

Planning Committee Agenda

Members of the Planning Committee:

Cllr I N Moncur (Chairman)
Cllr K A Vincent (Vice Chairman)
Cllr A D Adams
Cllr S C Beadle
Cllr N J Brennan
Cllr J F Fisher

Cllr R R Foulger
Cllr C Karimi-Ghovanlou
Cllr S M Prutton
Cllr S Riley
Cllr J M Ward

Date & Time:

Wednesday 14 July 2021 at 9:30am

Place:

To be hosted at: Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich, NR7 0DU

Contact:

Dawn Matthews tel (01603) 430404
Email: committee.services@broadland.gov.uk
Website: www.broadland.gov.uk

PUBLIC ATTENDANCE / PUBLIC SPEAKING

This meeting will be live streamed for public viewing via the following link:

<https://www.youtube.com/channel/UCZciRgwo84-iPyRImsTCIng>

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Large print version can be made available

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

Public Speaking and Attendance at Meetings

All public wishing to attend to observe, or speak at a meeting, are required to register a request by the date / time stipulated on the relevant agenda. Requests should be sent to: committee.services@broadland.gov.uk

Public speaking can take place:

- Through a written representation
- In person at the Council offices

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All those attending the meeting in person must, sign in on the QR code for the building and arrive/ leave the venue promptly. The hand sanitiser provided should be used and social distancing must be observed at all times. Further guidance on what to do on arrival will follow once your initial registration has been accepted.

Anyone wishing to send in written representation must do so by emailing: committee.services@broadland.gov.uk by 5pm on Friday 9 July 2021.

AGENDA

1. To receive declarations of interest from members;
(guidance and flow chart attached – page 4)
2. To report apologies for absence and to identify substitute members;
3. To confirm the minutes of the meeting held on 3 June 2021;
(minutes attached – page 6)
4. Matters arising from the minutes;
5. Applications for planning permission to be considered by the Committee in the order shown on the attached schedule;
(schedule attached page 12)
6. Planning Appeals– for the 20 May to 30 June 2021 (for information);
(attached page 114)

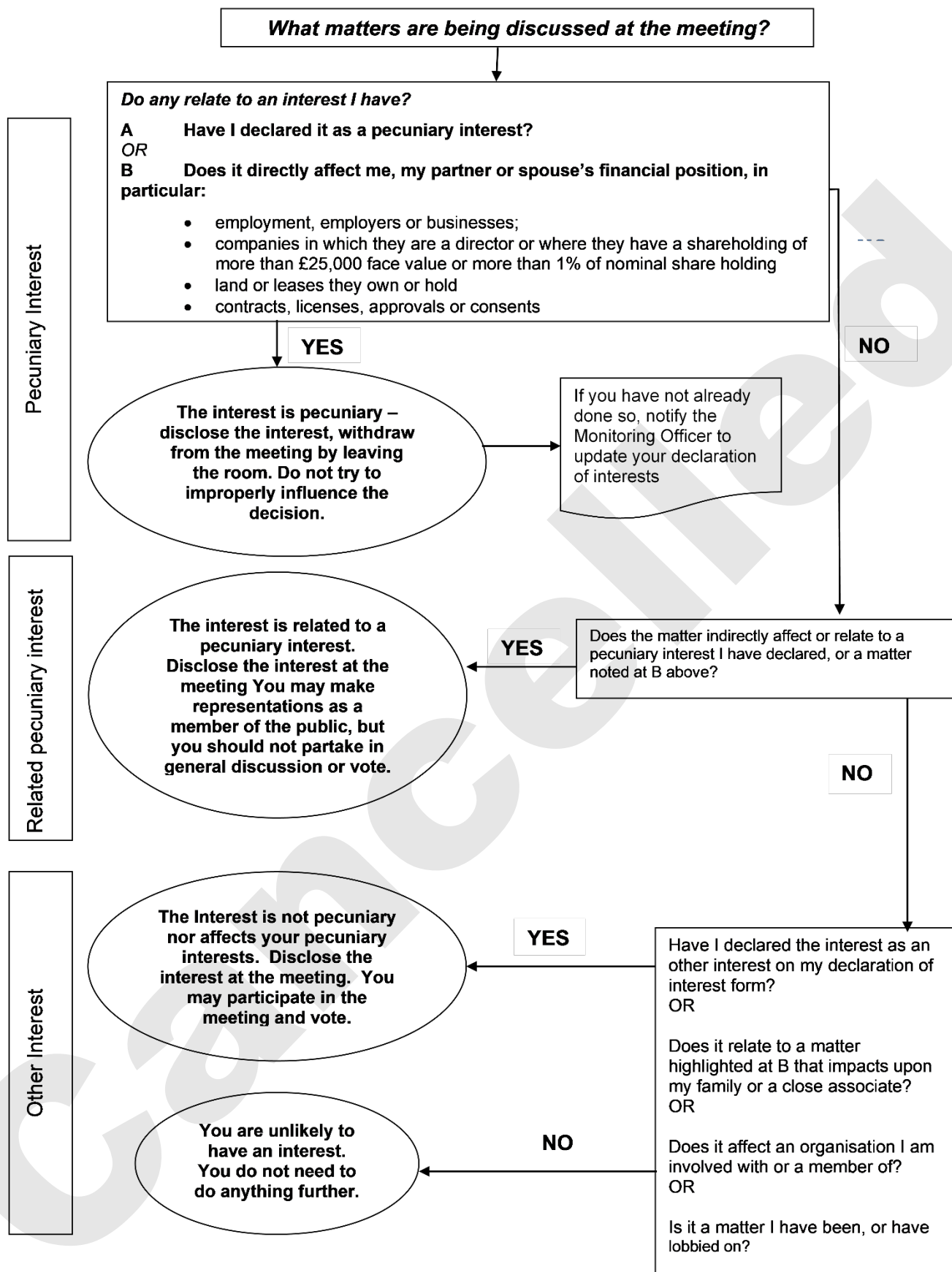
DECLARATIONS OF INTEREST AT MEETINGS

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.

<p>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.</p>
<p>Does the interest directly:</p> <ol style="list-style-type: none"> 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 <p>If the answer is "yes" to any of the above, it is likely to be pecuniary.</p> <p>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.</p>
<p>Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?</p> <p>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 you should not partake in general discussion or vote.</p>
<p>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.</p>
<p>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.</p>

**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



Agenda Item 3

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of Broadland District Council, held on 3 June 2021 at 9:30am at the Council Offices.

Committee Members Present: Councillors: I Moncur (Chairman), S Beadle, N Brennan, J Copplestone, J Fisher, S Holland, K Leggett, S Prutton, S Riley, K Vincent and J Ward.

Apologies: Cllrs A Adams, R Foulger and C Karimi-Ghovanlou (K Leggett, J Copplestone and S Holland appointed substitutes).

Officers in Attendance: The Assistant Director for Planning (H Mellors), the Area Planning Manager (N Harriss) and the Senior Planning Officer (H Bowman)

Also in Attendance Cllr S Lawn

1 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
20202164	BLOFIELD	Cllr Brennan	Ward member for the application – had not taken part in any meetings or conversations about the application
20161873	THORPE ST ANDREW	All members present	Local Planning Code of Practice/Other Interest – had attended the council meeting which had approved the progress of a compulsory purchase order to secure the roundabout and voted in support

20210134	FOULSHAM	Cllr Copplestone	Local Planning Code of Practice/Other Interest – acquainted with the applicant but not taken part in any conversation about the application
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2 MINUTES

The minutes of the meeting of the Planning Committee held on 21 April 2021 were confirmed as a correct record.

3 MATTERS ARISING

No matters were raised.

4 PLANNING APPLICATIONS

The Committee considered the reports circulated with the agenda, which were presented by the officers. The Committee received updates to the report, which had been added to the published agenda.

The following speakers addressed the meeting on the applications listed below.

Application	Parish	Speakers
20202164	BLOFIELD	Stuart Smith - Blofield Parish Council Mary Moxon – resident Cllr J Thomas – Local Member
20161873	THORPE ST ANDREW	Thomas Foreman – Thorpe St Andrew Town Council
20210134	FOULSHAM	Mr Mathers – applicant Cllr G Peck – Local Member
20210284	CAWSTON	Tom Mayes – Applicant Luke Broom Lynne – Architect for the applicant Cllr G Peck – Local Member

The Committee made the decisions indicated in the attached appendix, 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 Place.

5 PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting concluded at 11:30am)

Chairman

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 Place's final determination.

1. **Appl. No** : **20202164**
Parish : **BLOFIELD**
 Applicant's Name : Greenacre Developments Norwich Ltd
 Site Address : Land at Dawsons Lane, Blofield, NR13 4SB
- Proposal : Variation of condition 2 following grant of planning permission 20190844 - amend site plan
- Decision : Members voted (6-4) for **Approval** subject to conditions
- Approved with Conditions
1. In accordance with drawings (AD01)
 2. Surface water drainage (bespoke)
 3. Surface water verification report
 4. Standard Estate Road (SHC01)
 5. Standard Estate Road (SCH02)
 6. Standard Estate Road (SHC03A)
 7. Highway Improvements off-site (SHC32B)
 8. Tree protection (L08)
 9. Landscaping scheme to be complied with (L07)
 10. Renewable Energy – Decentralised source (E01)
 11. Boundary Treatments (L02)
 12. No PD fences, walls etc. on western boundary (P08)
 13. Fire hydrant (D09)
 14. PD Removals walls and fences western boundary plots 9 and 10 (P08)
 15. Materials (D02)

2. **Appl. No** : **20161873**
Parish : **THORPE ST ANDREW**
 Applicant's Name : Broadland District Council
 Site Address : Land to the east of Pound Lane and west of Heath Road, Plumstead Road East, Thorpe St Andrew
- Proposal : Road improvements comprising new junction arrangement(s) and footways
- Decision : Members voted (unanimously) for **Approval** subject to conditions

Approved with Conditions

1. Time limit
2. Plans and documents
3. Construction workers parking
4. Wheel cleaning
5. Off-site highway improvements
6. Traffic regulation order to reduce speed limit
7. Drainage
8. Trees
9. Ecology

3. **Appl. No** : **20210134**
Parish : **FOULSHAM**
Applicant's Name : Mr and Mrs Richard Mathers
Site Address : The Old Pharmacy, 3 High Street, Foulsham, Dereham, NR20 5RT
- Proposal** : Subdivision of curtilage and erection of dwelling and Garage
- Decision** : Members voted (unanimously) for **Approval** subject to conditions

Approved with Conditions

1. Time limit
2. In accordance with plans and documents
3. Landscaping –already agreed
4. New Access
5. Visibility
6. Access gates
7. Access limited to specified road
8. Provision of on-site parking/turning

4. **Appl. No** : **20210284**
Parish : **CAWSTON**
Applicant's Name : Mr Tom Mayes
Site Address : Land abutting south side of Cawston, west of Norwich Road and immediately south of William Bush Close, Cawston
- Proposal** : 3 no detached single-storey three bedroomed dwellings (including self-build) with garages and gardens (Outline)
- Decision** : Members voted 7- 4 for **Approval** (contrary to officer recommendation, which was lost)

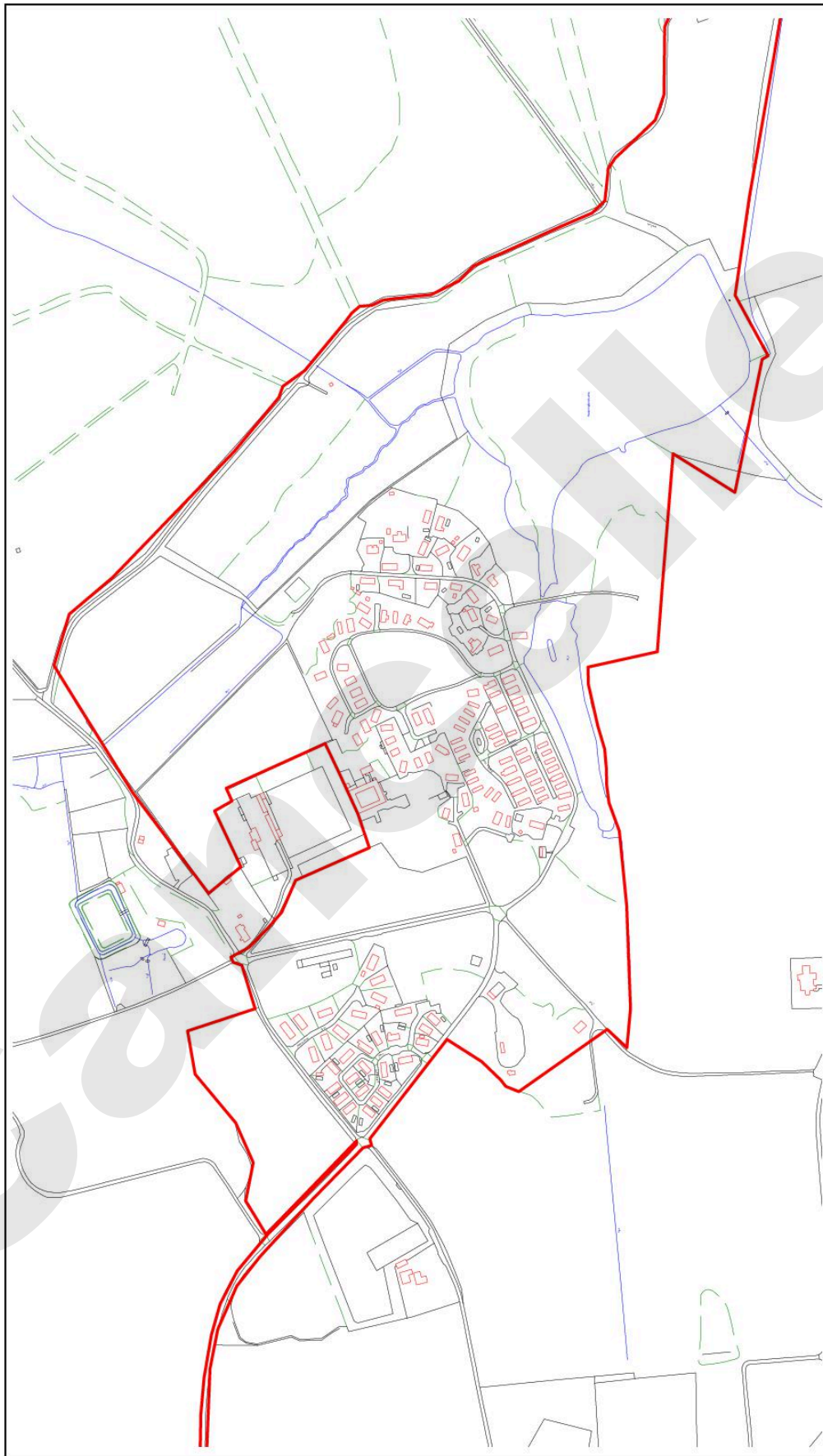
Approved with Conditions and subject to section 106 agreement re self build:



