4.2 : Sustainable drainage and water management  
 DM4.5 : Landscape Character Areas and River Valleys  
 DM4.8 : Protection of Trees and Hedgerows  
 DM4.9 : Incorporating landscape into design

1.4 Supplementary Planning Documents (SPD)  
South Norfolk Place-Making Guide 2012

2. Recent Planning History

|      |           |  |                     |
|------|-----------|--|---------------------|
| 2.1  | 2018/2144 | Re-clad existing building and addition of new roof terrace to facilitate the expansion of Lotus Cars Ltd   | Under consideration |
| 2.2  | 2018/2145 | To provide a dedicated Lotus Heritage Museum to provide improved facilities for visitors. To also provide new Restaurant for staff and visitors.   | Under consideration |
| 2.3  | 2018/2147 | Re-structured parking solution with heightened security and improved landscaping to benefit staff and visitors.  | Under consideration |
| 2.4  | 2014/0654 | Proposed Lotus renewable energy development comprising 1x wind turbine with a hub height of up to 10m and an overall height to blade tip of up to 11m, an elevated Solar PV canopy, a Commercial Battery Container storing Energy Storage Device and a GRP unit. | Approved            |
| 2.5  | 2013/0156 | Retention of recently constructed light industrial unit  | Approved            |
| 2.6  | 2012/0990 | Proposed installation of a sculpture which will be located adjacent to the test track and the track control tower.   | Withdrawn           |
| 2.7  | 2011/1297 | Extension to the existing Factory 15 to provide a space to display new models, discuss design concepts and launch cars to the press and media. The space will also be used as an education space for staff.  | Approved            |
| 2.8  | 2011/0129 | Demolition and subsequent construction of new extension to existing production facility, including landscaping   | Approved            |
| 2.9  | 2010/2216 | Construction of new Motorsport and Chassis Engineering Buildings including new parking and landscaping   | Approved            |
| 2.10 | 2009/0188 | Erection of temporary storage building to store car body panels awaiting assembly  | Approved            |
| 2.11 | 2008/2295 | Temporary structure for storage of finished production vehicles (retrospective).   | Approved            |
| 2.12 | 2007/1427 | Proposed erection of 3no wind turbines, each with a maximum overall height of up to 120m, together with access tracks, hard standing areas and electricity substation & a temporary construction compound  | Refused             |

- |      |           |  |          |
|------|-----------|--|----------|
| 2.13 | 2005/0433 | Proposed construction of an earth mound adjacent to the test track | Approved |
|------|-----------|--|----------|

### 3. Consultations

- |      |   |   |  |
|------|---|---|--|
| 3.1  | Parish Council                                      | To be reported  |  |
| 3.2  | District Councillor<br>Cllr N Legg                  | To Committee  |  |
|      |   | <ul style="list-style-type: none"> <li>• No details of likely increased track use</li> <li>• Noise levels and operating hours should be conditioned. None exist at present</li> </ul> |  |
|      | Cllr C Foulger                                      | To Committee  |  |
| 3.3  | Anglian Water Services Ltd                          | No comments received  |  |
| 3.4  | Environment Agency                                  | No comments received  |  |
| 3.5  | Norfolk Police Architectural Liaison Officer        | Buildings should be designed with suitable protection against unauthorised access and lighting  |  |
| 3.6  | NCC Highways  | No comments received  |  |
| 3.7  | NCC Lead Local Flood Authority                      | No comments received  |  |
| 3.8  | SNC Senior Conservation and Design Officer          | No objection  |  |
| 3.9  | SNC Economic Development Officer                    | No comments received  |  |
| 3.10 | SNC Landscape Architect                             | Conditional support   |  |
| 3.11 | SNC Water Management Officer                        | No comments received  |  |
| 3.12 | SNC Community Services - Environmental Quality Team | No comments received  |  |
| 3.13 | Other Representations                               | No comments received  |  |

### 4. Assessment

#### *Background*

- 4.1 This application is one of four planning applications submitted to upgrade the customer experience at Lotus Cars Ltd. This application relates to the construction of a new customer-based experience building. The other three applications are for the following:

2018/2144 - Re-clad existing building known as the Clubhouse and addition of new roof terrace

2018/2145 - Creation of a dedicated Lotus Heritage Museum to provide improved facilities for visitors and new Restaurant for staff and visitors

2018/2147 - Re-structured parking solution with heightened security and improved landscaping to benefit staff and visitors

- 4.2 The Customer Experience Centre is proposed to include a preparation area with 8 F1 style bays, 2no customer specification lounges, a handover area, reception, a vehicle display area, store room, staff and customer wc's and changing rooms, hospitality cafe area including preparation area and servery, outdoor furniture store and a viewing gallery.

*Principle of development*

- 4.3 Policy DM2.1 allows for the expansion of existing businesses located in the countryside where they do not have an adverse impact on the local and natural environment and the character of the countryside and protect the amenities of neighbouring occupiers.

*Design and layout*

- 4.4 The building is a free-standing structure between the existing buildings and the test track. The building will be linked to the proposed restaurant and heritage museum by a 7.2 metre boulevard which will also form the pedestrian access to the building.
- 4.5 The building is designed as to create a dramatic presence on the site that compliments the nature of the product. The Senior Conservation and Design Officer supports the design solution as a building which will be of architectural interest. As such, it is considered that the proposal accords with Policy DM3.8 of the Local Plan.

*Landscape*

- 4.6 The building will be well contained within the site to the rear of existing buildings when viewed from Potash Lane. As such, it will be largely hidden from views in the wider landscape and along with associated landscaping will enhance the appearance of this area for users of the site. The Council's Landscape Architect has no objection to the proposal, subject to implementation of the scheme in accordance with the submitted Tree Protection Plan.
- 4.7 It is therefore considered that this development will not have an adverse impact on the local landscape and accords with Policy DM4.5 as well as being in keeping with the character of the countryside in accordance with that aspect of Policy DM2.1.

*Residential amenity*

- 4.8 There has been a longstanding concern from local residents about use of the test track and this is reflected in the response from the District Councillor. The test track currently has no restrictions on it, however as this building relates to use of the test track it is relevant in the consideration of this application.
- 4.9 It would not be considered appropriate to introduce blanket restrictions on the test track for this application as some of the ways in which it is used (e.g. testing of new vehicles) is not related to use of this building. However, it is appropriate to ensure that the construction of this building does result in any additional harm to nearby residents. As such, a condition restricting use of the test track in relation to the customer-experience building is proposed. Further details have been requested from the agent, as to the existing use of the test track, such as the hours of use and numbers of vehicles using the track, which will inform the wording of the condition. This will be reported as an update.

- 4.10 Given the distance between the proposed building and any neighbouring properties and the fact that, as noted below, there is not expected to be a significant increase in traffic generated, it is not considered that the development will have an adverse impact on the amenities of nearby properties in any other respect. As such, the development is considered to accord with Policy DM3.13.

#### *Highways*

- 4.11 The application is supported by a Transport Statement. This states that there will be some minor increase in staff as a result of the combined development (an additional 20 in addition to the 1000 staff already operating on the site) and an increase in the parking provision on the site. However, the overall increase in traffic is unlikely to be significant in the context of existing operations on the site. At the time of writing this report the comments of the Highway Authority were not available. These will therefore be reported as an update.
- 4.12 Subject to the views of the Highway Authority it is considered that the development accords with Policies DM3.11 and DM3.12.

#### *Drainage*

- 4.13 The site is within Flood Risk Zone 1 and therefore is not at risk from fluvial flooding and has no recent history of flooding. There is however a risk of surface water flooding identified where the building is proposed. Given the nature of the site it is not anticipated that this will present a significant problem in siting the building here but may require some mitigation measures. Further details are to be submitted to address this point.
- 4.14 Subject to this it is considered that the development will accord with Policy DM4.2.

#### *Other Issues*

- 4.15 The proposal includes floor space in excess of 1000 square metres and as such is required to provide at least 10% of the scheme's expected energy requirements via 'decentralised and renewable or low-carbon energy' as set out in Policy 3 of the Joint Core Strategy. The drawings submitted with the application indicatively shown PV panels on the roof which could meet this requirement. This can be secured through condition.
- 4.16 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.
- 4.17 This application is liable for Community Infrastructure Levy (CIL).

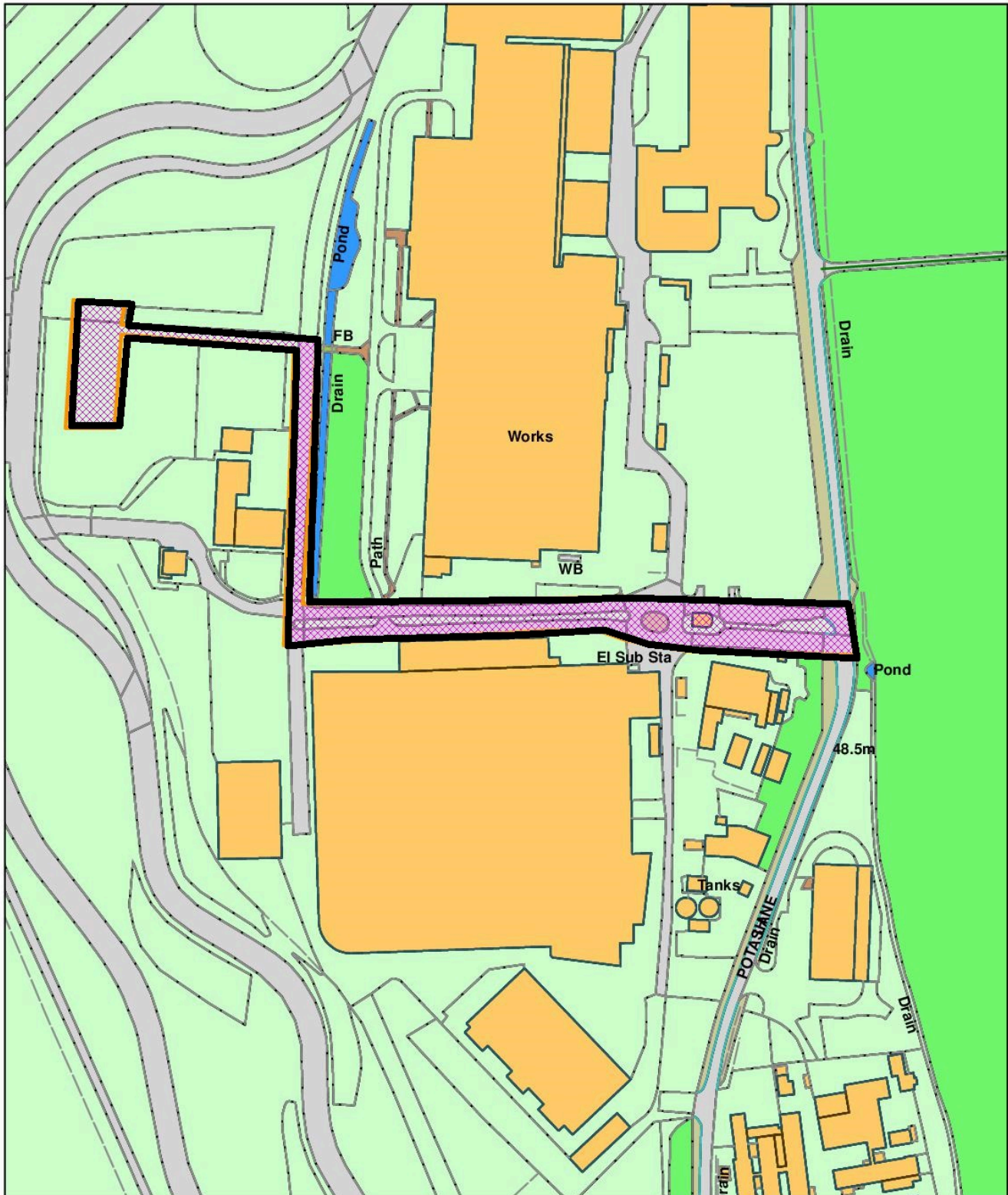
## 5 Conclusion

- 5.1 The proposed development will not have an adverse impact on the countryside and, with appropriate conditions relating to use of the test track, will not adversely affect the amenities of nearby residents and therefore the proposed development is considered to accord with Policy DM2.1.

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2018/2146

Appendix 1



Scale 1:2,500



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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

**Major Application in Respect of Deed of Variation to Original S106**

**10. Appl. No : 2014/2611/O**  
**Parish : EASTON**

Applicants Name : Persimmon Homes Anglia and Easton Landowners Consortium Joint Venture LLP  
 Site Address : Land north and south of Dereham Road Easton Norfolk  
 Proposal : Variation (in respect of affordable housing provision) of section 106 agreement relating to the erection of 890 dwellings; the creation of a village heart to feature an extended primary school, a new village hall, a retail store and areas of public open space; the relocation and increased capacity of the allotments; and associated infrastructure including public open space and highway works.