1. Outline time limit
2. Reserved matters to be submitted
3. Single storey only
4. New access construction
5. Provision of visibility splays
6. Provision of footway link
7. Biodiversity enhancement measures
8. Contamination during construction
9. Details of surface water drainage
10. Details of foul drainage

Reasons for Approval:

1. Good connectivity to services given provision of footpath link
2. The site is not isolated or overly intrusive being adjacent and opposite existing development
3. Securing self-build unit

	Application No	Location	Officer Recommendation	Page No
1	20191426	Land at Haveringland Hall Park, Haveringland Hall Park, Haveringland	To authorise the Assistant Director – Place to refuse the application following receipt of all consultee responses and to allow additional reasons for refusal to be added as necessary following receipt of those responses.	14
2	20201787	Land west of Abbey Farm Commercial Park, Church Street, Horsham St. Faith	Delegate authority to the Assistant Director – Planning to approve subject to conditions	55
3	20210356	Plot 16B, Peachman Way, Broadland Business Park, Thorpe St Andrew	APPROVE subject to conditions	73
4	20200016	Burgate Solar Farm, Fields adjoining Spixworth Road, Hainford	APPROVE subject to conditions	82
5	20210002	122 Haverscroft Close, Taverham	APPROVE subject to conditions	110



 <p>Broadland District Council — leading the way — broadland.gov.uk</p>	<p>Application No: 20191426 Land At Haveringland Hall Park, Haveringland, NR10 4PN</p>		<p>Scale: 1:5186</p> <p>Date: 1-Jul-21</p> <p>N </p>
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- 1. Application No: 20191426**
Parish: Haveringland

Applicant's Name: John Broome
Site Address: Land at Haveringland Hall Park, Haveringland Hall Park,
Haveringland, NR10 4PN
Proposal: Construction of Holiday and Leisure Park Comprising an
Additional 101 Units of Holiday Accommodation;
Landscaping, Drainage and Associated Infrastructure
Works

Reason for reporting to committee

The Local Member has requested that the application be determined by the Planning Committee for appropriate planning reasons as set out below in section 4.

Recommendation summary:

To authorise the Assistant Director – Place to refuse the application following receipt of all consultee responses.

1 Proposal and site context

- 1.1 This application seeks full planning permission for 101 holiday units with landscaping, drainage and associated infrastructure works at Haveringland Hall Park.
- 1.2 The site is in a parkland setting around the former Haveringland Hall and gardens with two lakes and three separate caravan areas: Haveringland Hall, Lakeside and Charmbeck. The existing situation is that there are 76 holiday units and 62 residential units at the site. Haveringland Hall in the centre of the site has around 84 static caravans, 71 in holiday use and 13 in permanent residential use. Lakeside to the southwest has around 19 caravans in residential use and Charmbeck to the north-west has 30 residential caravans. The site area is approximately 44 hectares.
- 1.3 The additional holiday accommodation as proposed by this application comprises 25 two-storey log cabin lodges, 43 single-storey lodge villas, 12 tree houses and 21 tipi cabins. The two-storey accommodation will be located to the northwest and northeast of the site, the tree houses will be located in the eastern section of the site in the area to the north of the Lakeside residential area and towards the southwest corner. The single storey cabins

and tipis will be spread across the site. Illustrative images have been provided of what each unit type could look like. The Coach House – a Grade II listed building – is proposed for conversion into restaurant/café/leisure use and areas of outdoor play and recreation area also being proposed across the site.

1.4 As part of the application, a number of on-site amenities are proposed. These incorporate:-

- two restaurants;
- bakery;
- butcher;
- Haveringland Farmer's Market;
- tea rooms;
- hair salon
- pony rides and trekking;
- lawn games and archery;
- lawn restaurant;
- swimming pool (existing one to be enlarged);
- gym and fitness facility;
- outdoor maze and indoor mirror maze;
- book library and postal services;
- teepee huts for children play areas;
- history of Haveringland Hall exhibition;
- wildlife estate tours (guided birdwatching);
- electric minibuses for guests to go sightseeing on estate and travelling to the car park for homeward bound; and
- areas available for recreational use comprising 22.9 hectares with approximately 4.7 km of recreational / nature walks.

The applicant is of the view that with a number of on-site amenities and facilities, this will result in self -containment. The average guest occupancy per unit is predicted to be 2.53 people, with an average unit occupancy per year of 44%.

1.5 To the east there is a substantial woodland with smaller wooded areas to the other boundaries. Several areas are covered by Tree Protection Orders and there is an area of Ancient Woodland to the northeast known as The Great Wood. Part of this wood is designated as a Priority Habitat, broadleaved woodland. Haveringland Lake and an adjoining area is a County Wildlife Site. To the south is arable land.

1.6 Within the site, Haveringland Hall Coach House is a Grade II listed building. St.Peter's Church is approximately 180m to the south of the nearest part of the application site and is Grade II* listed.

- 1.7 The site is located to the northwest of Norwich, between the radial routes of the B1149 through Horsford and the A1067 through Lenwade. Haveringland Road connects the site southwards towards Felthorpe and Horsford, while the centre of Cawston is to the north approximately 3km away. The site is accessed from Haveringland Road to the west.

2 Relevant planning history

- 2.1 20200020: Construction of Holiday & Leisure Park comprising 280 units of holiday accommodation; Landscaping, Drainage & Associated Infrastructure Works (Screening Opinion) EIA not required 24/4/20.
- 2.2 20160532: Variation of condition 1 of appeal decision ref 781632 to increase number of permitted caravans to 19. Approved 28/10/2016
- 2.3 [20160531](#): Continued use of holiday caravan park including associated landscaping, internal roads, car parking, pathways, removal of disused show caravan base. Approved 9/7/18.
- 2.4 [20160530](#): Change of use of land for the siting of 5 no. static caravans for holiday use, access and vehicle parking area. Approved 28/10/16.
- 2.5 [20160529](#): Change of use of land for the siting of 10 no. residential mobile homes, landscaping, internal roads, parking, relocation of gas tanks & sewage treatment plant. Approved 28/10/16.
- 2.6 [20111821](#): (1) Erection of building comprising reception, office, shop, bar, social area and toilets to serve existing caravan and lodge holiday site
(2) Existing reception building to be re-used as caravan sales office.
Approved 16 March 2012.
- 2.7 [20080486](#): Variation of condition 1 of planning permission 781632 – to increase the number of permitted residential mobile homes to 23. Refused 21 May 2008.
- 2.8 [812384](#): Site for one caravan. Approved January 1982.
- 2.9 [781632](#): Retain residential caravans. Refused September 1978. Allowed on appeal September 1979.

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)

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

NPPF 06 : Building a strong, competitive economy
NPPF 08 : Promoting healthy and safe communities
NPPF 09 : Promoting sustainable transport
NPPF 11 : Making effective use of land
NPPF 12 : Achieving well-designed places
NPPF 14 : Meeting the challenge of climate change, flooding and coastal change
NPPF 15 : Conserving and enhancing the natural environment
NPPF 16 : Conserving and enhancing the historic environment

3.2 Joint Core Strategy (JCS)

Policy 1 : Addressing climate change and protecting environmental assets
Policy 2 : Promoting good design
Policy 3: Energy and water
Policy 5 : The Economy
Policy 6 : Access and Transportation
Policy 7 : Supporting Communities
Policy 8 : Culture, leisure and entertainment
Policy 17 : Small rural communities and the countryside

3.3 Development Management Development Plan Document (DM DPD) 2015

Policy GC1: Presumption in favour of sustainable development
Policy GC2: Location of new development
Policy GC3: Conversion of Buildings outside settlement limits
Policy GC4: Design
Policy EN1: Biodiversity and Habitats
Policy EN2: Landscape
Policy EN3: Green infrastructure
Policy E3: Tourist Accommodation
Policy TS2: Travel Plans
Policy TS3: Highway safety
Policy TS4: Parking guidelines
Policy CSU5: Surface water drainage

3.4 Supplementary Planning Documents (SPD)

Landscape Character Assessment
Parking Standards SPD

3.5 Statutory duties relating to setting of listed buildings:

Section 66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning

authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4 Consultations

4.1 Brandiston Parish Meeting

Original application:

Objects. Out of scale with village, traffic impact, effect on highway roads, the proposal will change the character of the village.

Comments on amendments:

Previous objections remain valid. We are aware of the great majority of Haveringland Parish residents' objections to the scheme which they claim contravenes several national and local planning policies, has a negative impact on residents of the site, will generate significant traffic with attendant road safety and pollution concerns, will cause environmental and ecological damage and is poorly designed with negative impacts on the local heritage and landscape.

Moreover is the credible concern that a new residential development will have been created without attendant infrastructure and services.

The application follows on from planning consent granted to the owners of the former Spread Warehouse in Brandiston to create business units notwithstanding amongst other things the impact upon local roads of additional business traffic. At the same time, local parishes are faced with the prospects of different energy companies constructing their own trenches across Norfolk including local parishes with consequent significant additional traffic and road closures. This development will inevitably generate significant additional traffic with resultant inconvenience, pollution and hazard to existing local road users.

4.2 Cawston Parish Council

Original application:

No comments received.

Comments on amendments:

Objects due to the resulting increase in traffic (both during construction and after opening). The local lanes only have irregular passing places and will not accommodate such an increase.

4.3 Felthorpe Parish Council

Original application:

Objects. None of the access roads are suitable for large volumes of traffic. The site is not accessible by public transport. Local roads are frequented by walkers, runners, cyclists and horse riders and the lack of pavements and traversable verges make these hazardous pursuits with the current excessive traffic volumes. The prospect of an additional 1000 vehicles including HGV's per day in the area is intolerable. The Parish Council cannot support a development of this scale unless Broadland and Highways undertake measures to reduce traffic volumes, speeding and HGVs through Felthorpe village.

Comments on amendments:

Felthorpe Parish Council reinforces its objection to the granting of full planning approval for a development of this size and type in the locality.

Felthorpe PC questions as to how Broadland DC can even consider granting FINAL planning approval based on little more than a rudimentary sketch and spurious proposals. Where are the detailed drawings? An "Illustrative" Master Plan is grossly inadequate for a development of this size and scope. The lack of any detail will allow the applicant to deviate significantly from the proposals.

The development of Haveringland Hall Country Park will see the destruction of over 200 mature trees, many of which are subject to TPO's and the annihilation of wildlife habitat.

Felthorpe Parish Council has and continues to invest significant time and money in reducing and calming the traffic that continues to use Felthorpe in lieu of the Broadland Northway. The traffic analysis submitted with the application, grossly understates the additional traffic levels, with no allowances made for staff and service vehicles. The site not accessible by public transport and has a single vehicular access entrance.

First and foremost in the consideration of any development should be the ability of local infrastructure to support it.

The applicant emphasizes self-containment, limiting the number of trips residents and holidaymakers are likely to make. The proposal list a number of facilities and activities that will achieve this. It is however, extremely unlikely that the two restaurants, bakery, butcher's shop, Haveringland Farmer's Market, tea rooms and hair salon (the location of which are not included in the 'Master Plan') are viable when they are unable to exist in the local communities. The option of opening these up to the public will only generate more traffic.

If such a development is self-contained, then it will have zero benefit to the local economy.

Felthorpe Parish Council will not support a development of this scale due to its damage to the environment and the increased traffic levels and pollution.

4.4 Haveringland Parish Meeting

Original application:

Objects. 42 page representation. Several areas of adverse impact are identified including: • Highway safety • Climate change • Poor design and layout • Impact on existing residents of the site • Ecological damage • Flood risk • Water supply and Sewage treatment • Damage to heritage assets and landscape. 6/8/20 Additional concerns and objections submitted relating to lack of information and inaccuracies in the Arboricultural Assessment and comments relating to responses by the Historic Landscape Team, Tree Officer and Drainage Board.

Comments on amendments:

See reference to Line in the Sand Group in the Other Representations section at paragraph 4.39.

4.5 Horsford Parish Council

Original application:

Objects. The transport statement is now immeasurably outdated. Since this Transport Statement was prepared and submitted with this application the existing situation has radically changed. Therefore object in line with Policy TS3. Also will be increased pollution.

Comments on amendments:

The development will lead to heavier levels of traffic as visitors arrive and leave at separate times on changeover days. No doubt most vehicles will use the B1149 which is already heavily used and has speeding problems. The level of traffic, which will be compounded by the regular use of Broadland Country Park will significantly impact upon the safety and functioning of the existing highway network. Without footpaths along Haveringland Road to the front access of Broadland Country Park, there will be increased danger to pedestrians on a 60mph road.

It should be pointed out that Sanders no longer operates a bus service in this area or in Horsford so there is no public transport to and from the site, which means an increased dependence on cars.

The increased traffic will create more congestion within Horsford and more pollution.

4.6 Reepham Town Parish Council

Original application:

No comments received.

Comments on amendments:

Objects strongly. This proposal will increase traffic through Reepham and on the narrow roads in the area, which would be inevitable given the lack of public transport. The development would be detrimental to a very important wildlife site in a rural area of Norfolk and would increase pollution, not least in the disposal of sewage.

4.7 Swannington, Alderford and Lt Witchingham Parish Council

Original application:

Objects. Increased pressure on Alderford and Upgate for country walks, detrimental to both SSSIs and wildlife, effect on Swannington Beck, pollution.

Comments on amendments:

None received.

4.8 Cllr P Bulman (Ward Member)

Original application:

I would wish to have this matter determined at a meeting of the Planning Committee at which my formal objections can be lodged. In brief, my reasons for objecting to the application are as follows:

Significant adverse impact on the natural environment
Insufficient infrastructure to cope with increased highways movements especially for emergency services and provision of adequate utilities to cope with increased dwellings.
Overbearing impact on existing dwellings and amenity.

Comments on amendments:

I am not persuaded that there is significant economic benefit to support this development. Once the building work is completed, the normal running will only require minimal additional staffing to operate. Such benefit as will be derived, will mainly go to the owners and not to locals. That is unless the users will be expected to contribute to the local economy, which would

contradict the proposal assurances, which it is claimed will be self-contained. It cannot be both!

It is very doubtful that the development will be self-contained in terms of user preferences. After all, why do people come to Norfolk if not to enjoy the benefits of the local coast and the Broads? This assurance by the developers is wishful thinking and the impact on the environment in terms of traffic, pollution and congestion is likely to be significant.

Access and egress to the site will be via a narrow single track road, which is already difficult, will be exacerbated by this greatly increased usage. What provision would there be for emergency vehicles for example?

The greatly increased usage of the site that this development would cause would have a dramatic and undesirable impact on pollution and the environment. The ecological impact for wildlife and vegetation would be adverse given that the mitigation proposals are virtually non-existent.

In conclusion, I am firmly of the view that the Council should oppose this proposed development.

4.9 Cllr L Starling

Original application:

No comments received.

Comments on amendments:

Objects. The development will have a detrimental effect on Horsford and Felthorpe.

Horsford and Felthorpe already has a substantial amount of traffic on a daily basis as main thoroughfares for commercial and Heavy Goods Vehicles that cause congestion and frustration to residents and commuters going through the villages. This has long been a concern in relation to increased likelihood of accidents especially to children when there is very little break in the traffic. The likely increase in traffic once Broadland Country Park is in use and heavily promoted I believe the construction of a holiday and Leisure park will cause an even further increase in the volume of vehicles travelling through Horsford and Felthorpe. The environmental and safety impacts detrimentally far out-weigh any benefit that this traffic could bring to our villages.

In addition to my objection I would like to challenge the assumed public transport that has been implied for holidaymakers to use. Knowing the current limited public transport services available to surrounding villages I would ask that the proposal shows a bus timetable suitable to and from the area throughout the day and evening, 7 days a week.

4.10 Cllr K Lawrence

Original application:

Objects. Removal of significant number of trees, effect on TPO, impact on local economy, lack of information, inappropriate size for a rural setting, outside development zone and not identified in Development Plan, wrong location, ecology surveys not accurate, impact on biodiversity.

Comments on amendments:

Object on the grounds that the development has a significant material impact on bat populations, the County Wildlife Site and Middle Clump woodland which should be treated as being in the same ecological grouping as The Great Wood.

Concerned that the proposal could lead to an influx of between 394 and 480 people in the summer. Individually and alongside the existing units, this could create considerable congestion on the single pass roads and material impact on water and sewage systems.

The density of units is too high.

4.11 Cllr D Thomas

Original application:

Objects. The development isn't within keeping and could potentially have a detrimental impact on the surrounding parishes including the two I represent. There's misleading information on the buses which I am sure aren't accurate as some of the Sanders routes aren't running any longer. The roads leading to the site are mostly single track and aren't suited to this style of development.

Comments on amendments:

None received.

4.12 Anglian Water

Original application:

There are no Anglian Water foul sewers that are close to the site. If the developer is not connecting, then we do not wish to make any comments.

Comments on amendments:

None received.

4.13 CPRE Norfolk

Original application:

Objects. Significant harmful impact on this designated 'countryside' area, any potential economic benefits are not as large as suggested in the application documentation, while the potential harms are greater than those evaluated, concerns about the detrimental effects on various designated areas, substantial increase in the number of car journeys on the local road network, which would have serious implications for safety.

Comments on amendments:

Maintain objection. Although impacts would be less harmful than original application, the proposals will still have a significant harmful impact on this designated countryside area. The potential economic benefits are not as large as suggested in the documentation with the potential harms greater than those evaluated. Have concerns about the detrimental effects on various designated sites, the negative impacts of a substantial increase in car journeys and the dependency of visitors on their cars. Not convinced that the site is self-contained.

4.14 Norfolk Wildlife Trust

Original application:

Object to this proposal due to the permanent loss of the majority of Haveringland Hall CWS, the loss of ancient woodland, the loss of habitat and deterioration of remaining habitats for a wide range of protected species and the indirect impacts on wildlife sites nearby, including a NWT nature reserve. The ecology report submitted with the application appears to contain significant gaps, with no meaningful mitigation or compensation measures, in particular in regard to its responsibilities under the Habitats Regulations. The proposal is also contrary to both national and local planning policy.

Comments on amendments:

To be reported.

4.15 Forestry Commission

Original application:

As a Non-Ministerial Government Department, we provide no opinion supporting or objecting to an application. Rather we are including information on the potential impact that the proposed development would have on the ancient woodland. It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, unless "there are wholly exceptional reasons and a suitable

compensation strategy exists” (National Planning Policy Framework (NPPF) paragraph 175). It is noted that the Ecological Appraisal for Haveringland Hall (1st June 2020), page 86 point 5.1.10 states that ‘The proposal would result in the loss of ancient woodland and development within 15 metres of it’. Ancient woodlands are irreplaceable. They have great value because they have a long history of woodland cover, with many features remaining undisturbed.

Comments on amendments:

We previously gave guidance with regard to the protection of the adjacent ancient woodland named Great Wood. The removal of proposed chalets from the buffer zone to Great Wood is welcomed by the Commission. However, it is noted that the revised plan locates new chalets in the woodland named Middle Clump and in woodland north of the site (at grid reference TG 1533 2156) and woodland to the south (at grid reference TG 1557 2111). The Commission promotes the Government policy of expanding woodland and forest cover in England. It is therefore recommended that, if the Planning Application is approved, new woodland is created to compensate for the loss due to development. If woodland creation cannot be undertaken on the same landholding it might be undertaken elsewhere by sponsoring planting as detailed in the Woodland Carbon Code.

4.16 Norfolk Fire Service

Requires the provision of a fire hydrant.

4.17 NCC Ecologist

Original application:

It is recommended that the application is refused on the following grounds:

- Loss to ancient woodland and CWS
- Potential for likely significant effects on Natura 2000 sites
- Insufficient survey information
- Failure to follow mitigation hierarchy, and
- No mitigation, compensation or enhancement strategies provided.

Comments on amendments:

To be reported

4.18 NCC Minerals and Waste

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

4.19 NCC Highway Authority

Original application:

Recommends the proposal to be refused for the following reasons:-

1. The rural roads serving the site are considered to be inadequate to serve the development proposed, by reason of their poor alignment, restricted width, lack of passing provision and restricted visibility at adjacent road junctions. The proposal, if permitted, would be likely to give rise to conditions detrimental to highway safety. Contrary to Development Plan Policies

2. The proposal is remote from local service centre provision with, for the scale of the proposal, the location itself not offering sufficient tourist/holiday attraction or facilities. This then conflicting with the aims of sustainable development, the need to minimise travel, and the ability to encourage walking, cycling, use of public transport and reduce the reliance on the private car as represented in national and local policy. Contrary to the National Planning Policy Framework and Policy 5 of Norfolk's 3rd Local Transport Plan, entitled Connecting Norfolk.

Comments on amendments:

I note the proposed scale of development has been reduced, some on-site facilities are to be provided and that a further transport statement has been submitted.

The provision of some everyday service facilities does to some degree reduce my reasons for objection on transport sustainability and accessibility grounds (SHCR 33), however I would still maintain that this is not a location where visitors will wish to remain on site continually throughout their use of the holiday accommodation and therefore without other supporting local facilities or attractions I feel this reason for objection is still valid.

The additional grounds for objection SHCR 07 remains despite the proposed reduced scale of development and the introduction of on-site facilities as inevitably the occupiers of the proposed holiday accommodation will need to travel to and from the site and therefore introduce further traffic movements onto a rural road network.

4.20 NCC Historic Environment Service

Original application:

My two chief concerns with this application are related to potential impacts on surviving buildings and structures related to the WWII and later airfield and the records of human remains being discovered within the application area in 1944 and 1953. In this case the programme of archaeological mitigatory work will commence with informative trial trenching to determine the scope and extent of any further mitigatory work that may be required (e.g. an archaeological excavation or monitoring of groundworks during construction).

Taking these two factors into account if planning permission is granted, we therefore ask that it be subject to a programme of archaeological work in accordance with National Planning Policy Framework 2019 paragraphs 199 and 189.

Comments on amendments:

Comments submitted prior to the submission of the amended and additional documents indicating that a planning condition to secure a programme of archaeological mitigatory work with informative trial trenching to determine the extent of any further mitigatory work may be required. However, comments are awaited on the latest information.

4.21 NCC Lead Local Flood Authority (LLFA)

Original application:

Object in the absence of an acceptable Flood Risk Assessment (FRA) / Drainage Strategy / supporting information relating to:

- Local flood risk to the development
- Not complying with NPPF, PPG or local policies
- Supporting information and calculations within the submitted FRA and Drainage Strategy
- Not submitting an appropriate drainage strategy for a FULL application

Comments on amendments:

To be reported.

4.23 NCC Public Rights of Way

Original application:

No objections on Public Rights of Way grounds as although Cawston Footpath 10 is in the vicinity, it does not appear to be affected by the proposals.

Comments on amendments:

As above.

4.24 BDC Business Support

If the outstanding issues can be resolved, from a purely economic development viewpoint, the proposal would potentially provide opportunities for up to 50 new full-time jobs, something that I would, obviously, support. The influx of visitors to the site would also mean that there would be an increase in

off-site spend at local attractions, shops, pubs, restaurants etc. There is, also, no similar facility in the near vicinity of the application site.

4.25 BDC Conservation & Tree Officer

Original application:

As the proposals are shown on the master plan, I would have to make a strong objection to them and ask that the development is reconsidered and scaled down significantly to reflect the constraints the protected trees and habitat designations present.

The site has significant tree constraints due to the majority of the trees being protected by Tree Preservation Order 2017 No.2 Modified (1260), which consists of 124 individual trees, 25 groups and 9 areas of woodland. Additional constraints to development are the Ancient Woodland known locally as 'The Great Wood' which is located to the east of the site, and the lake and surrounding Wet Woodland, which is also a designated County Wildlife Site (CWS No.1359). The protection afforded to Ancient Woodland and Veteran Trees has been further strengthened in the NPPF as described within paragraph 175c.

I suggested a Woodland Management Plan and accompanying felling licence application should be submitted to the Forestry Commission, to start the process of instigating the sound silvicultural management of the protected woodland areas, and that once this was underway, it would help identify any areas within the woodland which could accommodate additional holiday units. This doesn't appear to have been implemented and the plans provided show that large numbers of protected trees are to be removed, just to accommodate the development and not based on any silvicultural merit. A full Arboricultural Impact Assessment (AIA) will be required, to allow a comprehensive consideration of any revised layouts and I will have to undertake another site visit before I can comment further. I would also ask that the extent of the area under the ownership of the applicants is confirmed.

Comments on amendments:

Maintain objection. I still have major concerns that the siting of buildings and associated access and services within the protected woodland will result in an unacceptable loss of trees and remain unconvinced that the construction could be undertaken without causing irreversible damage to the Root Protection Areas of the retained trees, which would result in further tree loss in the future.

The change of land use could also have a negative impact on the health of the trees due to the increase in footfall within the woodland and the compaction which would result, if the dwellings are in constant use by visitors who wish to use the woodland as an area for recreation.

Also the use of trenchless installation techniques which has been mentioned, have limits to their application and increase the viability and costs of installation, which is often prohibitive to using these methods.