Recommendation : To agree the suggested variations to the S106

Reason for reporting to committee

To make the committee aware of the proposed variation to a significant site allocation within the SNLP.

1 Planning Policies

1.1 National Planning Policy Framework (NPPF)  
 NPPF 02 : Achieving sustainable development  
 NPPF 05 : Delivering a sufficient supply of homes  
 NPPF 06 : Building a strong, competitive economy

1.2 Joint Core Strategy (JCS)  
 Policy 4 : Housing delivery  
 Policy 5 : The Economy  
 Policy 10 : Locations for major new or expanded communities in the Norwich Policy Area

1.3 South Norfolk Local Plan 2015 (SNLP)  
 DM3.1 : Meeting Housing requirements and needs

1.4 Site Specific Allocations and Policies  
 EAS1 Land south and east of Easton

1.5 Easton Neighbourhood Plan  
 Policy 8: Housing mix and character

2. Planning History

|     |           |  |          |
|-----|-----------|--|----------|
| 2.1 | 2014/2611 | The erection of 890 dwellings; the creation of a village heart to feature an extended primary school, a new village hall, a retail store and areas of public open space; the relocation and increased capacity of the allotments; and associated infrastructure including public open space and highway works. | Approved |
|-----|-----------|--|----------|

### 3. Consultations

#### 3.1 None undertaken

### 4. Assessment

#### *Background*

- 4.1 This site comprises of 45 ha of land to the east, south and west of the existing built up area of the village of Easton. Outline planning permission was granted under ref: 2014/2611 for residential development of 890 dwellings subject to a S106 agreement to secure the provision of affordable housing, open space, village centre site, allotments, school extension site and travel plan. It should be noted that the site formed part of the allocation EAS1.
- 4.2 In considering this application, a viability assessment was submitted which sought to demonstrate that 17% affordable housing was viable against the policy requirement of 33%. This was assessed by the Council's Property Consultant who confirmed that it was an accurate reflection of the proposal in financial terms. On that basis, it was considered that a provision of 17% was acceptable as policy 4 of the JCS recognises that affordable housing provision is dependent on the overall viability of the development. In light of this, the S106 agreement included a 'claw back' provision which would require the developer to undertake and submit for approval a clawback appraisal for every phase of the development.
- 4.3 The land owners and Persimmon Homes, who are proposing to acquire this site, are now seeking to vary the S106 agreement as they consider the obligation to undertake an open book viability appraisal at every phase to be unnecessarily onerous and would increase the cost, uncertainty and risk of the development.

#### *Proposal*

- 4.4 The land owners and Persimmon Homes now propose to provide 23% affordable housing across the whole site in lieu of the requirement for open book clawback appraisals on a phase by phase basis and to undertake a high level viability appraisal at the mid-point of the development. In support of this an updated viability assessment, prepared by Savills, has also been submitted.

#### *Discussion*

- 4.5 While provision of 23% affordable housing would remain below the figure of 33% required by JCS policy 4, the updated viability assessment that has now been submitted concludes that it is still only viable to deliver 17% based on current information. Therefore, it is evident that this situation has remained unchanged since planning permission was granted two years ago.
- 4.6 In addition to the fact that the passage of time has not lead to an upturn in the affordable housing that could be viably provided, the variation now proposed would also remove the time and resources required by the Council to review phase-by-phase appraisals through the District Valuer which may not then in any event deliver any more affordable housing.
- 4.7 The proposed approach would also provide certainty of the amount of affordable housing that can be delivered within this large development site. Furthermore, there would also remain an opportunity to secure an increased amount of affordable housing beyond the 23% offered if the mid-point viability assessment demonstrates that the development is more profitable than presently envisaged.

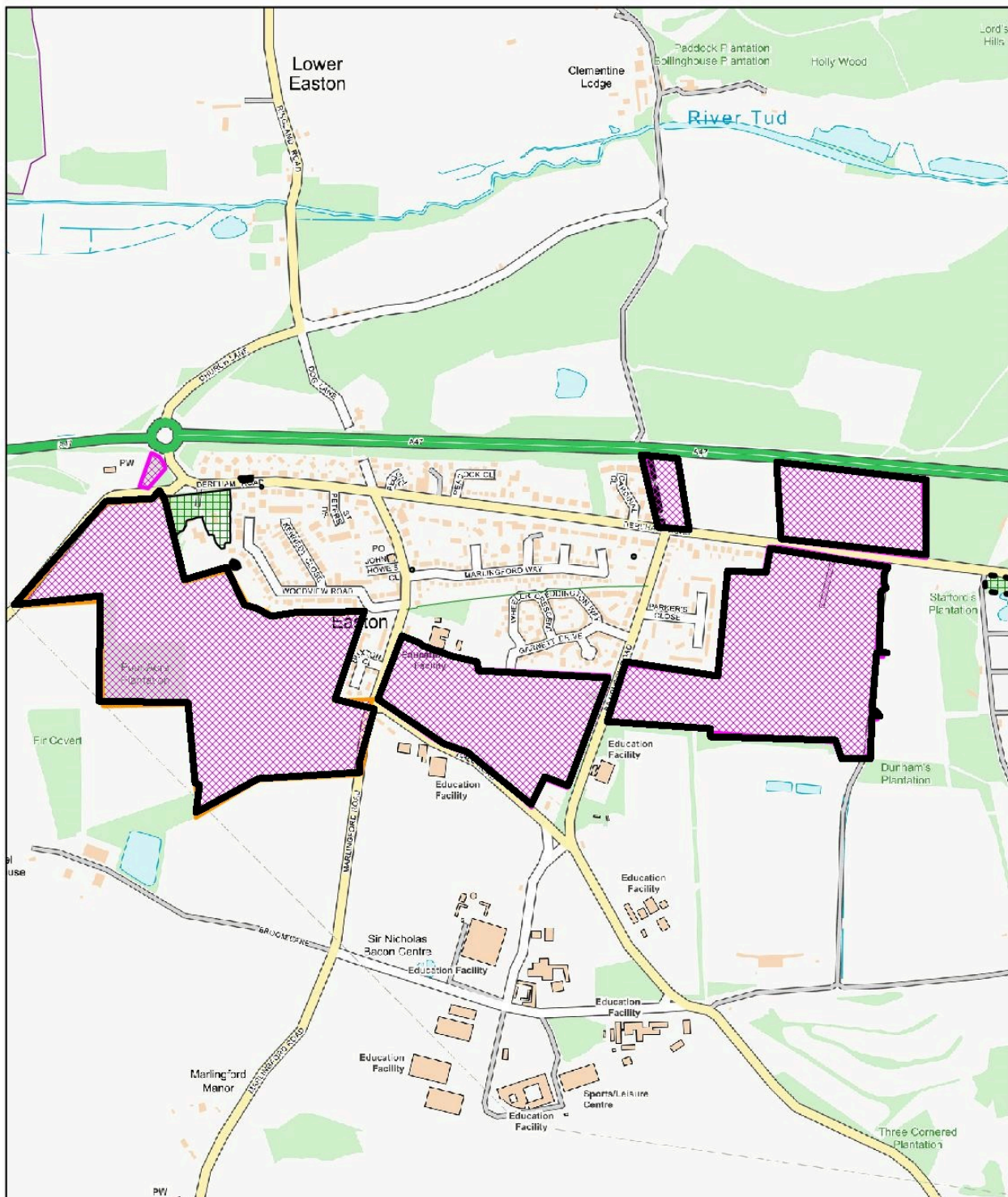
5. Conclusion

- 5.1 Taking into account the conclusions of the updated viability assessment, which show no increase in the viability in the scheme since it was approved two years ago, it is considered that this proposal to provide an enhanced affordable housing level, above that indicated to be deliverable would result in a certain gain to the Council. Furthermore, the suggested revision would reduce officer time and expense in considering evidence which would presently be submitted for each phase of development. It is acknowledged that the suggested revision would remove the level of influence the Council would have at each phase of development, the suggested revision does still afford the Council the opportunity through a single high level viability appraisal at the mid-point of the development to review potential viability beyond 23%.
- 5.2 This request to vary the clawback provision also affords the Council the opportunity for a further variation to the existing S106 agreement to clarify the provisions of Schedule 4 and Schedule 8 relating to the funding of construction of the village hall. It is proposed to amend the definition within Schedule 8 to clarify that construction of the village hall is to be funded through CIL payments to the Parish Council received via this Council as was made clear in the report to the Development Management Committee when it considered the application two years ago. This change is recommended for the avoidance of doubt and will not alter the obligations of the legal agreement in any way.
- 5.3 On balance, officers consider that the suggested revised wording to the S106 offers an acceptable package to the Council.

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2014/2611

Appendix 1



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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

**Applications Submitted by South Norfolk Council**

- 11. Appl. No : 2018/2102/A**  
**Parish : LONG STRATTON**
- Applicants Name : Mr Mark Heazle  
 Site Address : Leisure Centre, Swan Lane Long Stratton NR15 2UY  
 Proposal : Three signs advertising the facility; 2 x fascia signs and one illuminated totem sign
- Recommendation : Approval with Conditions
- 1–5 Standard advertisement conditions  
 6 Source of illumination  
 7 In accord with submitted drawings

Reason for reporting to committee

The applicant is South Norfolk Council.

- 1 Planning Policies
- 1.1 National Planning Policy Framework (NPPF)  
 NPPF 12: Achieving well-designed places – paragraph 132
- 1.2 Joint Core Strategy (JCS)  
 Policy 2: Promoting good design  
 Policy 8: Culture, leisure and entertainment
- 1.3 South Norfolk Local Plan Development Management Policies  
 DM3.8 – Design Principles  
 DM3.9 – Advertisements and Signs  
 DM3.11 – Road Safety and the Free Flow of Traffic  
 DM3.13 – Amenity, Noise and Quality of Life
- 1.4 Site Specific Allocations and Policies  
 Long Stratton Area Action Plan
2. Planning History
- 2.1 2017/2564 External: New first floor extensions comprising fitness suite and studio store. Rationalisation works to existing car park area and creation of additional spaces on the site.  
 Internal: General refurbishment, formation of new facilities comprising soft play, changing rooms and inclusive fitness suite Approved
- 2.2 2016/0749 Creation of new external sports pitch with associated features including; 3G Artificial Grass Pitch (AGP), erection of perimeter ball-stop fencing, installation of hard standing areas around the AGP for pedestrians, maintenance and emergency access, installation of an artificial (flood) lighting system and installation of outdoor store for maintenance equipment. Approved

- |     |           |   |          |
|-----|-----------|---|----------|
| 2.3 | 2016/1820 | Discharge of Condition 5 from planning application 2016/0749/F -Bird and Bat boxes. | Approved |
| 2.4 | 2010/0698 | Proposed external signage   | Approved |

### 3. Consultations

- |     |                                     |   |
|-----|-------------------------------------|---|
| 3.1 | Parish Council                      | No comments received  |
| 3.2 | District Councillor<br>Cllr Fulcher | To be reported if appropriate   |
|     | Cllr Worlsey                        | To be reported if appropriate   |
| 3.3 | NCC Highways                        | Comment to recommend condition regarding the illumination of the sign in the interests of highway safety. |
| 3.4 | Other<br>Representations            | None Received   |

### 4. Assessment

#### *Background*

- 4.1 The application site is the Long Stratton Leisure Centre and is located within the development boundary of Long Stratton but outside of the Conservation Area.
- 4.2 The leisure centre has planning permission to renovate and expand the existing facilities and the development has commenced. This proposal includes fascia signs to the northwest and northeast elevations and a new illuminated totem sign at the carpark entrance.
- 4.3 It is noted that the leisure centre is owned by South Norfolk Council, who are the applicants. For this reason, the application is to be determined by the Planning Committee.
- 4.4 Paragraph 132 of the NPPF and policy DM3.9 of the SNLP outline the criteria on which advertisement applications are assessed. These are design, amenity and public safety, taking into account cumulative impacts. In this instance the impact on public safety would predominantly be from distraction to highways users.

#### *Design*

- 4.5 The two proposed fascia signs are located on elevations where visible signage was positioned prior to the renovation and expansion of the centre. Their design is proportional to their intended use and the design, size and colour is complementary to that of the renovated building.
- 4.6 The totem sign is a new addition to the premises and is relatively large in size in comparison to other street furniture on Swan Lane. However, its position adjacent to the car park entrance is functional and it is located outside of the conservation area and away from residential receptors. The sign content is functional, informative and directly relates to the premises on which it sits. As a result, the impact of this sign is considered acceptable and the overall application accords with the aims of Policies DM3.8 and DM3.9 of the Local Plan and paragraph 132 of the NPPF.

*Residential Amenity*

- 4.7 The two fascia signs are not illuminated and therefore offer low potential for residential amenity impact.
- 4.8 The illuminated totem sign has the potential for both overshadowing in daytime and increased light pollution at night, however its position is such that these impacts are not considered to be a significant by virtue of the distance between this and the nearest residential property.
- 4.9 The proposal is therefore considered acceptable in this regard and meets the aims of policies DM 3.9 and DM3.13 of the local plan and paragraph 132 of the NPPF.