The application of these methods is not without its own constraints and still requires open excavation, to dig the access pits to allow the subterranean excavation equipment to be deployed, which can again result in unacceptable root damage.

The management of the woodland has been mentioned within the AIA and is due to the lack of recent thinning being undertaken. The Council would support the commencement of silvicultural operations which were part of an agreed Woodland Management Plan, and I attended a meeting at the site to discuss this with the applicants appointed Arboricultural Consultants RPS and the Forestry Commissions Woodland Officer.

At that meeting I made my feelings known that the thinning of the woodland should be based on enhancing the quality and health of the woodland and not to facilitate a change of land use or to create clearings for development, and I strongly maintain that opinion.

Due to the site's location directly adjacent to a designated Ancient Woodland Site (AWS) and being partly within a County Wildlife Site (CWS), its use and any proposed changes which would add pressure to these important habitats and must be carefully considered to ensure that harm is avoided, in my opinion the increase in numbers of visitors and footfall which would occur if this application was approved, would undoubtedly have a negative impact, due to the increased disturbance to the fauna of the site.

It is also essential that the 'buffering' to the AWS is ensured and that the distance to the adjacent protected woodland is sufficient to ensure no harm is caused to this irreplaceable habitat.

4.26 BDC Environmental Management

Original application:

I would like to suggest that a condition is added to require an assessment of the ground conditions of the site to ensure suitability before the commencement of the development works. This is because the historic maps show that part of the application area was within the World War 2 airfield and the applicant should ensure that the development is not likely to be detrimentally impacted by the past use.

If this was an application for a residential development of this size we would expect an air quality assessment to be submitted. I am concerned that the transport assessment does not specify how the vehicles will be getting to the site for example either from the north or south of the site. Also there is a single route to the site which passes 2 'gate houses' which are close to the

junction with the public highway. There is going to be an increase in traffic, including delivery vehicles which may have an impact on air quality both on the site itself, at the junction and potentially elsewhere and I feel that this needs to be considered as part of the application process.

Comments on amendments:

None received.

4.27 BDC Environmental Contracts

Original application:

This looks to be a commercial development and as such a commercial waste and recycling service would need to be provided here. We would advise that they do think about the waste generated on site at this early stage to ensure they have sufficient waste arrangements in place to meet their obligations under the Environmental Protection Act 1990. They should also take into account the fact a large HGV would need to access the site for the purposes of collecting waste and should design accordingly for this to minimise risks posed to site users.

4.28 BDC Housing Standards Senior Manager

Original application:

Water Supply: The supply for the current site is via a private supply including a bore extraction and treatment works, sampled twice a year by Environmental Protection Officers at Broadland to monitor quality. There have been various issues with the current water supply and pressure over the past few years, this seems to have recently been rectified due to the installation of some new pumps. However, there are concerns regarding the pressure and extraction rate to supply water to all the new proposed units and whether current usage meets the requirements of the Environment Agency extraction licence. Anglian water details that the average personal use is 120 ltrs a day. A full capacity analysis of the water supply should be detailed prior to any approval and agreement that the extraction rate to meet any new demand is approved by the Environment Agency.

Sewerage: All sewage effluent from site units flow into two holding tanks at the rear of the Lakeside site, the effluent is then pumped to a processing plant located in the adjacent woods some distance from the site. The pumps in the holding tank often fail and cause effluent to discharge into the garden of an adjacent property. Any increase in the number of units will require a capacity analysis of these holding units and pumps. The processing plant is an aeration system that discharges to an unknown location in the surrounding woods. Any proposed development will require a full capacity analysis of the current system and demonstration that the system or any proposed system can treat the increase in demand with a discharge quality approved by the

Environment Agency. Any such process should demonstrate discharge to a proper outlet, again, approved by the Environment Agency.

Spacing: This authority has been involved in enforcement action for some time regarding the spacing of holiday units. Any development should meet requirements of associated licence attached to the new development including spacing requirement.

4.29 BDC Senior Heritage & Design Officer

Original application:

Although the proposals are extensive and will have landscape impact, the heritage impact on what was the wider landscaped grounds which provided the setting for the hall and stables have already been much altered with regard to heritage impact. I consider it may however be beneficial to also consult the HES if not done so already.

Comments on amendments:

The proposals will restore Grade II listed Coach House back to being more like its original character with more open internal spaces and use of the courtyard, and the restaurant will be a more beneficial use from the point of view of its long term sustainable use as well as making the building more accessible to the public in terms of appreciating the significance of the heritage asset. In general, the removal of later fabric associated with the conversion to residential is welcomed, and the use as a café and courtyard area works well in terms of being compatible with the stable use – as is evident at the larger Houghton Hall, Holkham and Blickling estates. However, the application requires a separate detailed building consent application clearly itemising the alterations and also change of use, as it would not be ideal to grant permission and then subsequent consents being required.

With regard to the remains of the airbase, there are now only remnants remaining and they are in various states of decay. The heritage statement states that the proposals will not directly affect any heritage assets, however it would be useful as part of the application to get an inventory with map and photos of all the WWII remaining buildings and structures on the site. Also there is potential for buried remains so it would be beneficial for the viewpoint of the HES on what they consider may be necessary in terms of any archaeological evaluation and recording.

With regard to the setting of the church, as previously noted there is some distance between the assets and the significance of the church is still most appreciated in close quarters. It will remain in a relatively isolated and undeveloped rural setting, only a small part of which is affected by these proposals, and the holiday accommodation will be set amongst landscaping and trees so will not be prominent and very visible in the landscape but may be glimpsed in views. Holiday cottages on the north side of the lake will be screened by planted vegetation on the south side but this will take time to be

established so they will be more visible in the short term. The parcel of development to the south of the pond closest to the church was historically open land, with landscaping and huts evident in the war years. It is also noted that the church was historically set within woodland through which it would have been glimpsed. Therefore the effect of the development on the setting of the church is less than substantial and at the low end as from the point of view that the church is visible and its significance is appreciated from many other viewpoints within its rural setting.

4.30 Tree Warden

Objects. I am a Tree Warden within the Broadland District and am shocked at the proposed loss of a County Wildlife Site - there are all too few now. The continual fragmentation of habitats is frightening - where will it all end? There will be no net gain for biodiversity and I trust the application will be refused

4.31 Tree Warden 2

Objects. Not only will it damage an important ecological site but the pressure that will result from increased human activity, were it to be allowed, would further degrade this important environment. Only too often any so called mitigating factors are tokens and in no way compensate for the loss of our ever shrinking natural world.

4.32 Environment Agency

Original application:

Objects. We have reviewed the application as submitted and are raising a holding objection on Flood Risk grounds. Further information can be found within the flood risk section below. Further clarification of foul drainage will also be required.

Also raising a further holding objection in relation to the rainwater harvesting proposals. We are including advisory comments on abstraction licensing and sewage discharge consents

Comments on amendments:

To be reported.

4.33 Natural England

Original application:

As submitted, the application could have potential significant effects on the following designated sites

- Alderford Common Site of Special Scientific Interest (SSSI)
- Buxton Heath SSSI
- Norfolk Valley Fens Special Area of Conservation (SAC)
- Swannington Ugate Common SSSI
- River Wensum SSSI

- River Wensum SAC

Natural England requires further information in order to determine the significance of these impacts and the scope for mitigation. The following information is required:

- a Habitats Regulations Assessment of the impact of the development, alone or in combination, on European designated sites
- assessment of the impact of the development on the hydrology, water dependency and water quality at Alderford Common SSSI, Swannington Upgate Common SSSI and River Wensum SSSI / SAC

Without this information, Natural England may need to object to the proposal.

Comments on amendments:

Impact on Internationally Designated sites

The appropriate assessment in the Report to inform a Habitats Regulations Assessment (RPS Group, May 2021) concludes that the proposal will not result in adverse effects on the integrity of any of the Norfolk Valley Fens Special Area of Conservation (SAC) or the River Wensum SAC. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given.

Natural England notes that the Habitats Regulations Assessment (HRA) has not been produced by your authority, but by the applicant. As competent authority, it is your responsibility to produce the HRA and be accountable for its conclusions. We provide the advice enclosed on the assumption that your authority intends to adopt this HRA to fulfil your duty as competent authority.

Impact on Nationally Designated sites

Natural England agree with the conclusions of the SSSI Impact Assessment (RPS Group, May 2021) that the proposal will have no construction or operational impacts on Alderford Common Site of Special Scientific Interest (SSSI), River Wensum SSSI or Swannington Upgate Common SSSI subject to the migration measures listed on page 14 of this document. We recommend that these measures are appropriately secured in any planning permission given. However we note that the proposed wetland feature which will be part of the onsite sewage treatment plant is located within Great Wood Ancient Woodland. No details of how this will impact the ancient woodland have been submitted and therefore must be provided.

Impact on bats

In our previous advice for this planning application (our reference 318827, dated 25 June 2020) we advised that we consider this application has the potential to adversely affect populations of bats, which are a notified feature of Alderford Common SSSI. The Ecological Appraisal (RPS Group, June 2020)

states that the application has the potential to significantly reduce the habitat value of the site for bats (para 4.4.24). Whilst this document makes a number of recommendations, there is currently insufficient information provided to determine that there will be no adverse impact on bats. No new information has been provided with this consultation and therefore is still required.

4.34 RSPB

Original application:

Of particular concern would be any impacts on water supply and sewage particularly the abstraction of groundwater and the proximity of the proposal to designated sites; Buxton Heath, the Ant Broads and Marshes SSSI, the River Wensum. RSPB would be equally concerned regarding damage to and loss of CWS and any protected woodland and impact on landscape character.

Comments on amendments:

1. The RSPB finds it unacceptable that trees afforded protection by TPO's will be 'unfortunately lost' as part of the proposals. No comment seems to have been made regarding the importance of trees as a means of capturing carbon, and therefore the importance to retain all mature trees. We are in the throes of a nature and climate emergency and need to do all that we can to mitigate for climate change.
2. The mitigation measures proposed for trees lost doesn't take account of the fact to replace like-for-like will take decades.
3. Equally loss of a proportion of the Country Wildlife Site is unacceptable. The site has been designated as such because it provides a home for important species. Whether those species form part of the Wensum or Norfolk Valley Fens SAC's is immaterial, habitat and species will still be lost, and the ecosystem services provided by these sites will be lost.
4. The schematic diagram showing the development indicates Haveringland Lake will be enhanced for biodiversity. The RSPB doubts this assertion as the hydrological information states surface water run off from the site and treated foul water from the proposed wetland will run into this lake. Pollutants (fuels and oils) and an increased nutrient load (phosphate enrichment) will slowly reduce the natural functioning of this waterbody and will reduce its value for biodiversity.
5. Further to the comments made above in point 1, the location for the proposed wetland is currently under almost continuous tree cover, thereby further adding to tree loss.
6. There seemed to be no reference to Biodiversity Net Gain and how this would be applied to the site. Most of the proposed actions seemed to focus on mitigation for loss without mentioning gain. The RSPB would welcome clarity on how BNG would be implemented.
7. The RSPB disagrees with the conclusion that there would be no additional disturbance resulting from residents or tourists accessing nearby protected sites for recreation. Buxton Heath as stated lies less than 1km from Haveringland Hall. It is home to Schedule 1 breeding birds such as nightjar

and woodlark which are known to be susceptible to disturbance. Adding to the footfall from humans and humans with dogs will negatively impact these species.

4.35 Water Management Alliance

Original application:

The site is partly within the Internal Drainage District (IDD) of the Norfolk Rivers Internal Drainage Board (IDB) and therefore the Board's Byelaws apply. This is in relation to discharge surface water to a watercourse, to discharge foul water to a watercourse within the IDD, consent is required to relax Byelaw 10 (no works within 9 metres of the edge of drainage or flood risk management infrastructure).

We would recommend that the proposed strategy is supported by ground investigation to determine the infiltration potential of the site and the depth to groundwater.

Whilst the consenting process as set out under the Land Drainage Act 1991 and the aforementioned Byelaws are separate from planning, the ability to implement a planning permission may be dependent on the granting of these consents. As such I strongly recommend that the required consent is sought prior to determination of the planning application.

Comments on amendments:

The discharge of surface water to the lake will still require land drainage consent in line with the Internal Drainage Board's byelaws.

Any localised infiltration will need to be supported by appropriate testing to prove it is viable in the proposed locations.

Consent is required for works within 9m of a watercourse i.e. the provision of a footpath over the watercourse to the north of the lake.

The ability to implement a planning permission may be dependent on consents required under the Land Drainage Act 1991. Strongly recommend that the required consent is sought prior to the determination of this planning application.

4.36 Woodland Trust

Original application:

Objects on the grounds of the direct loss of Ancient Woodland within The Great Wood. There is no wholly exceptional reason for development in this location and the application is contrary to paragraphs 170 and 175 of the NPPF.

Also concerned at impacts potentially arising from the proximity of the development to the Ancient Woodland including from invasive plant species, works to the woodland canopy and changes to hydrological conditions. The management of the woodland should not compensate for the loss of ancient woodland. There should be a buffer zone of at least 30m to the lodges within close proximity to the Ancient Woodland boundary.

Comments on amendments:

The Trust notes that the application proposals have been revised since our objection. We acknowledge that the proposals no longer result in the direct loss of Great Wood, and that an arboricultural impact assessment has now been submitted to accompany this application. However, we consider that the remainder of the points raised within our objection are still relevant, and we hope that you can take them into consideration as part of any decision.

Other representations

4.37 3 letters of support received and summarised as follows:

- Huge investment is required to bring it up to 5* standard
- John Broome has a proven track record
- It will tidy up many areas in the park
- It will support the local tourist industry
- It's an eco-friendly 'staycation' development

Original plans for 280 holiday units:

167 objections received and summarised as follows:

- The submitted plans are inaccurate and information lacking
- For financial gain only, breaches the Mobile Home Act
- Out of scale with the existing
- This is not what we signed up for when we moved here, a peaceful retreat not a holiday camp, no pets
- It should only be for retired people (over 55)
- Were promised it would never be more than 100 units
- Has been an issue with permanent residential use, this will make it worse
- Will effect residents mental health
- Will be a change in emphasis & lack of respect for residents
- It is in the countryside in the DPD, contrary to policy
- Will change the character of the village
- Owner does not own any access to the site
- Increase in traffic and congestion local to the site and also in: Horsford, Felthorpe,
- Surrounding roads are too narrow for this amount of traffic

- Site is on a bore hole which fails regularly
- Sewerage system cannot cope now, Lakeside residents often flooded with raw sewerage
- Problem with flooding
- Impact on ecology, loss of green site and impact on wildlife
- Loss of so many trees, impact on the TPO and CO2 emissions
- Impact on ancient woodland
- Impact on designated sites
- Impact on views of the nearby Listed Church
- Disturbance to existing park residents, local residents
- Disturbance to local residents
- Will be a security problem
- It is too close to the existing lodges, will be overlooked
- General noise pollution, light pollution
- Impact on landscape and views
- No good public transport links
- Say the aim to keep people on site, this means the local economy doesn't benefit
- Lack of on-site facilities, will be too busy – swimming pool, fishing, broadband
- Will put a strain on local doctors, hospital
- The Winchestonians Shoot Syndicate shoot on adjacent land, this increase will not be safe and may interfere with the shoot

4.38 Amended plans for 101 holiday units as at 28 June 2021.

Note: A number of other representations have been received since then and are awaiting registration and uploading. These will be reported to Members in the supplementary schedule/update sheet:

Two letters/emails of support received:-

- It is good for the park to have the injection of money necessary to maintain the lakes, paths and woodland. Jobs in the area will be created with opportunities for young people and visitors to the park will bring revenue into the area;
- Let's bring more facilities to the area for people to enjoy

Comments received from two addresses not objecting to plans:-

- The development is needed to bring the park up to a family friendly environment;
- Do not object apart from views being blocked by owners of the units on Lakeview as a result of the new units, recreational areas should be a reasonable distance from residential properties and residential areas should be gated with no through road.

As at 28 June, 132 had objections received along with a letter signed by 9 property owners raising the following matters summarised below:-

- Amendments make no difference to previously raised concern;
- The plans are poorly thought out;
- There are inconsistencies in the submitted information and these are inadequate to justify the indefensible;
- There is no justification for the development;
- The list of site amenities will not be viable if restricted to site users only. It is likely that visitors/the general public will need to visit the site to contribute to this;
- The development is unsustainable in economic, social and environmental terms;
- The site is unable to withstand the impact of the development in terms of the numbers of people and traffic movements unless it results in huge investment in transport infrastructure which in turn would create significant environmental harm;
- The proposed improvements to existing facilities and infrastructure will also cause harm to wildlife habitats and various species of flora and fauna;
- Destruction of natural woodlands, trees and wildlife habitat around the park and beyond;
- Impacts on County Wildlife site, Ancient Woodland and trees that are the subject of Tree Preservation Orders;
- It is impossible for this development not to have a large and serious impact on many sensitive species and we do not believe that any of the proposed measures can avoid a reduction in species given the huge extent to which this park may be developed if allowed;
- The setting of the listed buildings at The Coach House and nearby parish church will be affected as will the WWII archaeology around the site;
- Mixing of residents (many of whom are in retirement or semi-retirement) and holidaymakers will never work in terms of noise, disruption and other conflicts e.g. use of open spaces;
- Fear of crime;
- Holiday units are too close to existing residential units;
- There will be overlooking from tree houses and two storey units of existing units
- The new development will impact on the privacy and noise levels experienced by residents;
- Concerned that the park will become a building site for the rest of our lives;
- Haveringland Road is ill prepared to accommodate the development;
- The access into the site from Haveringland Road is totally unsuitable for large vehicles and does not allow two vehicles to pass;
- The applicant owns no access to and from the site from any adopted road;
- More traffic would put more people's lives in danger;
- Holidaymakers will want to explore the local area and will not stay on site;
- There is hardly any public transport that serves the area;

- There is limited parking for visitors;
- Roads within the site are not suitable to accommodate the development during the construction and operational phases nor for larger vehicles;
- Concerned at traffic impact beyond the site (including in neighbouring villages) in terms of volume, safety and noise;
- Also concerned at the cumulative traffic impact in the area arising from this proposal and other proposals e.g. Broadland Country Park, the former Spread Warehouse;
- Given the increase in traffic and footfall, concerned about pollution to the environment and health and safety;
- The road going through the cul-de-sac to reach the new builds is completely unnecessary;
- Concerns over water supply, which comes from underground and not the mains;
- Concerned about the reliability of the electricity supply serving the site;
- The sewage system in the area leaves much to be desired and recent efforts to resolve this have amounted to an abandoned project due to the water table being too high making it impossible to install a new holding tank;
- The value of some units will decrease as a result of this proposal;
- We moved here for retirement living, not to live on a holiday park;
- Concerned at the prospect of units being mis-sold;
- This is not a Butlins holiday camp and should not be turned into one.

4.39 Line in the Sand Group (representing local residents, representatives of Park Residents Associations, Felthorpe Parish Council, Horsford Parish Council and Haveringland Parish Meeting) submitted comments on the amended plans and documents:

A detailed 72 page report was submitted by the Line in the Sand Group. It concluded that there is an overriding case for refusal of the application on the following grounds:

1. It is an incomplete and inadequate submission.
2. This kind of development in this location is not appropriate and outside defined development areas.
3. It is not sustainable economically (uses out of date information, there is no assessment of the economic benefits based on the reduced amount of units, no business case has been submitted that demonstrates the viability of the plans, question the viability of the suggested facilities), socially (existing residents, many of whom are retired will be swamped by holidaymakers) or environmentally (transport and location of site, condition of highway network, road safety, environmental impacts, ecological impacts).
4. The negative impacts of the plans far outweigh any positive features.

5. Any approval – even with conditions – cannot guarantee that what is promised will be delivered.

6. The plans will lead to an exacerbation of problems with unauthorised residential use of holiday units and ongoing servicing and management of the site.

7. If approved there is strong evidence to say the decision would be ‘perverse’ and could be challenged in the Courts.

5 Assessment

Key Considerations

- 5.1 Principle of development
 - Layout and appearance of development
 - Impact on the character of the area
 - Residential amenity
 - Heritage
 - Trees
 - Ecology
 - Highway safety and transport sustainability
 - Drainage and flood risk
 - Foul drainage
 - Water supply
 - Economic benefits

Principle of development

- 5.2 Policy GC2 of the DM DPD explains that new development will be accommodated within the settlement limits but outside of these limits, development that does not result in any significant adverse impact will be permitted where it accords with a specific allocation and/or policy of the development plan. Policy 17 of the JCS is generally in favour of medium and small-scale commercial enterprises where a rural location can be justified including limited leisure and tourism facilities to maintain and enhance the rural economy. In having regard to these policies and when considering the principle of development, Policy E3 (tourist accommodation) of the DM DPD is relevant. It states that new tourist accommodation will be permitted outside settlement limits where it has been adequately demonstrated that a site specific demand for the accommodation exists and that the enterprise will be financially viable.
- 5.3 The Planning and Design and Access Statement that was submitted in support of the application in its original form explains that the intention is to

provide a distinctive 5-star holiday and leisure resort in Norfolk that will increase the profile of Haveringland Hall and Norfolk as a whole, drawing visitors in from a wide catchment. Amongst the objectives of this project is to meet a need for additional accommodation in this part of Norfolk and to increase the range of holiday types available.

- 5.4 A picture is painted of a growing and buoyant domestic holiday market nationally and that within Norfolk, tourism is a significant contributor to the county's economy. Within the east of England, self-catering holiday parks are particularly popular amongst families who would like direct access to the countryside and the British Holiday & Homes Parks Association has found through its own research that the holiday parks sector could achieve an even higher market share if were able to fulfil demand at all times.
- 5.5 The Planning and Design and Access Statement explains further that based on holiday accommodation statistics that are available from Visit England, for the East of England region, occupancy rates are high. Visit England's Occupancy Survey for August 2018 (peak season) indicates that room occupancy rates were at 81% for the East of England.
- 5.6 The applicants' own research on the supply of holiday caravan parks and holiday parks has found that the majority of caravan and holiday parks are concentrated along the Norwich coastline with only a few located further inland. Apart from the holiday units already available with the existing Haveringland Hall Caravan Park, the applicants understand that there are no other such parks located within a 10 mile radius of the site.
- 5.7 The applicants consider that it is evident from the information gathered that there is a continuing need for this type of accommodation and that from their own anecdotal evidence and discussions with holiday park operators in the wider region that many of the existing holiday and caravan parks are either at or close to full capacity during peak season. There is currently limited capacity and a trend for greater demand and on the basis of the occupancy figures collated, the applicants consider that it is evident that demand for accommodation locally seems to mirror that experienced elsewhere in Norfolk and as such additional accommodation can be justified in this instance to meet the ongoing demand.
- 5.8 While noting the commentary provided on the national and local holiday market, turning back to Policy E3, it states that that new tourist accommodation will be permitted outside settlement limits where it has been adequately demonstrate that a site specific demand for the accommodation exists and that the enterprise will be financially viable. No information has been provided on occupancy rates of the holiday accommodation at Haveringland Hall for any period of time although it is noted that average unit occupancy is predicted at 44% for the proposed holiday accommodation. This does not suggest that there is a pressing demand for additional accommodation of the type and amount being proposed in this location. No information has been provided to demonstrate that what is being proposed is

financially viable. It appears that a substantial amount of work is associated with this proposal, not only with providing the holiday units themselves but also in the infrastructure/utilities associated with the application (e.g. roads, paths, energy supplies, laying water supplies, foul and surface water drainage and internet provision), the conversion of The Coach House, tree works, the provision of landscaping, recreational areas and mitigatory works. In the absence of this information, the application cannot be said to have met the requirements of Policy E3 as it has not been adequately demonstrated that there is a site specific need for the accommodation nor that the enterprise will be financially viable.

Layout and appearance of development

- 5.9 As section 1 of this report explains, this application proposes 101 units of holiday accommodation in the form of two storey lodges, single storey lodges, tree houses and tipis. The Coach House is proposed for conversion into restaurant/café/leisure use and areas of outdoor play and recreation area also being proposed across the site.
- 5.10 The two storey lodges will be positioned towards the northwest and northeast sectors of the site. The tree houses will be located in the eastern section of the site in the area to the north the Lakeside residential area and towards the southwest corner. The single storey cabins and tipis will be spread across the site. Illustrative images have been provided of what each units could look like. The final appearance of the units can be controlled through a suitably worded planning condition but based on the images provided and relative to the existing units at the park, I do not consider that the proposed units will be out of kilter with what is already in place. Accordingly, the application complies with Policy 2 of the JCS and Policy GC4(i) of the JCS.
- 5.11 However, what is uncertain is some of the detail associated with the units. Levels across the site vary for example and it is not clear what works will be required throughout the site to provide accessible plots or where hot tubs will be positioned. The submission of such details could be secured via an appropriately worded planning condition. There is also uncertainty around the provision of the accommodation around the pond and Haveringland Lake. The masterplan suggests that some of the accommodation will overhang these waterbodies and the lay of the land is such that either regrading of the land, piling into the banks or waterbodies or similar type work will be necessary to ensure that the accommodation can be provided in those locations. There is also a narrow road that passes between the pond and Haveringland Lake that does not appear to be of sufficient width to accommodate large vehicles and it is not known whether this is intended for widening and if so, what the potential consequences of this might be. I would be reluctant to rely on a planning condition to secure the submission of these details. Instead, this should be considered as part of the application prior to its determination. In the absence of this information, I am not in a position to fully consider the units around the pond and Haveringland Lake will result in an acceptable form of development nor the potential impacts on the adjacent

County Wildlife Site. Consequently, I cannot say that the application complies with Policies 1 (insofar as it relates to environmental assets) and 2 of the JCS nor Policies GC4 and EN1 of the DM DPD.

Impact on the character of the area

- 5.12 The application site falls within the Cawston Tributary Farmland (D1) as defined by the Council's Landscape Character Assessment SPD. Amongst the landscape sensitivities identified are: mosaic of parkland, arable fields and woodland, providing a diverse and interesting landscaping character; mature landscape structure including substantial blocks of woodland, copses of mature trees and intact hedgerows providing a robust visual mosaic; and, characteristic views across the farmland to landmark, often isolated churches.
- 5.13 The site is accessed via a long driveway off Haveringland Road that is some 400m in length. Views are largely screened by existing woodland and tree belts that are located within and adjacent to it. There is some intervisibility between the church of St. Peter and the southwest corner of the site. This part of the site is proposed to accommodate a play area and a group of holiday units. The holiday units will be screened by retained trees while an opportunity exists to secure boundary planting next to the play area. Despite the number of trees proposed to be removed, which is considered later, when taking account of the trees to be retained and the screening that these will continue to provide from longer views, I consider that the landscape character of the area will be preserved. The application complies with Policy 1 of the JCS insofar as it relates to landscape and Policy EN2 of the DM DPD.