*Highway Safety*

- 4.10 The highways authority has assessed the proposal and have not objected subject to a condition requiring the illumination to be below 800 cd/m<sup>2</sup> and that no part of the source of the illumination shall at any time be directly visible to users of the adjacent public highway. This condition has been included and as such there are no further concerns with regard to highway safety. It is therefore considered that the proposal meets the aims of policies DM3.11 and DM3.9 and paragraph 132 in this regard.

*Other Considerations*

- 4.11 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.
- 4.12 This application is not liable for Community Infrastructure Levy (CIL)

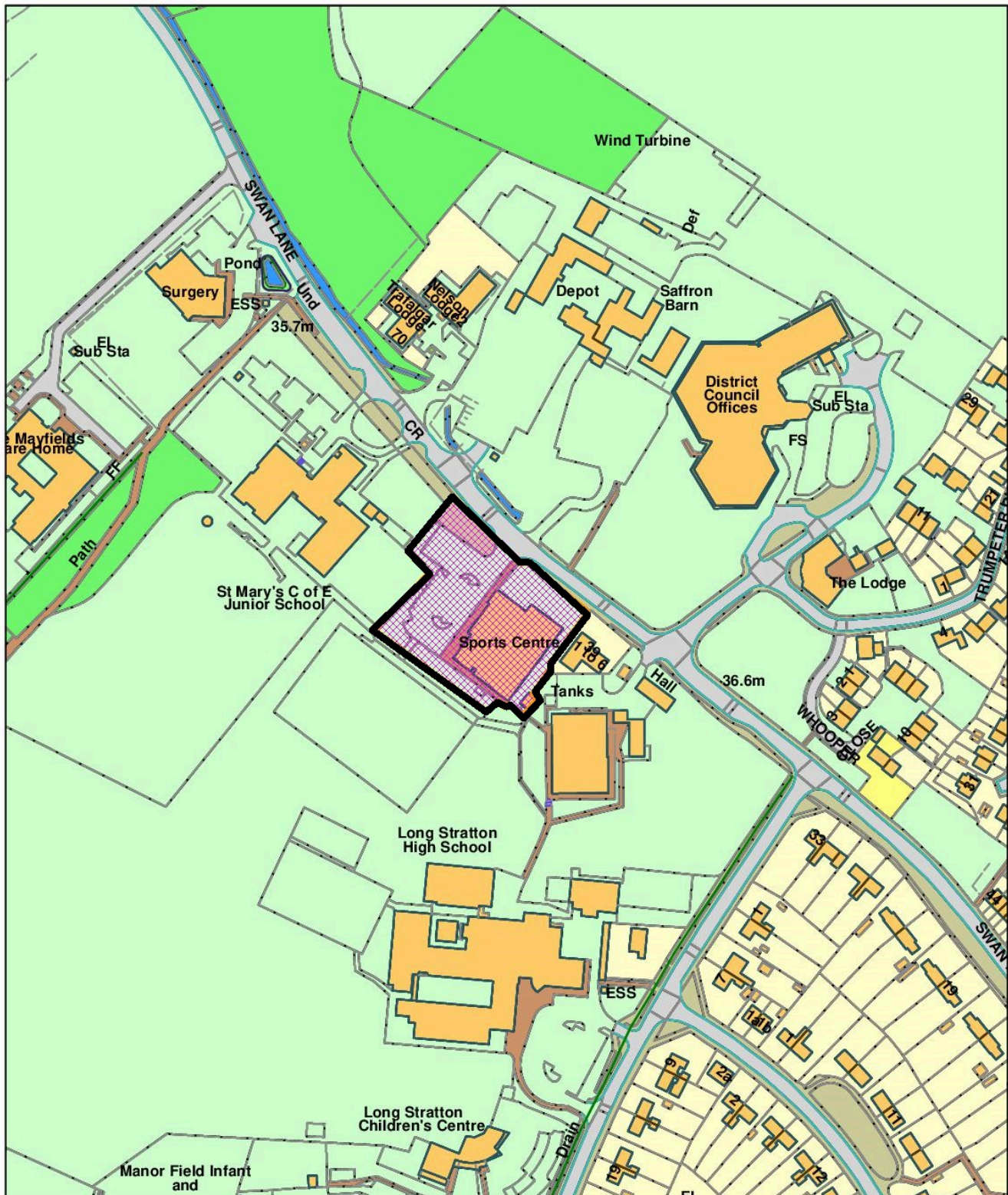
5. Conclusion

- 5.1 The proposal is considered acceptable in design and would not have a negative impact on the amenity of neighbouring properties or public safety, subject to a condition with regards to lighting, which is recommended. There are no negative cumulative impacts and therefore the proposal is recommended for approval, subject to conditions, in accordance with paragraph 132 of the NPPF and policy DM3.9 of the South Norfolk Local Plan.

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2018/2102

## Appendix 1



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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

**12. Appl. No : 2018/2128/F**  
**Parish : WYMONDHAM**

Applicants Name : Mr Mark Heazle  
 Site Address : Ketts Park, Harts Farm Road, Wymondham, NR18 0UR  
 Proposal : Outdoor tennis court extension, car park extension and new pavilion.

Recommendation : Authorise Director of Growth & Business Development to Approve with Conditions

- 1 Full planning permission time limit
- 2 In accordance with submitted drawings
- 3 Surface of car park

Subject to no additional relevant material planning considerations being raised, between the Planning Committee and before the expiration of the press notice on 8<sup>th</sup> November.

Reason for reporting to committee

The applicant is South Norfolk Council.

1 Planning Policies

1.1 National Planning Policy Framework (NPPF)  
 NPPF 12 : Achieving well-designed places

1.2 Joint Core Strategy (JCS)  
 Policy 1 : Addressing climate change and protecting environmental assets  
 Policy 2 : Promoting good design  
 Policy 8 : Culture, leisure and entertainment

1.3 South Norfolk Local Plan Development Management Policies 2015 (SNLP)  
 DM1.1 : Ensuring development management contributes to achieving sustainable development in South Norfolk  
 DM1.3 : The sustainable location of new development  
 DM1.4 : Environmental quality and local distinctiveness  
 DM3.8 : Design principles applying to all development  
 DM3.11 : Road safety and the free flow of traffic  
 DM3.12 : Provision of vehicle parking  
 DM3.16 : Improving level of community facilities

1.4 Wymondham Area Action Plan  
 WYM 12 : Protecting existing recreation of amenity land in Wymondham

2. Planning History

|     |           |  |          |
|-----|-----------|--|----------|
| 2.1 | 2018/0829 | New two storey office, single storey maintenance shed and associated parking.  | Approved |
| 2.2 | 2017/1876 | Installation of new artificial grass pitch with team shelters and associated perimeter fencing, adjoining hard standing areas, installation of new floodlight system and new maintenance/sports equipment store. | Approved |
| 2.3 | 2017/1362 | Shipping container   | Approved |

### 3. Consultations

- |     |  |                               |
|-----|--|-------------------------------|
| 3.1 | Town Council   | No comments received          |
| 3.2 | District Councillor<br>Cllr L Hornby                         | To be reported if appropriate |
| 3.3 | SNC Community<br>Services -<br>Environmental<br>Quality Team | To be reported                |
| 3.4 | Arboricultural Officer                                       | To be reported                |
| 3.5 | NCC Highways   | No comments received          |
| 3.6 | Other<br>Representations                                     | None received to date.        |

### 4. Assessment

#### *Background*

- 4.1 This application seeks planning permission for an additional outdoor tennis court, to extend the existing car park and to build a new pavilion to replace an existing mobile structure at Ketts Park in Wymondham. The application is referred to Committee as South Norfolk Council is the applicant.

#### *Principle of development*

- 4.2 Ketts Park is within the development boundary that has been defined for Wymondham meaning that the general principle of development is acceptable subject to consideration being given to other planning matters. In this case, the key items are the impact on formal recreation provision in Wymondham and impact on the appearance of the area and adjacent trees that are protected by Tree Preservation Orders.
- 4.3 At a strategic level, Policy 6 of the JCS is supportive of development that provides for new or enhance leisure facilities activities. Policy DM3.16 encourages new or replacement community facilities within the development boundaries but perhaps of most relevance is Policy WYM12 of the Wymondham Area Action Plan. The supporting text to this policy notes that there is a deficiency in formal open space in Wymondham and so the policy seeks to protect and enhance existing identified recreation or amenity land in the town. This application seeks to enhance existing formal recreational facilities by providing an additional tennis court and improved facilities in the pavilion building. The parcel of land proposed car park extension is not on an area of land used for formal recreation. Taking account of these items, it is considered that existing formal recreation in Wymondham will not be diminished by this application and that the application complies with Policy 6 of the JCS, Policy DM3.16 of the SNLP and Policy WYM12 of the Wymondham Area Action Plan.

#### *Site specific matters*

- 4.4 The site is on the southern side of Hart's Farm Road towards the eastern side of Wymondham. Housing is located to the north of Hart's Farm Road and to the west of Ketts Park. Commercial buildings and Norfolk Police Headquarters are located to the east.

Car park extension

- 4.5 The existing car park is accessed immediately off Hart's Farm Road in the northern sector of Ketts Park. Although spaces are not clearly demarcated, it is estimated that there is capacity for approximately 95 cars. In support of the application, the agent has explained that an increase in parking spaces is required as improved tennis and football facilities at Ketts Park are likely to generate an increase in usage. The surface is a hard surface top dressed with loose pea shingle. The area of the proposed car park extension is laid to grass and is separated from the existing car park by wooden posts, planting and two gates. It is proposed to provide a further 35 spaces in this area. In total, this would provide 130 parking spaces, 6 of which will be disabled access spaces. The intention is for the surface of the extension to match that of the existing car park although the agent has explained that if budget allows, the existing car park will be resurfaced. Consequently, he has requested that surfacing details are subject to a planning condition, which is proposed.
- 4.6 Levels are even within the existing and proposed car park and the extended area is largely enclosed by an approximately 2m high hedge. This parcel of land is only visible from the existing car park and a small opening in the northeast corner that provides access to a foot and cycle way. Accordingly, its use as a car park will only be visible within close quarters and will not have an adverse impact on the appearance of the surrounding area. Lighting is to be provided by five 6m high lighting columns and their appearance will not stand out as being discordant with any other street furniture and any special characteristics of the immediate area. The application therefore complies with Policy 2 of the JCS and Policy DM3.8 of the SNLP.
- 4.7 The prospect exists that enhanced facilities will result in greater usage and more visits to Ketts Park. A cycle and footway runs along the northern boundary of the Park and the site is accessible to local residents by means other than the private car. Otherwise, access arrangements into and out of the car park will not change.
- 4.8 Two trees that are protected by a Tree Preservation Order are located within the hedge that separates the car park from the tennis courts. The nearest car parking spaces will be approximately 15m from these trees, which are next to each other and have a single crown. No details have been submitted to date that shows the extent of the Root Protection Areas of these trees or an assessment of the prospective impacts and how these might be mitigated. However, this has been requested from the agent and members will be updated at the planning committee.

Pavilion

- 4.9 The existing mobile building provides changing facilities for Wymondham Tennis Club and is located at the western end of the existing tennis courts and will be replaced by a new pavilion. This building will measure 8.75m in width, 7.85m in depth and a maximum of 5.1 in height. It will have a mono-pitched metal roof with the walls being a combination of red brick and render. The building will accommodate changing facilities, disabled access washing facilities and a club room with a kitchen that will overlook the tennis courts.
- 4.10 The pavilion will be part of a group of other buildings at Ketts Park, which include changing facilities for Wymondham Football Club and a community centre. It represents an enhancement to the site in comparison with the existing mobile building but more widely, its set back distance from the Hart's Farm Road and intervening planting means that it will not impact significantly on the appearance of the surrounding area. This element of the application therefore complies with Policy 2 of the JCS and Policy DM3.8 of the SNLP.

Tennis court

- 4.11 The additional tennis court will be laid immediately to the northeast of three existing all-weather tennis courts and the fencing that encloses these courts will continue around the new court. The new court will encroach into an area of grass that is currently used as part of small football pitch. New football pitches are currently being constructed on land on the southern side of the tennis courts and although this application may result in the adjacent pitch being re-sized or no longer used, the amount of formal open space will remain the same albeit used for different sports.
- 4.12 Taking into account the extent of the existing chain link fence that encloses the tennis courts and the eight existing floodlights, it is considered that extending the fence around the new court and providing two additional 10m high floodlights will have an acceptable impact on the surrounding area and that this element of the application complies with Policy 2 of the JCS and Policy DM3.8 of the SNLP.
- 4.13 The outermost extent of the new tennis court will be approximately 10m from the trees that are the subject of the Tree Preservation Order. As with the car park extension, further details are awaited from the agent and members will be updated at the committee.