Residential amenity

- 5.14 The application will introduce a significant number of units to the site as a whole and existing residents have expressed concern over potential conflict between permanent residents and holidaymakers, noise and disturbance, increased traffic around the site and a fear of crime.
- 5.15 It is entirely possible that some visitors may wish to unwind when visiting the site but this does not automatically mean that they cause harm to residents or be a nuisance. It is therefore unclear to me how I could substantiate a refusal on these grounds. Similarly, while I appreciate that some residents, particularly those who may be elderly, may be fearful of the proposal resulting in increased crime, there is no evidence before to indicate that crime levels will increase should the development be built out. There will be an increase in traffic movement around the site but I consider that for the most part, due to the limitations of the road network within the site, speeds and consequently disturbance will be at a relatively low level. However, an item of concern is the locating of a teenage adventure play area adjacent to existing residential units in the southeast corner of the site. It seems inappropriate to place a play area in the location that could be used regularly throughout the day at times of the week or year when teenage children are visiting the park and it seems to me that the noise and disturbance that will

arise from the use of this area will have an adverse impact on the amenity of those properties. In that regard, the application is contrary to Policy GC4(iv) of the DM DPD.

Heritage

- 5.16 There are three items of heritage interest arising from this application: the impact on the setting and significance of the Grade II listed Coach House within the site, the archaeological interest of WWII buildings and structures within the site and the impact on the Grade II* listed Church of St. Peter approximately 180m to the south of the nearest part of the application site.
- 5.17 The Coach House is intended to be used to provide leisure/activity space, a restaurant (across two floors), grocery shop, takeaway food and as a flexible café/retail space. As part of this, internal walls are to be removed and a window facing the internal courtyard replaced by bi-fold doors. The Senior Heritage and Design Officer has commented that the proposals will restore The Coach House back to being more like its original character with more open internal spaces and use of the courtyard. The restaurant will be a more beneficial use from the point of view of it having a potentially more long-term, sustainable use with it being open to the public who may be able to appreciate its significance. Although detail is missing from the planning application regarding the necessity for and position of any flues/vents/extraction points, the submission of this information can be secured by an appropriately worded planning condition. Overall though and in the event of this application being approved with suitable planning conditions, the setting and significance of this building will be preserved allowing the application to meet with s66(1) of the Planning (Listed Buildings and Conservation Areas) Act and Policy 1 of the JCS insofar as it relates to heritage assets.
- 5.18 The proposed works to The Coach House will also require listed building consent. The application for this was received on 28 June. Given the recent nature of its submission, it has not been determined.
- 5.19 There is some intervisibility between the Church of St. Peter and the southwest corner of the site. However, the most notable view of the church is from Haveringland Road to the west and when approaching it along the access road that serves it from that direction. While the proposed layout is such that there will be holiday units closer to the church than currently, the agricultural land that surrounds the churchyard will remain and the church will continue to be experienced in its rural setting. The opportunity also exists to provide planting along the southern boundaries of the site and when taking account of these factors, the setting of the church will remain largely the same as it is now and any harm to its significance will be at the low end of less than substantial. This needs to be weighed against the public benefits arising the proposal and this will be considered later in this appraisal.
- 5.20 Although formal comments are awaited from the Historic Environment Service at Norfolk County Council, it indicated prior to the submission of the amended

plans and documents that a planning condition requiring a programme of archaeological mitigatory work would be necessary. This would take the form of trial trenching which would then inform the scope and extent of any further work. However, the further and formal comments of the Historic Environment Service will be reported to Members if received in time.

Trees

- 5.21 The site is the subject of a wide ranging Tree Preservation Order (Tree Preservation Order 2017 No.2 Modified 1260) that consists of 124 individual trees, 25 groups of trees and 9 areas of woodland. To the east of the site is The Great Wood which is an Ancient Woodland. As part of this application, it is intended to remove 167 trees, 14 groups of trees and parts of a further 16 groups of trees. 67% of the individual trees are Category C or U trees, 33% are Category A or B trees. Of the groups of trees, 85% are category C or U trees. The arboriculturalist working on behalf of the applicant has explained that this figure is exaggerated as thinning work at the site is overdue and that compensatory planting may be provided elsewhere around the site.
- 5.22 The Council's Conservation and Tree Officer objected to the application in its original form and having considered the amended plans, has maintained his objection.
- 5.23 He is concerned that the siting of buildings and associated access and services within the protected woodland will result in an unacceptable loss of trees and is unconvinced that the construction works could be undertaken without causing irreversible damage to the Root Protection Areas of the retained trees, which would result in further tree loss in the future. The change of land use could also have a negative impact on the health of the trees due to the increase in footfall within the woodland and the compaction which would result, if the units are in constant use by visitors who wish to use the woodland as an area for recreation.
- 5.24 The Conservation and Tree Officer commented additionally that the application of trenchless installation techniques is not without its own constraints and still requires open excavation, to dig the access pits to allow the subterranean excavation equipment to be deployed, which can again result in unacceptable root damage.
- 5.25 Due to the lack of recent thinning being undertaken, the Conservation and Tree Officer explained that the Council would support the commencement of silvicultural operations were it part of an agreed Woodland Management Plan. However, he is strongly of the view that thinning of the woodland should be based on enhancing the quality and health of the woodland and not to facilitate a change of land use or to create clearings for development.
- 5.26 The Forestry Commission has noted the reduction in the number of units and has welcomed the removal of the holiday units from the buffer zone to The Great Wood. However, it is noted that the holiday units are proposed for the

area of woodland known as Middle Clump, and in woodland north of the site and woodland to the south. It has recommended that if planning permission is granted, new woodland is created to compensate for the loss due to development.

- 5.27 The Woodland Trust has maintained its original objection, which was principally on the basis of the direct loss and deterioration of The Great Wood and the loss of irreplaceable habitat directly from the lodges and their construction. As part of the amendments that have been submitted, the holiday units have been removed from the buffer zone to The Great Wood.
- 5.28 This application will clearly result in the loss of a substantial number of trees. Despite the contention that the majority of trees are Category C or U trees, a number of these trees will nevertheless be of value given the contribution that they make to the groups that they are part of and in turn, the contribution that these groups make to the immediate and surrounding area. 33% of the 167 individual trees are the higher category A and B trees – still a significant number. If woodland management is required, this may take place separate to this application. I am concerned that the removal of the number of trees and the potential impacts of introducing development and associated activities on the future health and vitality of retained trees will result in an unacceptable level of harm and does not comply with Policy 1 of the JCS insofar as it relates to the protection and maintenance of environmental assets such as trees that are the subject of a Tree Preservation Order.

Ecology

- 5.29 The Haveringland Lake County Wildlife Site occupies the lake in the southeast corner of the site and a finger of land extends from this northwards towards the northeast corner of the site. Comments are awaited from Norfolk Wildlife Trust on the amended scheme
- 5.30 The County Ecologist recommended refusal of the application as originally submitted on the basis of the harm to the Ancient Woodland (as referred to above), the loss of the majority of the County Wildlife Site and increased fragmentation of habitats, there being no assessment of the likely impacts of the proposal alone or in combination on Natura 2000 sites, there not being sufficient Green Infrastructure provided to mitigate visitor pressure on statutory and non-statutory designated sites, insufficient information being provided on protected species and net biodiversity gains not being demonstrated. Natural England requested further information to consider the impact on Natura 2000 sites and an assessment of the impact of the development on the hydrology, water dependency and water quality at Alderford Common SSSI, Swannington Upgate Common SSSI and the River Wensum SSSI/SAC.
- 5.31 As part of the package of amended documents, an updated Ecological Appraisal has been provided, a Biodiversity Net Gains Assessment and a

Habitat Regulations Assessment. At the time of writing, comments have not yet been received from the County Ecologist or Norfolk Wildlife Trust. Members will be updated on these when received.

- 5.32 As the competent authority, the Council will need to undertake an Appropriate Assessment that considers the implications of the development on Natura 2000 sites. In responding to the consultation on the latest documents, Natural England considers that the measures proposed to mitigate the identified adverse effects that could potentially occur will not result in adverse effects on the integrity of Natura 2000 site provided those mitigation measures set out in the Habitat Regulations Assessment are secured in any planning permission given. At the time of writing this report, responses are awaited from other consultees that may assist in informing the Council's Appropriate Assessment so this has not yet been carried out. However, it will be undertaken prior to the decision being issued.
- 5.33 On other ecology matters, following consideration of the SSSI Impact Assessment, Natural England has accepted that the proposal will have no construction or operational impacts on Alderford Common SSSI, Swannington Upgate Common SSSI and the River Wensum SSSI/SAC subject to the mitigation measures referred to being secured as part of any planning permission.

Highway safety and transport sustainability

- 5.34 The Transport Statement was amended to reflect the changes that were made to the application when the number of units was reduced to 101. Within this statement it was explained that the facilities associated with the development will introduce a level of self-containment that will reduce trip rates from the current baseline. In comparison with a site that offers no facilities, there will be a reduction of between 30% and 40%. The current weekday baseline was calculated as being 318 daily vehicular movements on weekdays with a reduced amount at the weekend. With the additional units arising from this application, that baseline figure will increase to 441 daily vehicular movements on weekdays. Neither baseline figure includes vehicular movements from employees, contractors or delivery drivers or whether there will be specific changeover days when vehicular movements may be higher so it seems reasonable to look at these figures as a minimum.
- 5.35 When commenting on the application in its original form, the Highway Authority did not consider that the site offered sufficient attractions to avoid occupants travelling off site on a regular basis. It also considered that the local road network was not considered to be suitable to cope with a material increase in traffic arising from 280 units given their restricted width, poor alignment and a lack of passing provision and restricted visibility at adjacent road junctions. It therefore recommended refusal of the application on the grounds of highway safety for these reasons and the site not minimising the need to travel given its location and the attractions or facilities being offered.

- 5.36 In commenting on the revised proposals, the Highway Authority noted the reduction in the number of holiday units and that some on-site facilities are to be provided. It commented that the provision of some everyday service facilities does to some degree reduce its reasons for objecting on transport sustainability and accessibility grounds but it maintained that this is not a location where visitors will wish to remain on site continually throughout their use of the holiday accommodation and therefore without other supporting local facilities or attractions, it considered that this reason for objection is still valid.
- 5.37 The Highway Authority has also maintained its objection on the inadequacies of the local road network despite the proposed reduced quantum of development and the introduction of on-site facilities as it considers that occupiers of the proposed holiday accommodation will need to travel to and from the site and therefore introduce further traffic movements onto a rural road network.
- 5.38 For my part, I agree with the Highway Authority. The local road network has limitations. There are some long and straight sections of road along Haveringland Road for example (the main access road to Haveringland Hall that is some 3.5 miles in length and runs from The Street in Felthorpe to Easton Way in Eastgate) where it is possible for cars to pass each other but on the other hand, there are sections where forward visibility is limited due to the alignment of the road and roadside vegetation and when larger vehicles use the road, passing can be difficult. At the northern end of Haveringland Road towards Eastgate, the carriageway narrows to single vehicle width with the embankments either side of making passing difficult. Further to the south towards Felthorpe, there are also narrow sections of road where passing can be difficult too. At both ends, there are sections where the alignment of the road limits forward visibility. Other roads leading off Haveringland Road have similar limitations. For the reasons set out above, I accept that this development would be likely to result in conditions that are detrimental to highway safety and that the application is contrary to Policy TS3 of the DM DPD. In reaching this view, I have had regard to paragraph 109 of the NPPF which states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.
- 5.39 Turning to the location of the site, while some facilities are being provided on site that visitors will be able to use, I am not persuaded that these are such that they would amount to the site being self-contained. It is likely that visitors may wish to visit the Broads, Norwich, the coast or other towns, village, attractions and facilities in the area during their stay. The site is not served by a regular bus service and the distances involved means that should visitors wish to travel to other facilities, the strong likelihood is that this will be by their private car/vehicles. Policy 1 of the JCS explains that to address climate change and promote sustainability, all development will be located and designed to use resources efficiently, minimise greenhouse gases efficiently

and (at bullet point 7), minimise the need to travel and give priority to low impact modes of travel. In view of the number of units being proposed and the location of the site, I am of the view that the application is contrary to Policy 1 of the JCS.

Drainage and Flood Risk

- 5.40 The area of the site is such that it required the submission of a Flood Risk Assessment. The Environment Agency and LLFA objected to the application in its original form on the basis of insufficient information being submitted to allow it to fully the flood risk at the site and drainage. The Environment Agency also requested further information on the method of foul water drainage. At the time of writing, no comments have been received from either the LLFA or Environment Agency on the amended/additional documents but Members will be updated if comments are received prior to the Committee meeting.