Other matters

- 4.14 Given the position of all elements of this application, no neighbouring properties are in close proximity and thus the impact on residential amenity is unlikely to be significant. The application is therefore considered in accordance with Policy DM3.13 of the SNLP.
- 4.15 The development is liable for the Community Infrastructure Levy.

5. Conclusion

- 5.1 In having regard to those matters raised, subject to no adverse comments being received on matters relating to trees, lighting or highway safety, it is considered that this application represents an acceptable form of development that will enhance existing facilities at Ketts Park without diminishing the amount of formal recreational provision in Wymondham. The application is therefore recommended for approval, subject to no additional relevant material considerations or adverse comments being received in between the Planning Committee and the expiry of the press notice on 8 November.

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2018/2128

Appendix 1

Not Set



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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

**Other Applications**

- 13. Appl. No : 2018/1846/H**  
**Parish : CRINGLEFORD**

Applicants Name : Mr Hind  
 Site Address : 53 Intwood Road, Cringleford, NR4 6AA  
 Proposal : Proposed timber cart lodge to provide undercover parking

Recommendation : Refusal

1 Impact on the character and appearance of the area

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out in Section 3 below.

1 Planning Policies

1.1 National Planning Policy Framework (NPPF)  
 NPPF 12 : Achieving well designed places

1.2 Joint Core Strategy (JCS)  
 Policy 2 : Promoting good design

1.3 South Norfolk Local Plan Development Management Policies (SNLP)  
 DM3.4 : Residential extensions and conversions within Settlements  
 DM1.4 : Environmental Quality and local distinctiveness  
 DM3.8 : Design Principles applying to all development  
 DM3.11 : Road safety and the free flow of traffic  
 DM3.12 : Provision of vehicle parking  
 DM3.13 : Amenity, noise, quality of life

1.4 Cringleford Neighbourhood Plan  
 No relevant policies

2. Planning History

|     |           |   |          |
|-----|-----------|---|----------|
| 2.1 | 2011/1295 | Proposed single storey orangery with bootroom to rear of property | Approved |
|-----|-----------|---|----------|

|     |           |  |          |
|-----|-----------|--|----------|
| 2.2 | 2009/0373 | Demolition of existing single garage and air raid shelter and erection of new single garage incorporating workshop and garden room | Approved |
|-----|-----------|--|----------|

|     |           |   |          |
|-----|-----------|---|----------|
| 2.3 | 2006/2304 | Proposed two storey extensions to existing house and replace flat roof to existing garage with pitched roof | Approved |
|-----|-----------|---|----------|

3. Consultations

|     |                |               |
|-----|----------------|---------------|
| 3.1 | Parish Council | No objections |
|-----|----------------|---------------|

- 3.2 District Councillors  
Cllr C Kemp I have been asked by my constituent, the applicant, to call this application into Committee if officers are likely to reject it under delegated powers. The material planning reason being impact on street scene.

I have formed no view on the merits of the application.

Cllr G Wheatley To be reported if relevant

- 3.3 NCC Highways No highway objections

- 3.4 Other  
representations No responses received

#### 4 Assessment

##### *Background*

- 4.1 This application seeks planning permission for the erection of a timber cart lodge to provide parking in the front garden of the applicant's property.
- 4.2 The property is a detached house that is located within the development boundary that has been defined for Cringleford. The site area is approximately 1 metre lower than the highway. The front boundary of the site is marked by a low brick wall. The side boundary adjacent to the position of the building is marked by a close boarded fence with planting on the neighbour's side.
- 4.3 The application is assessed against Policy DM3.4 which confirms that extensions to dwellings within a development boundary will be permitted provided they:
- a) Incorporate a good quality design which maintains or enhances the character and appearance of the building, street scene and surroundings; and
  - b) Do not have an unacceptable impact on the amenities of neighbouring occupiers or adversely affect neighbouring commercial uses.

Specifically, proposals must provide and maintain:

- c) Suitable amenity and utility space; and
- d) Adequate access and parking

##### *Character and design*

- 4.4 With regard to criterion (a), all the works will be visible within the street scene. The street scene consists of a mix of property designs with all the properties, especially those on the same side of the road as the application site, being set back from the highway. There is one property on the opposite side of the road that has an outbuilding within the front garden and also one some distance away on the same side of the highway. The character of the area has an open feel to it due to the space that exists between the dwellings and their front boundaries and it is this prevailing character that would be negatively impacted by the proposal. The proposed cart lodge will introduce an element that will erode this pleasant sense of openness contrary to the character of the area. Policy 12 of the NPPF states that planning permission should be refused for development of poor design, that fails to take the opportunities available for improving the character and quality of an area. It is considered that the scheme does not maintain or enhance the character of the street scene and so does not comply with the requirements of criterion (a) as well as those of Policies 12 of the NPPF, 2 of the JCS and DM3.8 of the SNLP, which require a scheme to achieve an acceptable standard of design which make a positive contribution to the character of an area.

*Amenity*

- 4.5 With regard to criterion (b) and the impact upon residential amenity, there is not considered to be an adverse impact on privacy, daylight, direct sunlight or outlook by virtue of the siting of the proposed extension and the relationship of this to the nearest neighbouring residential properties. There have been no concerns raised by the neighbouring occupiers. For the above reasons the requirements of criterion (b) are met, as are those of Policy DM3.13 which also seeks to safeguard neighbour amenity.

*Adequate access and parking*

- 4.6 The access to the property will not change and adequate parking will remain within the application site. The Highway Officer has been consulted and has no highway objections to the proposal. For the above reasons the requirements of criterion (d) are met, as are those of Policy DM3.12 of the SNLP.
- 4.7 This application is not liable for Community Infrastructure Levy.

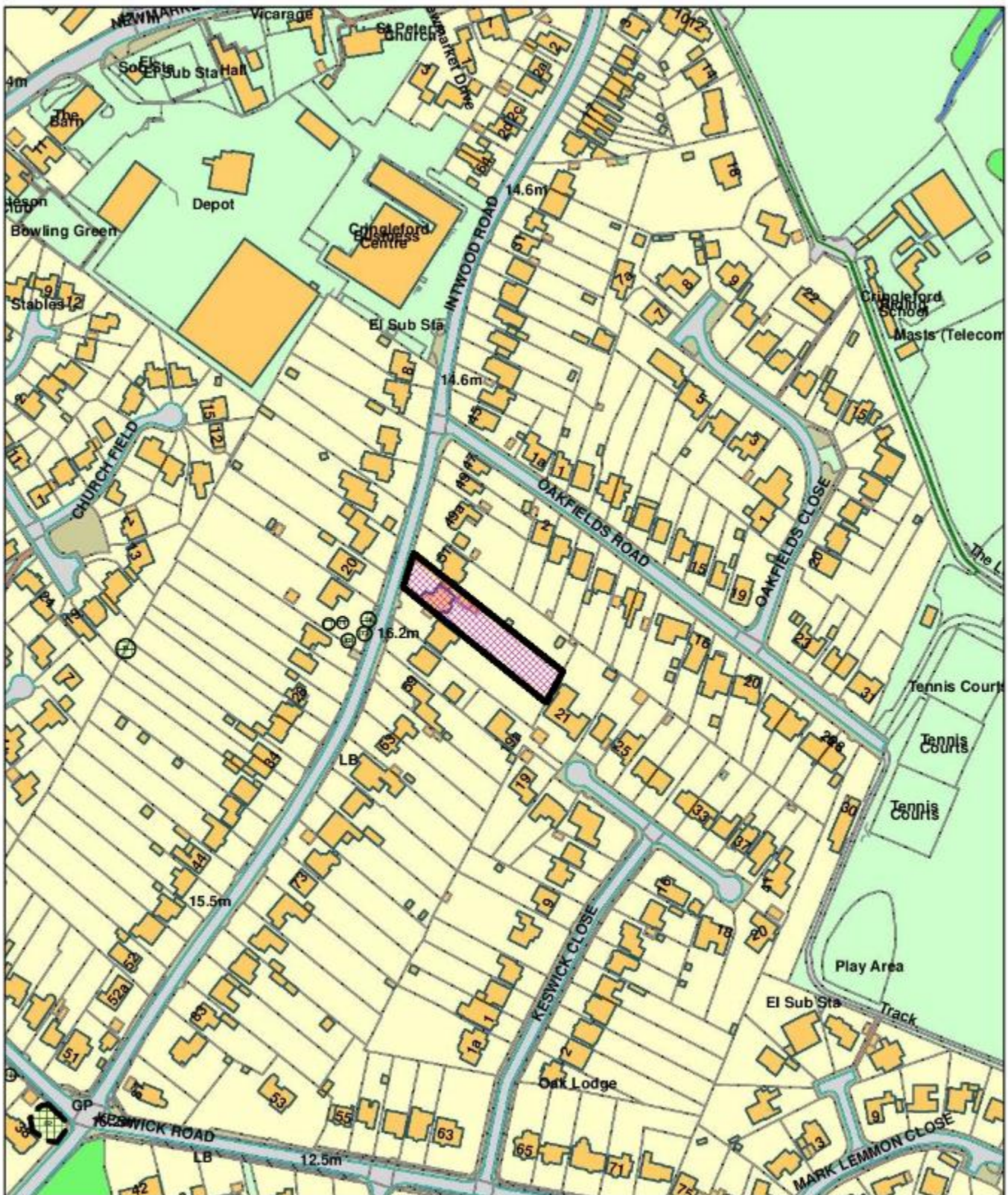
5. Conclusion and Reason for Refusal

- 5.1 By virtue of its design and position, the cart lodge will be prominent in the street scene and will reduce the openness of the frontages along Intwood Road, which represent the prevailing character of the area and make a positive contribution to the street scene. The proposal fails to take the opportunity to improve the character or quality of the area and would have a detrimental impact upon the streetscene. The application is therefore contrary to Policy 2 of the JCS, Policies DM1.4, DM3.4, DM3.8(1) and (4) of the SNLP and Policy 12 of the National Planning Policy Framework.

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2018/1846

Appendix 1



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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

- 14. Appl. No : 2018/2017/F**  
**Parish : STOKE HOLY CROSS**
- Applicants Name : Pivot Power  
 Site Address : Norwich Main Substation Mangreen Hall Lane Dunston Norfolk NR14 8PG  
 Proposal : Full planning application for the laying out of a 49.9MW battery storage facility, fencing and access road on land east of the existing Norwich 400kV substation
- Recommendation : Approval with conditions  
 1 Full Planning permission time limit  
 2 In accord with submitted drawings  
 3 Full details of external lighting  
 4 Works in accordance with submitted ecology information

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below.

- 1 Planning Policies
  - 1.1 National Planning Policy Framework (NPPF)  
 NPPF 02 : Achieving sustainable development  
 NPPF 04 : Decision-making  
 NPPF 06 : Building a strong, competitive economy  
 NPPF 09: Promoting sustainable transport  
 NPPF 15 : Conserving and enhancing the natural environment  
 NPPF 16 : Conserving and enhancing the historic environment
  - 1.2 Joint Core Strategy (JCS)  
 Policy 1 : Addressing climate change and protecting environmental assets  
 Policy 2 : Promoting good design  
 Policy 3: Energy and water  
 Policy 5 : The Economy  
 Policy 6 : Access and Transportation
  - 1.3 South Norfolk Local Plan Development Management Policies  
 Policy DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk  
 Policy DM1.3 : The sustainable location of new development  
 Policy DM2.1 : Employment and business development  
 Policy DM3.11 : Road safety and the free flow of traffic  
 Policy DM3.12 : Provision of vehicle parking  
 Policy DM3.13 : Amenity, noise, quality of life  
 Policy DM4.5 : Landscape Character Areas and River Valleys  
 Policy DM4.8 : Protection of Trees and Hedgerows  
 Policy DM4.10 : Heritage Assets
  - 1.4 Supplementary Planning Documents (SPD)

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

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

#### **2. Planning History**

- |     |           |  |          |
|-----|-----------|--|----------|
| 2.1 | 2018/1640 | Gas powered electricity generator and related infrastructure.              | Approved |
| 2.2 | 2012/2040 | Retrospective application for non illuminated roundabout sponsorship signs | Refused  |

#### **3. Consultations**

- |     |                                   |  |
|-----|-----------------------------------|--|
| 3.1 | Parish Council                    | No comments received   |
| 3.2 | District Councillor<br>Cllr Lewis | This application should only be determined by the Committee. It is a major infrastructure project. |

Officers and councillors should be alerted to safety considerations. The response of Network Rail for siting this next to the Norwich - London rail line will be relevant, both as to any effects on signalling in normal use, and as to any hazards in the event of malfunction.

It is also noted that:

- (a) the application suggests that this unit will improve the ability to install electric charging for motor vehicles in the area. The relevance of this should be questioned, since the reason for having a grid is that you can inject electricity at point A and draw it off at point B - does local need require a local installation?
- (b) The Planning Statement appears to be self-contradictory. It says (para 4.1) that maintaining grid frequency is an occasional need, and the default status of the unit would be on standby. However, it then immediately says that the unit will be able to store cheaply acquired energy and sell it during peak demand. That implies significant regular use.