Foul drainage

- 5.41 The Council's Housing Standards Senior Manager has advised that currently, all sewage effluent from the units flow into two holding tanks in the southeast corner of the site. The effluent is then pumped to a treatment plant located in the woods in the eastern section of the site. He explained that the pumps in the holding tank often fail and cause effluent to discharge into the garden of an adjacent property. I am to understand that works took place recently to upgrade the holding tanks and pump but had to be aborted due to the height of the water table. I am not aware that any further works has taken place since then.
- 5.42 As part of this application, the agent has advised that the foul sewerage network is in generally serviceable condition that the intention is to refurbish the existing treatment plant to allow it to operate to its specification and to retain it in its current location. This will then discharge to a wetland area for secondary treatment prior to final discharge to allow the effluent to fall within allowable concentrations of phosphates and total suspended solids. High level calculations have indicated that the wetland will have an area of 26m² and a depth of 0.7m. It will be positioned between the treatment plant and watercourse to the south within the woodland to the east of the lake. However, no detail is provided on its precise size, position, shape or its impact on any trees or ecology and habitats. Given the sensitivities of this part of the site, being within the County Wildlife site designation, I consider that full details and an assessment of these items needs to be submitted and considered prior to the application being determined rather than left to a planning condition. Therefore, in the absence of that detail, the application is contrary to Policy 1 of the JCS and Policy EN1 of the DM DPD in that it does not adequately demonstrate that the fragmentation of habitats has been avoided or that it will result in the loss of irreplaceable habitats such as ancient woodland and a County Wildlife site contrary to paragraph 172 of the NPPF.

Water supply

- 5.43 At present, potable water is abstracted from an on-site borehole. The abstraction licence is issued by the Environment Agency and limits abstraction to 10,000 cubic metres of water per year at a rate of up to 200 cubic metres per day. As part of the latest package of documents, a connection to the Anglian Water mains on Holt Road has been recommended. Using the grid reference provided, the identified connection point is approximately 1.2km east of the site, which, on the face of it, involves routing the main across land outside of the ownership of the applicant and potentially through the ancient woodland. Similar to the foul drainage issue above, in the absence of detail and if the laying of the water supply from Holt Road is deliverable, I cannot be certain that the works associated with it will not result in the loss of irreplaceable habitat within the ancient woodland or have any other adverse ecological consequences. Accordingly, the application does not comply with Policy 1 of the JCS, Policy EN1 of the DM DOD and is contrary to Policy 172 of the NPPF.

Economic benefits

- 5.44 The development will result in some level of economic benefit. During the construction phase, it will provide employment for tradespeople and companies or individuals involved in the supply chain. During the occupational phase (and notwithstanding the concerns that I have raised in relation to the development not complying with Policy E3 of the DM DPD) and provided the development operates as described with The Coach House and activities fully functioning, it will provide employment opportunities and visitor spending that will contribute towards the local economy. These are benefits that weigh in favour of the application although to some degree, these benefits diminish in the event that they are not provided or implemented.

Other matters

- 5.45 A number of queries have been raised over the ownership of the site and access to it. This has been queried with the agent and at the time of writing, a response is awaited.
- 5.45 Consideration has been given to whether the development requires an Environmental Impact Assessment. A Screening Opinion was issued that determined an Environmental Impact Assessment was not required.
- 5.46 No objections have been raised by the Public Rights of Way Officer or the Minerals and Waste team at Norfolk County.
- 5.47 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.

- 5.48 The need to support the economic recovery during and following the COVID-19 pandemic is a material consideration that weighs in favour of the application. However, the matters assessed above are considered to be of more significance and so this is not an overriding consideration in this instance.
- 5.49 This application is liable for the Community Infrastructure Levy.

Conclusion

- 5.50 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Although at the time of writing, there are matters that require addressing relating to ecology, potential impacts on Natura 2000 sites, archaeology, flood risk, drainage and water abstraction, I am nevertheless in a position to make a recommendation. On the basis of what is before me, weighing in favour of the application is that it will result in economic benefits and that it seeks to attract visitors to the area in response to the growing domestic holiday market. There will be neutral impacts on landscape character and listed buildings or impacts that can be mitigated which in turn are neutral factors in the overall balance. However, weighing against the application is that it has not demonstrated that there is a site specific demand for the accommodation in this location and its future viability has not been demonstrated. The site is not sustainably located in transport terms and the local road network is inadequate to cope with the increased vehicular movements that will be generated by the development. A significant number of trees that are the subject of a Tree Preservation Order are proposed for removal and there are concerns that introducing accommodation and associated activities into woodland areas will have adverse impacts on the future health and vitality of those areas. The positioning of the play area in the southeast corner adjacent to residential units will also have an adverse impact on the amenity of the occupiers of those units. There is also an absence of information on the proposed foul drainage measures and works that might be required to accommodate the holiday units to the north of the pond and the southwest of Haveringland Lake meaning that an assessment cannot be made of their potential impacts. In a similar way, the ability to form a connection to mains water is also uncertain as the land necessary to make this connection is not in the ownership of the applicant. Combined, I consider that these harms outweigh the perceived benefits arising, that the application is contrary to the provisions of the development as a whole and therefore the recommendation is that Members authorise the Assistant Director – Place to refuse the application subject to those outstanding matters being concluded and to include any additional reasons for refusal that may be deemed necessary.

Recommendation:

To authorise the Assistant Director – Place to refuse the application following receipt of all consultee responses and to allow additional reasons for refusal to be added as necessary following receipt of those responses.

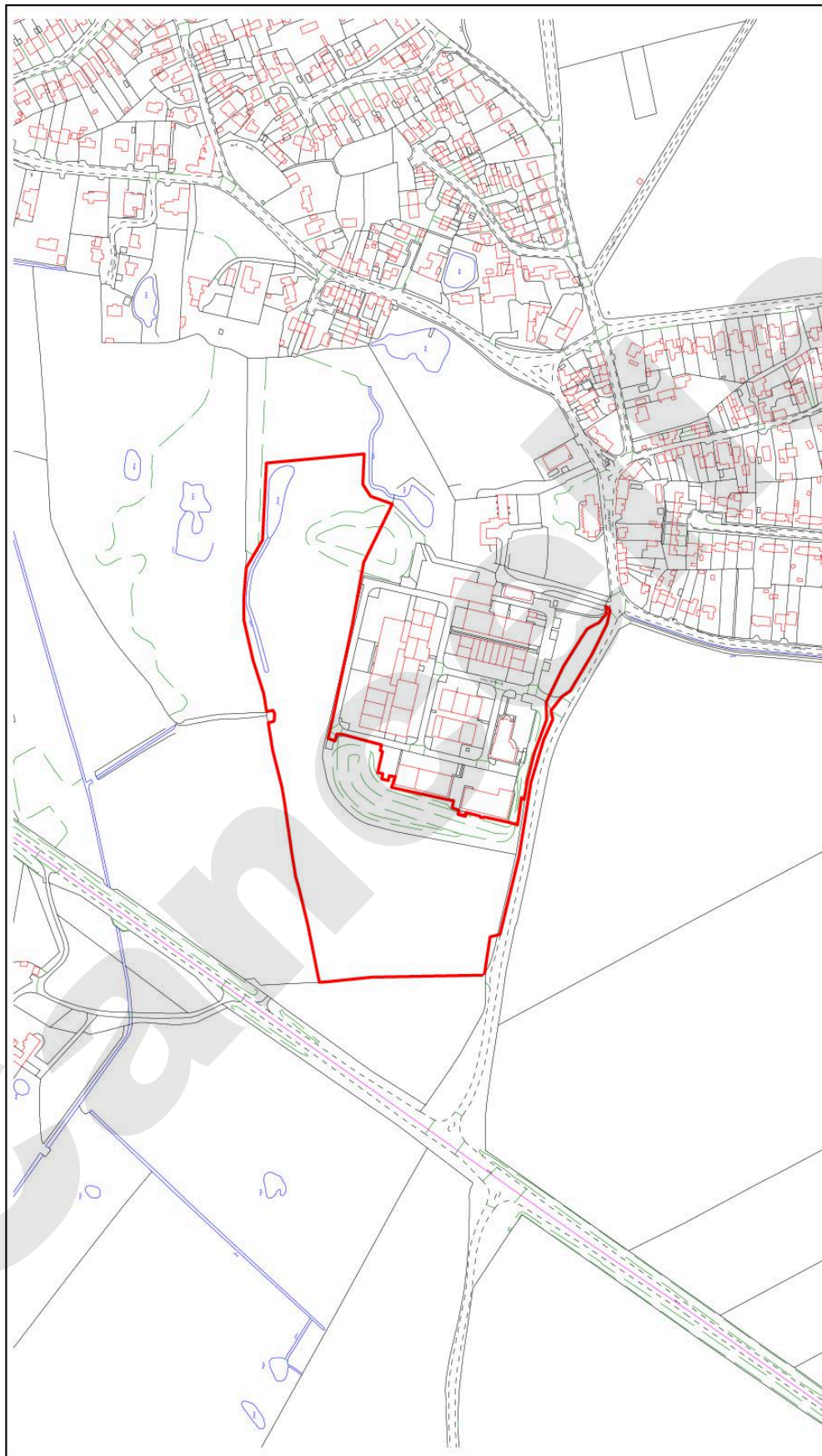
Reasons for Refusal

1. Policy E3 of the Development Management DPD states that that new tourist accommodation will be permitted outside settlement limits where it has been adequately demonstrated that a site specific demand for the accommodation exists and that the enterprise will be financially viable. No specific information has been submitted to demonstrate that there is a site specific demand for the amount and type of accommodation in this location and no information has been provided to demonstrate that what is being proposed is financially viable. In the absence of this information, the application is contrary to Policy E3 of the Development Management DPD.
2. The teenage adventure play area adjacent to existing residential units in the southeast corner of the site could be used regularly throughout the day at times of the week or year when teenage children are visiting the park. Given the proximity of this area to residential units, the noise and disturbance that will arise from the use of this area will have an adverse impact on the amenity of those properties. The application is contrary to Policy GC4(iv) of the Development Management DPD.
3. The site is the subject of a wide ranging Tree Preservation Order (Tree Preservation Order 2017 No.2 Modified 1260) that consists of 124 individual trees, 25 groups of trees and 9 areas of woodland. As part of this application, it is intended to remove 167 individual trees, 14 groups of trees and parts of a further 16 groups of trees. The removal of this number of trees and the potential impacts of the holiday units and activities associated with them on the future health and vitality of retained trees will result in an unacceptable level of harm. The application is contrary to Policy 1 of the Joint Core Strategy insofar as it relates to the protection and maintenance of environmental assets such as trees that are the subject of a Tree Preservation Order.
4. The rural roads serving the site are considered to be inadequate to serve the development proposed, by reason of their poor alignment, restricted width, lack of

passing provision and restricted visibility at adjacent road junctions. The proposal, if permitted, would be likely to give rise to conditions detrimental to highway safety and is contrary to Policy TS3 of the Development Management DPD.

5. The proposal is remote from local service centre provision and while noting the facilities being provided as part of the application, it remains likely that visitors will travel off-site to visit facilities, attractions and/or other destinations elsewhere. The site is not served by a regular bus service and in view of the distances involved, the strong likelihood is that journeys will be made by private car/vehicles. When having regard to the amount of development and the location of the site, the proposal does not minimise the need to travel and does not give priority to low impacts modes of travel and the application is contrary to Policy 1 (bullet 7) of the Joint Core Strategy.
6. In the absence of precise detail on works associated with the provision of the holiday accommodation to the north of the pond and the southwest edge of Haveringland Lake along with the size, shape, position of the wetland area associated with the treatment of foul water and the mains water connection, it has not been adequately demonstrated that the fragmentation of or harm to habitats has been avoided, that it will not result in the loss of irreplaceable habitats such as ancient woodland and a County Wildlife Site and that it will result in an acceptable form of development. The application is contrary to paragraph 172 of the NPPF, Policies 1 and 2 of the Joint Core Strategy and Policies GC4 and EN1 of the Development Management DPD.

Contact Officer, Glen Beaumont
Telephone Number 01508 533821
E-mail glen.beaumont@broadland.gov.uk



 <p>Broadland District Council — leading the way — broadland.gov.uk</p>	<p>Application No: 20201787</p>	<p>Scale: 1:4499</p> <p>Date: 1-Jul-21</p>	<p>N </p>
<p>Land West of Abbey Farm Commercial Park, Church Street, Horsham St Faith, NR10 3JU</p>			
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- 2. Application No: 20201787**
Parish: Horsham St. Faith

Applicant's Name: Horsham Properties Ltd
Site Address: Land west of Abbey Farm Commercial Park, Church Street, Horsham St. Faith
Proposal: Erection of 7 No. commercial buildings (4,843.6m² floor space), for Classes B2, B8 and E(g) purposes; parking and servicing areas; ancillary infrastructure and structural landscaping including extension to earth bund; pedestrian footways and cycleway; creation of new vehicular access from Church Street and associated works

Reason for reporting to committee

The officer recommendation is to approve contrary to the provisions of the development plan

Recommendation summary:

Delegate authority to the Assistant Director – Planning to approve subject to conditions.