In this initial response and in any future comments I must declare an interest - I own shares in National Grid. I believe that this would make it inappropriate for me to make any supportive comments for this application.

- |     |                                 |                      |
|-----|---------------------------------|----------------------|
| 3.3 | NCC Highways                    | To be reported       |
| 3.4 | SNC Conservation<br>And Design  | To be reported       |
| 3.5 | Historic Environment<br>Service | No comments received |

- |      |   |   |
|------|---|---|
| 3.6  | SNC Community Services - Environmental Quality Team | 19 <sup>th</sup> October 2018<br>Further information is required to provide more information to demonstrate why noise from this proposal will not impact residents before any approval of this application is given |
| 3.7  | SNC Water Management Officer                        | To be reported  |
| 3.8  | Network Rail South East                             | No comments received  |
| 3.9  | SNC Landscape Architect                             | Satisfied that the proposal will not result in a significant harm to the landscape character or have a significant adverse visual effect.   |
| 3.10 | Other Representations                               | None  |

#### 4. Assessment

##### *Principle*

- 4.1 The application site is located outside any development boundary but located close to the existing electrical installation – Norwich Main Sub-Station, which is a significant feature in the area. However, despite being located to the west of A140, existing trees provide significant screening from the A140 to the site and there are further existing trees providing screening adjacent to the public footpath which runs to the south of the site. The proposal is a significant distance from the road to the north to limit views in this direction.
- 4.2 The proposal is for full planning permission for a 49.9 megawatt (MW) battery storage facility. The facility will be connected to the adjacent substation which is owned by National Grid. The applicants have stated that this project forms part of a national programme of similar projects designed to deliver some two gigawatts (GW) of battery storage at electricity transmission substations around the country. This is said to provide National Grid with an ‘ancillary service’ that will help control the quality or ‘frequency’ of the electricity being transmitted through the network. It is to ensure that National Grid can maintain the required levels of frequency set by Government under its Electricity Transmission Licence.
- 4.3 The application states that ‘new battery storage technology is capable of providing fast acting frequency response services. This will enable National Grid to control frequency faster than ever before, almost instantaneously and help the company to continue to balance national electricity supply and demand on a second-by-second basis. This will also enable National Grid to reduce costs to consumers’. The submitted information goes on to state ‘in addition to providing a frequency response service, the programme of installed batteries will provide significant opportunities for Councils to plan and implement their electric vehicle (EV) strategies and assist in improving air quality. Each 49.9MW battery provides the opportunity for numerous EV charging locations to be established, including rapid charging facilities on major roads and standard charging facilities in established urban areas, including employment areas, park and ride facilities and retail parks’.
- 4.4 Policy 1 of the JCS seeks to address climate change and promote sustainability and policy 3 states that provision will be made for strategic enhancement of the electricity and gas supply networks to support housing and employment growth. Policy DM1.3 supports development outside development boundaries where it is supported by a policy in the development plan. Policy DM2.1 (1) states that ‘Development proposals which provide for or assist the creation of new employment opportunities, inward investment and / or provide for the adaptation and expansion of an existing business will be supported unless there is a significant adverse impact in terms of Policies DM1.1, DM1.3 and other policies of the Local

Plan' and (6) states 'Proposals for the expansion of existing businesses located in the Countryside should not have a significant adverse impact on the local and natural environment and character of the Countryside and should protect the amenities of neighbouring occupiers'.

- 4.5 It is considered that in principle locating these uses close together will limit landscape impacts and the proposal is well screened by existing vegetation. Given the proximity of neighbours to the proposal then significant amenity impacts are unlikely, this is further discussed below. As the proposal is an expansion of the existing facility then for these reasons it is considered in accordance with Policy DM2.1 of the SNLP. In addition, the proposal is considered in accordance with Policies 1 and 3 of the JCS, which support enhancement to the grid and the proposal could lead to opportunities for EV strategies which will then improve air quality, which is also supported by these policies. The proposal is therefore considered acceptable in principle.

*Landscape impact and character of the area*

- 4.6 The proposed battery storage facility is approximately 0.55ha in size, to the east of the existing substation, comprising of largely open level grassed land. The site is bounded to the south and east by mature mixed woodland. Beyond the mature woodland to the east is the Norwich to Ipswich railway line in a cutting, beyond which is the A140 Ipswich Road. Beyond the mature woodland to the south is a bridleway running east-west from the A140 in the direction of Swardston.
- 4.7 A Landscape and Visual Statement has been undertaken to support the application and concludes that the battery storage facility is unlikely to adversely affect the landscape amenity of nearby listed buildings, or the setting of Public Rights of Way, due to separation from the development provided by intervening vegetation. Although the site is within the western edge of an area locally designated as a County Historic Parks and Gardens associated with Dunston Hall, the area which the site is situated, which is grassland, does not have any visible landscape features associated with the designation. Overall it concludes that the proposed development would result in negligible effects on the local visual amenity. This view is supported by our Landscape Architect who is satisfied that the proposal will not result in a significant harm to the landscape character or have a significant adverse visual effect. The proposal is therefore considered in accordance with Policy DM4.5 of the SNLP.
- 4.8 The proposed development is to be located within the surrounding scrubland of the existing Norwich Main Sub-station. The site is significantly distanced from the local highway network or screened by existing bank of trees. The site is not of any particular value or importance in terms of its landscape features or characteristics given its well screened location and next to an existing sub-station, so it will not be seen in isolation, but rather as additional infrastructure which would be similar in character, form and operations to existing utilities surrounding the site. The proposal is therefore considered to have an acceptable impact on the character of the area and the street scene in accordance with Policies 12 of the NPPF, 2 of the JCS and DM3.8 of the SNLP.

*Impact on heritage assets*

- 4.9 The site is located within reasonable proximity to a number of Listed Buildings. S16(2) and S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 requires development to protect the special interest of listed buildings and their settings. Policy 16 of the NPPF, 2 of the JCS and DM4.10 of the SNLP aims to protect the significance of Listed Buildings and their settings. It is considered that the proposal is located a significant distance from the majority of these listed buildings, it is largely screened by the existing trees to the east and the land levels rise to the north provide screening. The proposal will be seen on the backdrop of existing electrical equipment. For these reasons the proposal is considered to cause less than substantial harm to the setting of any locally Listed Buildings and any harm

would be outweighed by the public benefits of this proposal, as it will control the quality or frequency of the electricity being transmitted through the network. The proposal is therefore considered to have an acceptable impact on nearby Listed Buildings and their settings in accordance with S16(2) and S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy 16 of the NPPF, 2 of the JCS and DM4.10 of the SNLP.

#### *Highways and access*

- 4.10 The battery storage facility will generate very little traffic during its operation, just a monthly visit for routine maintenance which will be an operative in a van. The existing access to the site is wide and sufficient to accommodate construction and visiting traffic and there is sufficient space within the site to park. Comments have not yet been received from the Highways Authority, however, any received will be reported to members of the committee. Based on the information submitted and the officers assessment, the proposal is considered acceptable in highways and access terms, in accordance with Policy DM3.11 and DM3.12 of the SNLP.

#### *Amenity*

- 4.11 Policy DM3.13 seeks to protect the amenity of neighbouring properties. Environmental Quality have requested further information to demonstrate that the proposal would not have an unacceptable impact on the amenity of neighbouring properties from noise. The applicant has provided some additional information which is currently being assessed. The comments of Environmental Quality will be reported to the committee.

#### *Flood risk*

- 4.12 The proposed development is within Flood Zone 1 (lowest risk area) and is under 1ha in size and therefore a surface water drainage assessment is not required. It is sufficiently distanced from any causes of flooding or surface water flow paths so as not to be at risk of flooding and is therefore considered in accordance with policy 14 of the NPPF.

#### *Ecology*

- 4.13 The site is approximately 500m to the west of Dunston Common Local Nature Reserve on the opposite side of the A140 and railway line. An extended Phase 1 Habitat Survey (*Norwich Substation Ecological Appraisal*) has been undertaken and recommends:
- Woodlands are retained and protected from development (all woodland is to be retained);
  - Artificial lighting is avoided to prevent light spill onto natural habitats (no lighting is proposed); and
  - If any woodlands or trees with bat roost potential are impacted by the proposed development, bat surveys will be required (there will be no impacts upon woodland or trees).
- 4.14 An area of grassland will be cleared to make space for the development. The Ecological Appraisal identifies that a range of common grassland species were found however, the grassland is showing signs of succession towards tall ruderal vegetation and scrub. The site has potential to support some protected species, but none were present when survey was undertaken.
- 4.15 A Great Crested Newt survey of relevant ponds within 500m of the site was undertaken and concluded that Great Crested Newt are not breeding in ponds on the same side of the railway and the A140 as the proposed development, and that the railway and road provides an effective barrier to dispersal of newt which are present in some ponds to the east. Grassland, woodland and scrub on site have potential to support reptiles and amphibians in

their terrestrial phases. Consequently, a precautionary approach is recommended for clearance of the grassland where it will be strimmed short to dissuade reptile use. This can be secured via condition a suitably worded condition and therefore the proposal is considered acceptable in accordance with policy 15 of the NPPF.

#### *Tree's*

- 4.16 Policy DM4.8 of the SNLP seeks to protect significant trees and hedgerows. The proposal does not include any works to trees. To the north of the site is a bank of TPO'd trees but these proposals are sufficiently distanced from this site so as not to impact these trees or those adjacent to the east or south. The proposal is therefore considered in accordance with policy DM4.8 of the SNLP.

#### *Other matters*

- 4.17 **Impact on railway line**  
The applicant has provided some more information and states 'The batteries proposed will be housed in metal shipping containers, within which are racks with multiple drawers. Each drawer will contain a number of Lithium Ion battery cells. The arrangement of the battery cells will be permanently monitored and in the event of a failure of even an individual cell there will be procedures in place to manage, shutdown and isolate any issues at each drawer, rack and container level. In addition, there will be fire suppression built into the containers'. There is existing vegetation separating the proposal from the railway line, this is to be retained and then the proposal is to be located over 35 metres from the bank of the railway line so there is not considered to be significant risk to the railway line, especially as the applicant has confirmed there will be no lighting. A condition is proposed in this regard.
- 4.18 **Grid frequency**  
A concern has been raised about the contradictory nature of the planning statement submitted with regards to electricity generation and the need for the proposal. The applicant has submitted some additional information to explain how the proposals will work and how they intend to use the electricity provided. Although of interest, this is not material to the consideration of the application, which has been assessed, as set out above. The proposal is considered acceptable for the reasons given above and therefore is recommended for approval for these reasons.
- 4.19 **Environmental Impact Assessment (EIA)**  
The application was screened as EIA development, as the site size at 0.55 hectares, is above the threshold for the purpose of defining Schedule 2 development. However, it is not considered that the potential impacts of the development would be so environmentally significant to warrant EIA under the regulations and following consideration of the planning application the application remains of not so significant impacts to warrant EIA.
- 4.20 **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.**
- 4.21 **This application is not liable for Community Infrastructure Levy (CIL).**

5. Conclusion

- 5.1 The proposal is considered acceptable in principle, as it is expanding an existing site with limited impact on the landscape, character of the area and amenity of neighbouring properties (subject to confirmation from Environmental Quality that the information submitted is acceptable). The proposal is therefore considered in accordance with national and development plan policies and is recommended for approval, subject to conditions.

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2018/2017

Appendix 1



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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

- 15. Appl. No : 2018/2046/H**  
**Parish : CRINGLEFORD**
- Applicants Name : Mr & Mrs Howes-Tyrell  
 Site Address : 2A Harmer Lane, Cringleford, NR4 7RT  
 Proposal : Single storey front extension and two storey side extension  
 (revised application from 2018/1447)
- Recommendation : Approval with conditions
- 1 Full planning permission time limit
  - 2 In accord with submitted drawings
  - 3 Windows to be obscure glazed

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out in section 3 below.

**1 Planning Policies**

- 1.1 National Planning Policy Framework (NPPF)  
 NPPF 12 : Achieving well designed places
- 1.2 Joint Core Strategy (JCS)  
 Policy 2 : Promoting good design
- 1.3 South Norfolk Local Plan Development Management Policies (SNLP)  
 DM3.4 : Residential extensions and conversions within Settlements  
 DM3.12 : Provision of vehicle parking  
 DM3.8 : Design Principles applying to all development  
 DM3.13 : Amenity, noise, quality of life
- 1.4 Cringleford Neighbourhood Plan  
 No relevant policies

**2. Planning History**

- |     |           |   |         |
|-----|-----------|---|---------|
| 2.1 | 2018/1447 | Demolition of garage and conservatory and erection of a two-storey side and front extension | Refused |
|-----|-----------|---|---------|

**3. Consultations**

- |     |                                    |  |
|-----|------------------------------------|--|
| 3.1 | Parish Council                     | No objection but previous comments still stand, as consider window facing neighbour should be obscure glazed and concerns that the garage to be demolished is joined to neighbour's garage   |
| 3.2 | District Councillor<br>Cllr C Kemp | I continue to have neighbourhood concerns raised with me. In the representations I have received it is said that the issues of size, massing and proximity to boundary, representing an overbearing and dominant form of development that would be harmful to amenity, which led DMC to reject the previous application have not been addressed. If officers are minded to grant this application it ought to be called in to Committee. I have formed no view on the merits of the revised application. |

|                 |                             |
|-----------------|-----------------------------|
| Cllr G Wheatley | To be reported if relevant. |
|-----------------|-----------------------------|

- 3.3 NCC Highways No highway objections
- 3.4 Other Representations 3 letters of objection received raising the following issues:
- Overdevelopment of site
  - Over shadowing
  - Loss of light
  - Overlooking
  - Front door/ porch outside living room window
  - Concerns with drainage
- 1 letter of support
- Modernisation required

#### 4. Assessment

##### *Background*

- 4.1 This application is a resubmission of a previous application that was refused under reference number 2018/1447/H by Development Management Committee on 12 September 2018. The reason for the refusal for that application was:-
- With particular regard to the front extension, it is considered that the proposal, by virtue of its size, massing and proximity to boundary, will represent an overbearing and dominant form of development that will be harmful to the amenity of the neighbouring property at 2B Harmer Lane. The application is therefore contrary to Policies DM3.4(b) and DM3.13 of the South Norfolk Local Plan Development Management Policies Document 2015.*
- 4.2 As with the previous application, the current application seeks planning permission for the demolition of a garage and conservatory and the erection of a two-storey side extension on the southwest elevation and the inclusion of a dormer in the northeast elevation of the original dwelling. The previously proposed two storey front extension has been reduced in scale to single storey. The garage is semi-detached with the neighbouring property to the east.
- 4.3 The property is a detached chalet style property that is located within the development boundary that has been defined for Cringleford. The site and surrounding area have changes in ground level with the neighbouring property to the east set at a slightly lower level and the driveway of the application dwelling being slightly lower than the property.
- 4.4 The application is assessed against Policy DM3.4 which confirms that extensions to dwellings within a development boundary will be permitted provided they:
- a) Incorporate a good quality design which maintains or enhances the character and appearance of the building, street scene and surroundings; and
  - b) Do not have an unacceptable impact on the amenities of neighbouring occupiers or adversely affect neighbouring commercial uses.
- Specifically, proposals must provide and maintain:
- c) Suitable amenity and utility space; and
  - d) Adequate access and parking.

##### *Design and character*

- 4.5 With regard to criterion (a), all the works will be visible within the street scene. There is a mix of dwelling types within the surrounding area with the property to the east being a similar design to the applicants' dwelling. The street scene consists of some properties with contemporary design and also many different roof designs. The design of the three

extensions are consistent with that of the existing dwelling. It is considered that the scheme complies with the requirements of criteria (a) as well as those of Policy DM3.8 which requires a scheme to achieve an acceptable standard of design.

- 4.6 There have been concerns raised from the neighbouring occupiers regarding the proposed extensions being disproportionate to the plot and out of keeping and not in scale with the adjacent properties. There remains adequate amenity space within the plot and an adequate distance between the proposed extensions and the neighbouring properties. Due to the mix of designs of dwellings in the area with no uniform character or appearance, the proposed works will not have a significant impact on the street scene or the surrounding area. Although the proposal involves a front extension the resulting front elevation will be in line with the front elevation of the neighbouring dwelling to the east.

#### *Amenity*

- 4.7 With regard to criterion (b), the side dormers incorporate high level obscure glazed windows. The front extension is situated to the western side of the plot with the side extension also being on the western elevation of the original dwelling.
- 4.8 Objections have been raised concerning overlooking. The windows in the two side dormers are high level and obscure glazed as are the proposed windows in the front and side elevations which serve the landing and the third bedroom. In order to protect the adjacent neighbours' amenities, an appropriately worded planning condition may be used that retains the obscure glazing in perpetuity. With regard to the additional first floor rear windows, there is already an existing window and a distance of approximately 23 metres to the neighbouring occupier. The window that will serve the living room will face Harmer Lane and will not result in an appreciable increase in overlooking.
- 4.9 The neighbour to the east also has concerns regarding the new porch and front door being situated outside her living room window. The new front door and entrance hall window are being inserted into the existing dwelling and Members may wish to be mindful of the fact that their installation can take place permitted development, without the need for a formal application for planning permission. Given the transient nature of this space and that the existing entrance door into the property is on the east elevation, it not considered that the new arrangements will result in a significant increase in overlooking of the neighbour or lead to significant disruption.
- 4.10 There have also been concerns raised regarding overshadowing of both the neighbouring garden to the south and the neighbouring property to the east. Due to the relationship of the proposed extensions to the property on the south of the site any overshadowing will be minimal. The neighbouring property to the east has a garage on the boundary adjacent to the rear garden. There is a window in the side west elevation and one in the front north elevation of the neighbouring property which serve the living room. The front door is also in the side elevation. There is trellis and planting around the front garden of the neighbouring property obscuring any impact to the window in the north elevation. The proposed extension on the front elevation which was considered to have an overbearing and dominant form on the neighbouring property has now been reduced to single storey. Due to the relationship of the proposed extension and the adjacent neighbouring property and the reduction in height the proposal would not overshadow or dominate the side elevation or rear garden of the neighbouring dwellings to such a significant degree as to warrant refusing the application.
- 4.11 For the above reasons the requirements of criterion (b) are met, as are those of policy DM3.13 which all seeks to safeguard neighbour amenity.

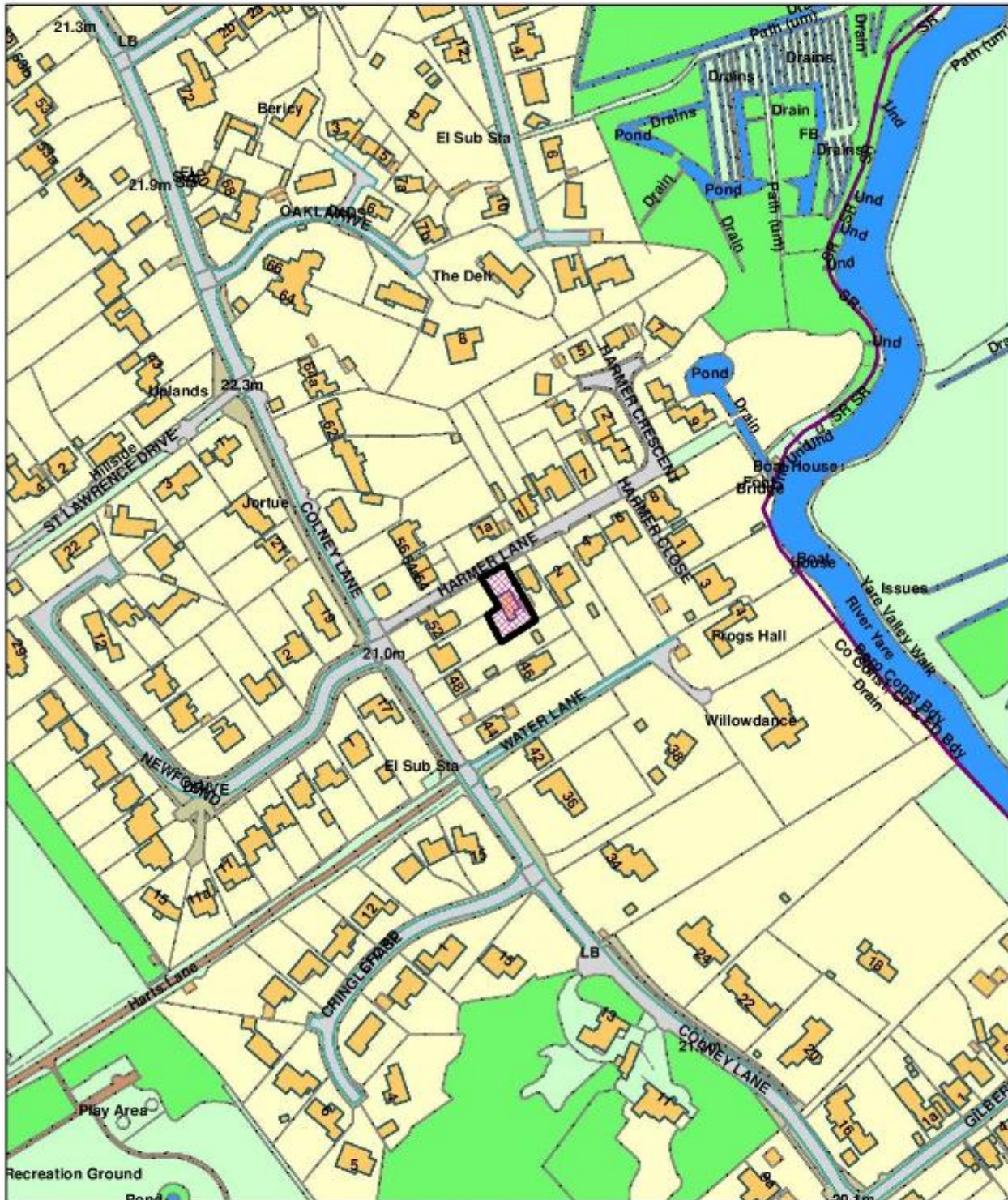
*Adequate access and parking*

- 4.12 The position of the driveway to the property will not change. The proposal increases the size of the driveway towards the front of the site to include additional space for another car. Due to the position of the driveway not changing and the increase in size of the parking area there will be no increase in impact on the neighbouring properties. The Highway Authority has been consulted and have no highway objections to the proposal. For the above reasons the requirements of criterion (d) are met, as are those of policy DM3.12.
- 4.13 This application is not liable for the Community Infrastructure Levy.
- 5 Conclusion
- 5.1 The proposed extensions are considered to be appropriate to the appearance of the property and the surrounding area and will have an acceptable impact on the residential amenity of the occupants of neighbouring properties. As such, it is considered that the previous reason for refusing planning permission has been overcome by the proposed amendments and the current application accords with the criteria set out in Policy 2 of the JCS and Policies DM3.4, DM3.8, DM3.12 and DM3.13 of the SNLP.

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2018/2046

Appendix 1



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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

- 16. Appl. No : 2018/2062/RVC**  
**Parish : SAXLINGHAM NETHERGATE**
- Applicants Name : Mr Colin Bough  
 Site Address : 1 Cargate Lane Saxlingham Nethergate Norfolk NR15 1TS  
 Proposal : Variation of condition 2 of permission 2017/2640 (extension and associated alterations) - revised design
- Recommendation : Refusal  
 1 Fails to preserve or enhance the character and appearance of the conservation area or the street scene.

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below.

- 1 Planning Policies
- 1.1 National Planning Policy Framework (NPPF)  
 NPPF 12: Achieving well-designed places  
 NPPF 16: Conserving and enhancing the historic environment
- 1.2 Joint Core Strategy (JCS)  
 Policy 2: Promoting good design
- 1.3 South Norfolk Local Plan (SNLP)  
 DM3.4 Residential Extensions and Conversions within Settlements  
 DM3.8 Design Principles  
 DM3.12 Vehicle Parking  
 DM3.13 Amenity, Noise and Quality of Life  
 DM4.10 Heritage Assets

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

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."

2. Planning History
- |     |           |                                       |                          |
|-----|-----------|---------------------------------------|--------------------------|
| 2.1 | 2017/1221 | Extensions and associated alterations | Refused (appeal Allowed) |
| 2.2 | 2017/2640 | Extension and associated alterations  | Approved                 |
3. Consultations
- 3.1 Parish Council Customer made comments in support of the planning application, however the Parish Council did raise concern at the design of the east elevation.

- 3.2 District Councillor  
Councillor Ellis      This application should only be determined by the committee
- In view of the positive outcomes of both the Inspectors decision on appeal for one application and the officer decision for another it would best considered by the Committee to fully assess the impact of the fenestration on the conservation area
- 3.3 SNC Conservation  
And Design      No objection to the rear/side extension to the west.
- With regard to the change to the roof with the introduction of the wide dormer, this is not traditional. I note that the existing building is architecturally also not vernacular or that it fits in with the locally distinctive character of nearby older traditional dwellings within the village. However, the roof tiles do make the building appear more recessive when viewed on the prominent corner within street views, whereas the dormer window will be a modern incongruous feature which will stand out and make the overall building more prominent in views. Although the existing building does not contribute positively to the setting of the conservation area, I also do not consider that the current proposal either preserves or enhances the character and appearance of the conservation area and can be considered to be harmful to the setting of the heritage asset (the conservation area.)
- 3.4 SNC Water  
Management Officer      To be reported.
- 3.5 Other  
Representations:      None Received

#### 4. Assessment

##### *Background*

- 4.1 The existing dwelling is single storey with rooms in its asymmetrical roof, located within the development boundary of Saxlingham Nethergate. The existing dwelling is constructed of red brick with some exterior detailing on the eastern elevation, concrete tiles and white uPVC windows.
- 4.2 The application site is directly adjacent to the conservation area with the boundary running along the eastern side of the site. The dwelling and its curtilage is located within an area to be included in the conservation area extension proposals however the conservation area boundary changes are not yet adopted. Therefore, the proposal has been considered against the currently adopted constraints.
- 4.3 The proposal is to vary condition 2 of application 2017/2640 (extension and associated alterations) in order to change the design of the alterations. The previously approved proposal turns the property into a two-storey dwelling with its principal elevation facing east towards Norwich Road and the Conservation Area, while also extending and altering the western wing of the dwelling. This proposal retains the western element of the original proposal but changes the design of the eastern element to remove the new first-floor addition and replace it with a dormer window on the existing eastern roof slope.
- 4.4 There is also a further permission with an alternative 'barn style' design that also created a larger two storey dwelling approved on appeal under application number 2017/1221.

*Principle*

- 4.5 The principle of extending the property is acceptable as demonstrated by granting of the other approvals. As such the primary considerations are the impact of the design on heritage assets (the conservation area) and residential amenity.

*Heritage and Design*

- 4.6 The proposed changes to the eastern part of the building have the greatest potential to impact on the Conservation Area.
- 4.7 As such, in line with the previous two proposals, the design has been assessed with regard to Policy 16 of the NPPF and Policies DM3.4, DM3.8 and DM4.10 of the South Norfolk Local Plan and section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. When considering such proposals these policies require designs to preserve or enhance the character of the conservation area and the wider street scene. A proposal should be refused if it is considered to cause harm unless there is overriding public benefit.
- 4.8 As highlighted by the conservation and design officer, the existing dwelling does not contribute positively to the conservation area due to its mid to late 20<sup>th</sup> century vernacular and its interaction with Norwich Road, however its design and orientation is such that it is recessive and does not draw attention away from historic buildings and features on Norwich Road.
- 4.9 With this in mind, the previously approved design was considered to have a positive impact on the character of the area, despite its enlarged and more prominent appearance due to more traditional design and character with regard to the conservation area. Furthermore, the inspector's decision on application 2017/1221 also considered the proposed design, despite the increase in size, to be an enhancement to the site's character due to its sympathetic design details in comparison to the existing building.
- 4.10 In contrast, the proposal under consideration here seeks to add a prominently located modern incongruous dormer window across the entire east elevation. As such it is considered that the increased prominence of the uncharacteristic design details would neither preserve or enhance the character or appearance of the conservation area without overriding public benefit and as such would be contrary to the aims of policies DM3.4, DM3.8 and DM4.10 of the Local Plan, Policy 2 of the Joint Core Strategy and section 16 of the NPPF.

*Residential Amenity*

- 4.11 With regards to impact upon residential amenity, there is not considered to be an adverse impact on privacy, daylight, direct sunlight or outlook by virtue of the siting of the proposed alteration and distance of this to the nearest neighbouring residential property. As such the proposal accords with policy DM3.13 of the local plan.

*Parking and Turning*

- 4.12 The western element of the proposal is not affected by the variation of the design and as such the proposal remain acceptable with regard to the provision of parking and turning space at the property. As such the proposal accords with the aims of policy DM3.12 of the SNLP.
- 4.13 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.

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

5. Conclusion

- 5.1 It is considered that the addition of the full width dormer with modern design on a prominent elevation in the street scene that is highly visible from the Conservation Area would not preserve or enhance the character of the street scene or Conservation Area and therefore the proposal does not meet the aims of policies DM3.4, DM3.8 and DM4.10 of the local plan or policy 2 of the Joint Core Strategy.

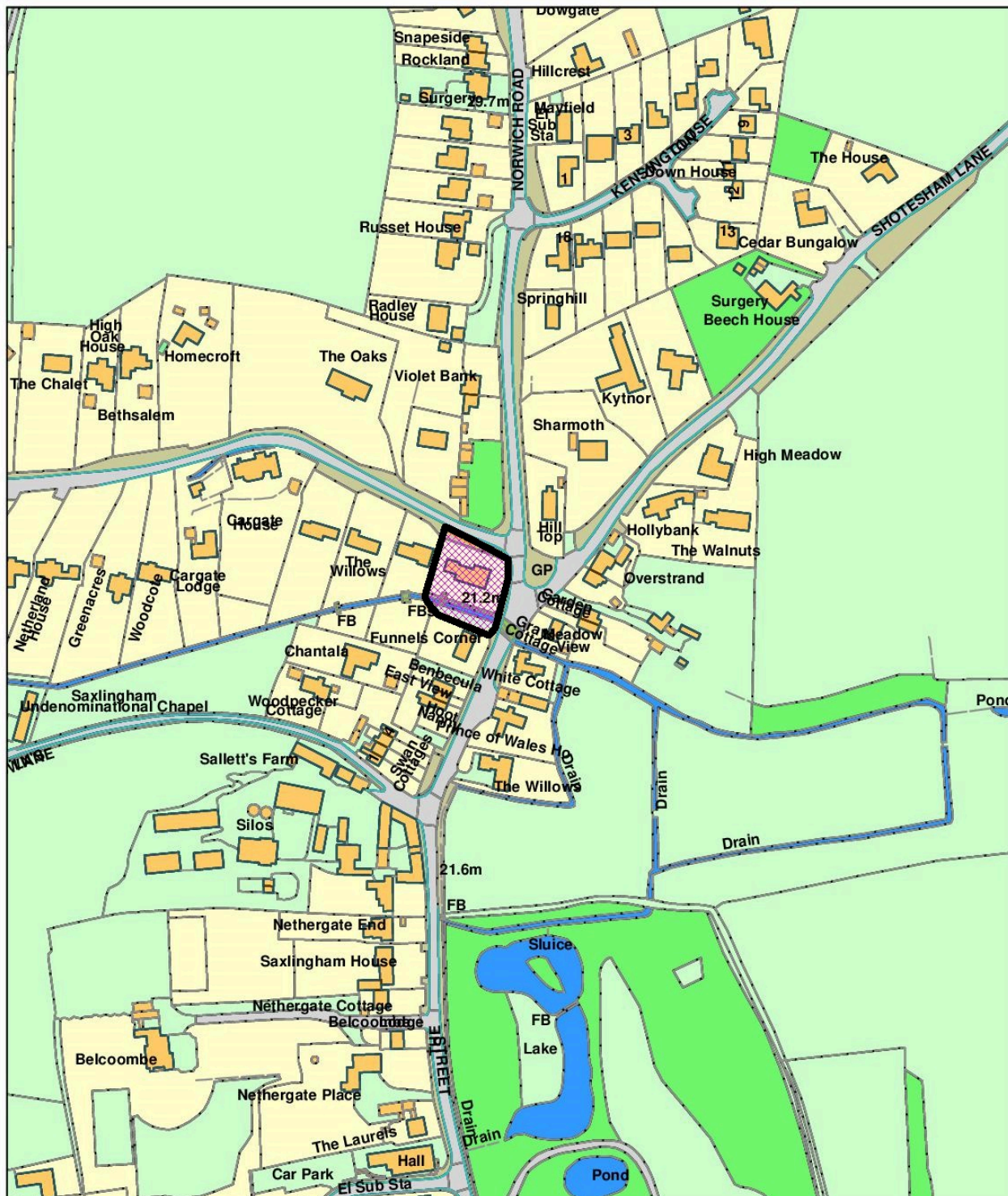
6. Reason for Refusal

- 6.1 The proposed full width dormer of modern design on a prominent elevation in the street scene that is highly visible from the Conservation Area would fail to preserve or enhance the character of the Conservation Area and would have a detrimental impact on the street scene contrary to policies DM3.4, DM3.8 and DM4.10 of the local plan, policy 2 of the Joint Core Strategy, Policy 16 of the NPPF and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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2018/2062

Appendix 1



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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

- 17. Appl. No : 2018/2096/F**  
**Parish : MORNINGTHORPE AND FRITTON**

Applicants Name : Mr William Sargent  
 Site Address : Land West of The Common Fritton Norfolk  
 Proposal : Erection of 2 detached dwellings with cart-shed and associated external works

Recommendation : Refusal  
 1 Outside development limit without justification (DM1.3)  
 2 Remote from services (DM3.10)  
 3 Impact on Listed Buildings and Conservation Area (DM4.10)  
 4 Adverse impact on landscape impact (DM3.8 and DM4.10)  
 5 Does not represent sustainable development (NPPF)

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below.

- 1 Planning Policies
  - 1.1 National Planning Policy Framework (NPPF)
    - NPPF 02 : Achieving sustainable development
    - NPPF 04 : Decision-making
    - NPPF 05 : Delivering a sufficient supply of homes
    - NPPF 08 : Promoting healthy and safe communities
    - NPPF 09: Promoting sustainable transport
    - NPPF 11 : Making effective use of land
    - NPPF 12 : Achieving well-designed places
    - 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
  - 1.2 Joint Core Strategy (JCS)
    - Policy 1 : Addressing climate change and protecting environmental assets
    - Policy 2 : Promoting good design
    - Policy 3: Energy and water
  - 1.3 South Norfolk Local Plan Development Management Policies
    - DM1.3 : The sustainable location of new development
    - DM3.8 : Design Principles applying to all development
    - DM3.10 : Promotion of sustainable transport
    - DM3.11 : Road safety and the free flow of traffic
    - DM3.12 : Provision of vehicle parking
    - DM3.13 : Amenity, noise, quality of life
    - DM4.5 : Landscape Character Areas and River Valleys
    - DM4.8 : Protection of Trees and Hedgerows
    - DM4.10 : Heritage Assets
  - 1.4 Supplementary Planning Documents (SPD)

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

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

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."

## 2. Planning History

2.1 None relevant

## 3. Consultations

- |     |  |  |
|-----|--|--|
| 3.1 | Parish Council   | No comments received   |
| 3.2 | District Councillor<br>Cllr Thomas                           | This application can be delegated but if the officer is minded to refuse I would request it is referred to DMC so that the planning balance of the SHMA and the issue of sustainability can be properly explored by the Committee. |
| 3.3 | SNC Water<br>Management Officer                              | To be reported.  |
| 3.4 | SNC Community<br>Services -<br>Environmental<br>Quality Team | No objection subject to unexpected contamination condition.  |
| 3.5 | NCC Highways   | No comments received   |
| 3.6 | Public Rights Of Way   | No objection - Morningthorpe Footpath 18 should remain open.   |
| 3.7 | The Ramblers   | No comments received   |
| 3.8 | Other<br>Representations                                     | None received  |

## 4. Assessment

### *Background*

- 4.1 The application site lies in the open countryside within the Parish of Morningthorpe and Fritton and comprises of a roughly rectangular shaped parcel of land which lies between existing residential dwellings to the north and south. To the east is the carriageway which provides access to the site. There are mature trees along the front eastern boundary of the site. To the west is a field/paddock.

- 4.2 The scheme seeks full planning permission for two detached two storey dwellings with accompanying detached garaging to plot 1. The development would be accessed via shared access onto the adjacent carriageway to the east.

*Principle*

- 4.3 In accordance with both the Council's adopted development plan and the NPPF, in cases where there are no overriding material considerations to the contrary, development proposals for housing that accord with the development plan should be approved without delay.
- 4.4 In this regard, consideration should be given to Policy DM1.3 which makes provision for development to be granted outside of Development Boundaries, which is the case here, where one of two criteria are met:
- either where specific development management policies allow; or,
  - where there are overriding benefits in terms of economic, social and environmental dimensions of sustainable development, as set out in Policy DM1.1.
- 4.5 Where development proposals do not accord with the development plan consideration should be given to whether there are material considerations that otherwise indicate that development should be approved.
- 4.6 Of particular relevance to applications for housing development is that the JCS housing requirement for the South Norfolk Rural Policy Area is now several years old (the JCS was adopted in March 2011, with amendments in January 2014). Moreover the evidence on which the requirement is based has now been superseded.
- 4.7 In June 2017 an updated Strategic Housing Market Assessment (SHMA) was published for Central Norfolk (the Greater Norwich authorities plus, North Norfolk and Breckland). The SHMA assesses the Objectively Assessed Need for housing between 2015 and 2036 using the most recent evidence available. Unlike the evidence underpinning the JCS, the SHMA also includes an assessment of the contribution made by student accommodation in line with the Planning Practice Guidance.
- 4.8 The SHMA is significant new evidence that is also a material consideration in the determination of planning applications. The SHMA indicates that the Objectively Assessed Need (OAN) for housing in the South Norfolk RPA is significantly greater than the annual housing requirement under the adopted JCS: an annual requirement of 326 homes per annum in the SHMA compared to 132 homes per annum in the JCS. Moreover, when measured against the SHMA assessment of OAN the housing land supply in the South Norfolk RPA falls from 62.5 years supply under the JCS to 4.38 year housing land supply, a potential shortfall of 232 units, against the SHMA.
- 4.9 The increased OAN and housing land supply deficit in the South Norfolk RPA that is apparent in relation to the most up-to-date evidence of housing needs should be given weight in the decision making process. This factor weighs in favour of the approval of applications.
- 4.10 It is considered that it is still appropriate to use the JCS housing requirement can still be used having regard to the revised NPPF given that the JCS is less than 5 years old.
- 4.11 Taking account of the above, the following assessment seeks to establish the overriding benefits of the scheme and any harm that would be caused in the context of the relevant development plan policies and the NPPF, 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.

- 4.12 Sustainable development has three dimensions which are economic, social and environmental. These should not be considered in isolation as they are mutually dependent. The NPPF also sets out themes for delivering sustainable development but considers that its meaning of sustainable development be taken as the NPPF as a whole.

Economic role

- 4.13 The NPPF highlights the economic role as:

"contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure."

- 4.14 In terms of the economic role, the construction of two dwellings in this location would help to enhance economic viability through local spending by future occupants. The proposal would also provide some short term economic benefits during construction work. It is therefore, considered that this proposal would bring forward a modest economic benefit.

Social role

- 4.15 The NPPF confirms the social role as:

"supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being."

- 4.16 The proposed scheme would provide housing in a location where the JCS identifies a housing land supply in excess of requirements. However, the most recent evidence of the updated SHMA increases the objectively assessed need for housing in the RPA which would reduce the housing land supply to 4.38 years. This new evidence is a material consideration in determining this application. Consequently, greater weight is to be afforded to the benefits of housing delivery in the planning balance in respect of DM1.3.

- 4.17 Mindful of the need for housing to have "accessible local services" as set in the social role of the NPPF, Fritton does not have a designated development boundary, with the nearest settlements with services are Long Stratton and Hempnall. Although it should be noted that there is a primary school in Shelton. Both Long Stratton and Hempnall are located a significant distance from the site. Given the distance of the development site to the nearest the development boundary, and the lack of any reasonable pedestrian provision linking the site to these, it is considered that this would create a need to travel by the private car to access services and facilities which would be contrary to the social and environmental aspects of sustainable development. This is considered contrary to section 4 of the NPPF, Policy 6 in the Joint Core Strategy for Broadland, Norwich and South Norfolk (JCS) and Policies DM3.10 of the SNLP, which seeks locate development in locations which reduce the need to travel.

*Neighbour amenity*

- 4.18 It is considered that the separation distances between the proposed dwellings and the neighbouring dwellings would be sufficient to safeguard adequate levels of light, outlook and privacy. The requirements of Policy DM3.13 of the SNLP therefore can be met.

*Design/visual impact*

- 4.19 The site lies within the Conservation Area, and between two listed buildings, S16(2) and S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 are relevant and require when 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 and S72 Planning (Listed Buildings and Conservation Areas) 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." Policy DM4.10 of the SNLP and Policy 15 of the NPPF make it clear that less than substantial harm to a heritage asset needs to be weighed against the public benefits of the proposal.
- 4.20 The historic settlement character of dispersed houses/farmsteads sited around a large common has remained relatively unchanged since medieval times. The Common at Fritton remains particularly large in extent and its setting relatively unchanged from modern development or infill sites. A tighter grain of development exists at the north end of the village/common, but most of the common is characterised by dispersed dwellings, with a strong connection through to the open countryside in the wide and spacious gaps between properties, which is the case in the localised area within the immediate setting of the listed buildings in this location.
- 4.21 Oak Tree Cottage is the central house of three listed C17/C18 cottages/farmhouses on the west side of this part of the common, all retaining their historic settings within open countryside with the lack of later infill development. This preserves the rural visual connections between the openness of the common land and the countryside, and there is not the sense of enclosure from buildings which is associated with the later development of greens and open spaces elsewhere. Any sense of enclosure of the common is provided by the backdrop of landscaping and mature trees - with the built environment being subtly blended in and subservient to the landscaping in street views and views across the common.
- 4.22 The infilling would result in harm to the setting of the listed buildings and the character and appearance of the conservation area from 'tightening up' the streetscene in terms of built development and reducing the dominance of landscaping/mature trees over dwellings in views in and round the common and along the lanes.
- 4.23 As a result, it is considered that the proposed development would result in harm to the setting of the listed buildings and the Conservation Area, which would not be outweighed by the public benefit of providing two dwellings, and as a result would not accord with paragraph 134 of the NPPF policy DM4.10 and S66 and S72 of The Act.
- 4.24 In addition to harm to heritage assets and infilling of the gap, the proposal would erode the rural sparsely developed character of the landscape and cause harm to the character and appearance of the area contrary to policy DM4.5 of the SNLP which requires new development to respect, conserve and where possible enhance the landscape character of the area and more generally DM3.8 which seeks to protect and enhance the environment and existing locally distinctive character.

*Highways*

- 4.25 The Highway Authority has been consulted and their comments are awaited, however, it would appear that the single access proposed would be acceptable and each plot has sufficient on-site parking to accompany it and as such it is envisaged that the scheme will comply with the requirements of Policies DM3.11 and DM3.12 of the SNLP, although the comments of the Highway Authority will be updated to the Development Management Committee.
- 4.26 In terms of the social role, given the expected reliance on the private car to access a range of services and facilities and the adverse landscape impact the scheme would have it is not considered that the scheme would fulfil the social role of the NPPF, contrary to the policies listed above.

*Environmental role*

- 4.27 The NPPF confirms the environmental role as:
- "contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."
- 4.28 As referred to above, it is considered that the scheme would have an adverse impact on the setting of listed buildings and the character and appearance of the Conservation Area.

*Flood risk*

- 4.29 It is evident that the site lies within flood zone 1 and as such there are no flood risk related concerns in accordance with Policy 14 of the NPPF.

*Ecology*

- 4.30 The application is supported by an ecology statement. It is considered that this is of an appropriate standard to determine the impacts on ecology and the recommendations set out in the report could reasonably be translated into a planning condition that would ensure ecology is adequately safeguarded during the course of construction works and enhancements provided as part of the development in accordance with Policy 15 of the NPPF.

*Trees*

- 4.31 An arboricultural report has been submitted in support of the application, whilst the views of the Council's Arboriculturalist are awaited and will be updated to members accordingly, it would appear from the report that all trees other than a category U tree would be capable of being retained on-site as part of the development. A condition can be used to safeguard these during construction works. For this reason it would appear that the scheme would comply with the requirements of Policy DM4.8 of the SNLP.
- 4.32 In terms of the environmental role, it is considered that this proposal would not satisfy the environmental role by virtue of the adverse heritage impact.

*Small sites*

- 4.33 Whilst noting the aim of paragraph 68 of the NPPF which states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and having regard to this as a material consideration, the aforementioned concerns mean that this is not considered to be an overriding factor in this instance.
- 4.34 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.
- 4.35 This application is liable for Community Infrastructure Levy (CIL)

5. Conclusion

- 5.1 Having due regard to the above assessment made in the context of having a 5 year land supply, but taking account of the new evidence of the updated SHMA which is a material consideration, it is considered that the benefits of 2 dwellings when weighed against the reliance on the private vehicle to access services coupled with the adverse impact upon the conservation area, adjacent listed buildings and more generally the wider landscape impact, represent a level of the scheme would not provide overriding benefits so as to comply with the requirements of criterion 2 d) of DM1.3 of the SNLP. The scheme would also be contrary to Policies DM1.3, DM3.8, DM3.10, DM4.5 and DM4.10 of the SNLP.
- 5.2 It is also considered that even in the event that the tilted balance of paragraph 11 was triggered, this scheme would result in significant and demonstrable harm that outweighs the benefits. This being as a consequence of the scheme's reliance on the private car to service an adequate range of services and facilities, and the adverse impact upon the conservation area, adjacent listed buildings and more generally the wider landscape, which would significantly and demonstrably outweigh any benefit of two new dwellings when applying the SHMA housing land supply figure for the RPA. Likewise, the scheme would continue to be contrary to the requirements of Policies DM1.3, DM3.8, DM3.10, DM4.5 and DM4.10 of the SNLP.

6 Reasons for refusal

- 6.1 The site is located outside of the development limit and the scheme is not acceptable under any other specific development management policy within the Local Plan which allows for residential development outside of a development boundary, nor does it demonstrate overriding benefits in terms of economic, social and environment dimensions and therefore fails to comply with the relevant criterion of policy DM 1.3 of the local plan.
- 6.2 The site lies in an area remote from facilities and services, where there are no pedestrian facilities to access such facilities and with only limited public transport opportunities which would thereby result in an overreliance on the private car/vehicle contrary to the requirements of Policy DM3.10 of the South Norfolk Local Plan and also the aims of the NPPF.
- 6.3 The proposed infilling would result in harm to the setting of the listed buildings (Oak Tree Cottage and Malthouse Farm) and the character and appearance of the conservation area from 'tightening up' the streetscene in terms of built development and reducing the dominance of landscaping/mature trees over dwellings in views in and round the common and along the lanes. For this reason the proposed development would not accord with paragraph 134 of the NPPF, Policy DM4.10 of the South Norfolk Local Plan 2015 and S16, S66 and S72 of The Planning (Listed Buildings and Conservation Areas) Act 1990.

- 6.4 The infilling of the gap would erode the rural sparsely developed character of the landscape and cause harm to the character and appearance of the area contrary to policy DM4.5 of the South Norfolk Local Plan 2015 which requires new development to respect, conserve and where possible enhance the landscape character of the area and more generally DM3.8 of the South Norfolk Local Plan 2015 which seeks to protect and enhance the environment and existing locally distinctive character.
- 6.5 The proposed development does not represent a sustainable development, having regard to the three tests set out in the NPPF, by virtue of it being remote from the facilities and services, adverse impact upon the conservation area, adjacent listed buildings and more generally the wider landscape impact, which significantly and demonstrably outweigh the modest benefit of two additional dwellings in the rural policy area where there is an existing 5 year housing land supply, but acknowledging the SHMA housing land supply figure, and as such is contrary to the aims of the NPPF, including paragraph 79.

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2018/2096

Appendix 1



Scale 1:2,500

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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

**Planning Appeals****Appeals received from 29 September 2018 to 29 October 2018**

| <b>Ref</b> | <b>Parish / Site</b>  | <b>Appellant</b>                                   | <b>Proposal</b>   | <b>Decision Maker</b>                  | <b>Final Decision</b> |
|------------|---|--|---|--|-----------------------|
| 2018/0912  | East Carleton<br>Former Nursery Site To<br>The West Of Low<br>Common Swardeston<br>NR14 8LG | Mr Alan Jones                                      | Erection of 3 single<br>storey bungalow<br>dwellings and associated<br>landscaping and external<br>works                          | Development<br>Management<br>Committee | Refusal               |
| 2017/2701  | East Carleton<br>Former Nursery Site To<br>The West Of Low<br>Common Swardeston<br>NR14 8LG | Mr Neil Macnab                                     | Outline Permission for<br>three dwellings and<br>associated landscaping &<br>external works.                                      | Development<br>Management<br>Committee | Refusal               |
| 2018/1025  | Hingham<br>The Barn White Lodge<br>Farm Hardingham Road<br>Hingham Norfolk NR9<br>4LY       | Mr Joe Berry-Glynn                                 | Proposed revisions to<br>alteration and extension<br>of Planning Consent<br>reference:<br>app/L2630/D/17/3187436                  | Delegated                              | Refusal               |
| 2018/0073  | Poringland<br>Land To The Rear Of 6<br>Old Mill Road Poringland<br>Norfolk                  | Mr Jonathan Gannon                                 | Erection of a single<br>storey detached dwelling.   | Delegated                              | Refusal               |
| 2017/2843  | Little Melton<br>Land South Of School<br>Lane Little Melton Norfolk                         | Glavenhill Strategic<br>Land (Number 8)<br>Limited | Development of land for<br>residential dwellings,<br>together with a single<br>point of access into the<br>site from School Lane. | Development<br>Management<br>Committee | Refusal               |

| Ref       | Parish / Site  | Appellant             | Proposal                                     | Decision Maker | Final Decision |
|-----------|--|-----------------------|--|----------------|----------------|
| 2018/0251 | Tasburgh<br>Land North Of<br>Sweetlands Low Road<br>Tasburgh Norfolk | Trustees of J Mulcahy | Construction of detached dwelling and garage | Delegated      | Refusal        |

### Planning Appeals

Appeals decisions from 29 September 2018 to 29 October 2018

| Ref       | Parish / Site  | Appellant  | Proposal   | Decision Maker | Final Decision | Appeal Decision  |
|-----------|--|------------|--|----------------|----------------|------------------|
| 2017/1175 | Surlingham<br>Brickyard Farm The<br>Covey Surlingham<br>NR14 7AL | Mr J Broom | Proposed water compatible development to provide 8No. Floating Lodges for education and leisure. | Delegated      | Refusal        | Appeal dismissed |