1 Proposal and site context

- 1.1 This application seeks full planning permission for 7 new commercial buildings with associated parking and servicing areas, structural landscaping, a new vehicular access from Church Street, footways and a cycleway and associated works on land to the west of Abbey Farm Commercial Park in Horsham St. Faith.
- 1.2 The site has an area of approximately 5.88 hectares and is located on the western edge of Horsham St. Faith on the northern side of Church Street. It is an area of open land that accommodates a drainage attenuation pond to the northeast and earth bunds that provide screening to the west, northwest and northeast of the existing commercial park. Levels vary given the presence of the bunds but those aside, there is a gradual net decline in levels from east to west towards the direction of the A140.
- 1.3 Neighbouring land includes the existing commercial park to the east which contains a number of single storey and two storey units of varying size, agricultural land to the south on the opposite side of Church Street, a County Wildlife Site and an open area of land to the north. A scheduled monomer and group of Grade I and Grade II listed buildings are located to the east and

southeast of the existing commercial park. The Horsham St. Faith conservation area is also located to the east but includes the landscaped area and verge in the southeast corner of the commercial park.

- 1.4 The new access to be provided is approximately 190m to the west of the existing access on Church Street and the A140 to the west. Blocks 1, 3 and 5 will be located on the western side of the spine road into the site with Blocks 2, 4 and 6 on the eastern side. Blocks 1 to 4 will be accessed via a spur road to the north of them while Blocks 5 and 6 will have more direct accesses from the spine road. This spine road will loop around in an eastwards direction to the rear/north of Block 6 where it will connect to an existing road that services existing units on the western side of the commercial park. Block 7 will be positioned to the south of this spine just at the point at which it connects to the existing road. Each block will be provided with its own parking area.
- 1.5 The blocks range in size from Blocks 1 and 7 having a gross external area of 475 sqm to Blocks 2, 4 and 6 have a gross external area of 936 sqm. External materials proposed for use include olive green coloured trapezoidal cladding and solar photovoltaic panels to the roofs and varying proportions of olive green coloured Kingspan cladding and light red bricks on the walls.
- 1.6 The structural landscaping includes removal of the existing earth bund immediately to the west of the existing commercial park and extending the existing earth bund to the northeast of the site.
- 1.7 A 3m wide foot/cycle path is proposed to be provided to the east of the existing access and a 1.5m wide foot path provided between the proposed and existing accesses across the site frontage.
- 1.8 To meet the attenuation demands arising from the development, a new surface water attenuation lagoon is proposed to be provided to the north of the site where the proposed and existing roads referred to above meet each other.

2 Relevant planning history

- 2.1 892515 : Extension to commercial park (outline). Approved.
- 2.2 950146 : Renewal of pp 892515 (extension to commercial park - outline). Approved.
- 2.3 951327 : Amendment to design to Units F1-F7. Approved.
- 2.4 20111366 : Erection of infill building between Blocks F and G to provide ancillary accommodation with associated works to utilities. Approved.

- 2.5 20121385 : Erection of commercial building (1825sq.m floor space) for Class B1 (b) & (c), B2 and B8 purposes, associated links to Blocks F and G, parking and servicing areas, ancillary infrastructure and structural landscaping including earth bunds, pedestrian footway, minor works to trees and ancillary works. Approved
- 2.6 20201759 : Removal of a 135m section of existing hedgerow along the southern boundary adjacent to Church Road (Hedgerow Removal Notice). Approved.
- 2..7 20201760 : 5 x Ash and Sycamore (G1) – fell; 1 x Verge Tree (G9) – fell (Notice of Works to Trees in a Conservation Area). Under consideration.
- 2.8 20211211 : EIA Screening Opinion: Erection of 7 No. commercial buildings (4,843.6m² floor space), for Classes B2, B8 and E(g) purposes; parking and servicing areas; ancillary infrastructure and structural landscaping including extension to earth bund; pedestrian footways and cycleway; creation of new vehicular access from Church Street and associated works. EIA not required.

3 Planning Policies

3.1 National Planning Policy Framework (NPPF)

NPPF 02 : Achieving sustainable development
NPPF 03 : Plan-making
NPPF 04 : Decision-making
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
NPPF 16 : Conserving and enhancing the historic environment

3.2 Joint Core Strategy (JCS)

Policy 1 : Addressing climate change and protecting environmental assets
Policy 2 : Promoting good design
Policy 3: Energy and water
Policy 5 : The Economy
Policy 6 : Access and Transportation
Policy 14 : Key Service Centres
Policy 15 : Service Villages

3.3 Development Management Development Plan Document (DM DPD) 2015

Policy GC1: Presumption in favour of sustainable development

Policy GC2: Location of new development

Policy GC4: Design

Policy EN1: Biodiversity and habitats

Policy EN2: Landscape

Policy EN4: Pollution

Policy TS2: Travel plans and transport assessments

Policy TS3: Highway safety

Policy TS4: Parking guidelines

Policy CSU4: Provision of waste collection and recycling facilities within major development

Policy CSU5: Surface water drainage

3.4 Site Allocations Development Plan Document 2016

Policy HNF3: Land at Abbey Farm Commercial Park (approx. 2.9 Ha) is allocated for employment use

3.5 Supplementary Planning Documents (SPD)

Landscape Character Assessment

Norfolk Parking Standards

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

Section 66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, 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.

Section 72 of the 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."

4 Consultations

4.1 Horsham St. Faith Parish Council

No objection but concerned whether the second entrance to the park is absolutely necessary particularly as it is near the brow of a hill in Church Street. If considered essential, the Council would like the entrances to form a one way system i.e. one to be the entrance and the other to be the exit.

4.2 District Councillor

No comments received.

4.3 Highway Authority

Comments on originally submitted plans:

The new vehicular access onto Church Street will be provided with visibility splays of 120m in both directions, which is acceptable based on the recorded traffic speeds.

The applicant is proposing to extend the existing 30mph speed limit to include the new access which should further decrease speeds along this section of Church Street. At this stage, the exact extents and nature of the gateway feature have not been agreed and will form part of the Traffic Regulation Order process should you be minded to approve the application. The applicant should be aware that they will be required to fund the proposed TRO.

Given the proposed expansion, access by sustainable modes need to be enhanced and actively encouraged. Having considered the submitted information, while a cycle / pedestrian facility has been indicatively shown linking to the existing access, only a narrow pedestrian footway (with verge buffer) is shown from that point on leading to the new access. This is not acceptable and the 3m wider cycle / pedestrian facility should continue westwards linking to the new access.

Having visited the site, it is noted that there are wide verges along this section and I am satisfied that such a facility can be provided, particularly given a verge buffer has been suggested by the applicant. I would suggest that the application is amended to show this facility.

Further comments:

Following discussions between the case officer and Highway Authority, the case officer explained that he could not support the provision of a 3m wide foot and cycle way between the existing and proposed access. The Highway Authority therefore recommends refusal of the application on the following grounds:

The proposed development does not adequately provide off-site facilities for cyclists to link with existing provision. Contrary to Development Plan Policies.

4.4 Lead Local Flood Authority (LLFA)

Comments on originally submitted plans:

The Flood Risk Assessment identifies the relevant site flood risk. However, the application lacks supporting information in addition to a detailed drainage design. The relevant documents to account for flood risk and surface water management on-site are very conceptual, lacking the significant modelling, detail and design expected by the LLFA for a full planning application. Therefore, we object to this planning application in the absence of an acceptable Flood Risk Assessment / Drainage Strategy / supporting information.

Consultation 2:

While some points have been addressed, further information is required to address a number of remaining points and our objection is maintained.

Consultation 3:

We note that the submitted Drainage Strategy has now been heavily altered since we were last consulted. We welcome that the design has now adopted a number of more sustainable drainage features and looks to support the four pillars of SuDS as fundamentals in its design. We welcome that areas already deemed to meet current standards have been updated to reflect this new design. We welcome optional future use of potential rainwater harvesting systems for the occupiers of the site blocks as a complimenting feature to a drainage design built to accommodate a 1.0% AEP +40%CC event.

We welcome that a number of points raised in our previous response letter have now been addressed, but we advise there are still some outstanding points to address/further clarification required for us to remove our objection.

- Detailed modelling is submitted for the site Drainage Strategy, including any relevant changes as a consequence of this response. Both summer and winter simulations must be modelled.
- A detailed Drainage Strategy drawing is submitted with all relevant symbology and references to supporting information.
- Drainage features are redesigned to manage the 'peak event' with accurate input criteria.
- Run-off volumes are provided with all relevant calculations included, respective of any changes as a consequence of this letter.

- Water quality is assessed for the site with water quality measures implemented within the chosen scheme. An assessment must be conducted in-line with the proposed use of the development.

4.5 Environmental Management Officer

No objection but recommend the use of planning conditions requiring details of any fixed plant or machinery to be installed to be submitted to the Council for approval, a noise and dust management plan to be submitted for approval and a condition requiring further investigations if any previously undiscovered contamination is found.

4.6 Senior Heritage & Design Officer

Overall, although the proposals present a change in character with the further commercial units in a rural location, with the presence of the existing estate, the landscaping measures and specifying materials to fit more in with the rural location and setting, I have no design or heritage objections.

4.7 Historic England

The proposed development is located in the wider setting of St. Faith Priory scheduled monument, grade I listed buildings and the Horsham St Faith conservation area. A heritage asset setting assessment and an archaeological desk-based assessment have been submitted with the planning application as required by NPPF paragraph 189 to assess the level of impact that the proposed development would have on the historic environment.

Any adverse impact on the setting of the designated heritage assets would be negligible. However, the proposed development has some potential to impact on non-designated buried archaeological remains. We suggest that you seek the views of your specialist conservation and archaeological advisers as relevant.

Historic England has no objection on heritage grounds.

4.8 Landscape Architect

Comments on originally submitted plans:

The LVIA document makes recommendations for landscape mitigations, but not all of these have been translated to the planting proposals that accompany the application which have been provided by a different landscape consultant, In particular the LVIA recommends that additional planting is provided on the retained earth bund at the western boundary; this needs to be undertaken.

The proposed creation of a foot/cycle link as part of the highway works currently includes removal of several trees, but there may be a way to retain the majority by the use of no/minimal dig. I would encourage exploration of this as it is far better to retain existing healthy trees than set the clock back by replacing them with young specimens.

The application description refers to “extension to earth bund” but it is not evident as to where this will be. There will be a considerable amount of excavated material as a result of the removal of one existing bund, so it needs to be clear as to what material – if any – is to be re-worked on site.

Landscape Architect comments 2:

Footpath/proposed loss of trees

As the road to the north of the existing access is to be neither realigned nor kerbed, I am struggling to understand why the footway cannot be achieved while retaining the trees. Even if there needs to be some excavation, the trees are relatively young and robust, so – whilst not ideal – they might be tolerant of some disturbance, especially if undertaken under arboricultural supervision. It is far better to work with existing trees that are established and already providing benefits, rather than provide new ones with the associated problems with establishment, that will take many years to start making the same environmental contribution.

Planting proposals

The agent is suggesting that only 20% of the failed plants from the previous scheme will be renewed and if this is successful a further 20% will be replaced. What if the first 20% fail? I would suggest that – in order for the current proposals to be satisfactory there needs to be a commitment to replace all the failed stock. Whilst the latest scheme has a slightly different planting mix for the bunds, the reason(s) for so many failures from the original scheme should be assessed; if it is just poor aftercare and management, then this can be easily addressed. However, if something fundamental is to blame (such as composition of the bund) then a more radical solution is needed.

Proposed extension to existing bund

The drawing states that this is ‘TBC’. I consider that we need details of what this is to be at this time.

Long-term management

We will need to have a long-term management plan to cover the both the new and existing landscape features; this can be dealt with by way of condition if necessary.

Landscape Architect comments 3:

I am pleased to see that the frontage trees can be retained, this is a positive outcome.

I am happy for this latest landscape plan (Rev H) to be approved provided that the scheme is delivered to the planting specifications explained on this alone (with no reference to the previous contradictory correspondence).

Please condition implementation of these approved planting details, and also implementation of the tree protection details too.

A scheme of this nature should have a long-term management plan so maybe require this via a condition please.

4.9 County Ecologist

Originally submitted comments:

Insufficient information has been submitted to determine the extent of impacts on great crested newts and it is considered that the mitigation proposed is not adequate. Furthermore, opportunities to contribute to a well-managed network of wildlife habitats has not been maximised.

Recommend that great crested newt surveys are updated, that a suitable mitigation strategy is prepared and that the remainder of the site is managed for the benefit of wildlife. Reptile surveys should cover all habitats affected where reptiles (grass snakes) are likely to occur in order to accurately determination population size and mitigation requirements.

Comments on further information submitted:

To be reported.

4.10 Other representations

One objection received from one residents of Horsham St. Faith raising the following issues (in summarised form):-

This land was deemed unsuitable by the NDR report for further development due to the area being too wet for building on;

If this area was developed, the village of Horsham St. Faith would lose its charm and character. The site would also be seen from the A140;
We have lost enough wildlife through the tree felling and high winds that have plagued the area over the last year;
The turning in from the A140 is dangerous enough at the present time and especially at night time and peak road use hours. It would be an accident waiting to happen;
The new proposed new recycling centre and new Park and Ride facility going to be built over the other side is bad enough and will be an eyesore as it is;
We need to preserve the village heritage of the area so I oppose this development wholeheartedly.

5 Assessment

Key Considerations

- 5.1 Principle of development
 - Impact on the character and appearance of the area
 - Impact on heritage assets
 - Impact on residential amenity
 - Impact on ecology
 - Drainage/flood risk
 - Highway safety

Principle of development

- 5.2 The main part of the application site incorporates the site allocated by Policy HNF3 of the SA DPD. This policy states the following:-

Land at Abbey Farm Commercial, Horsham St Faith (approx. 2.9 ha) is allocated for employment uses (Use Classes B1, B2, B8).

Guidelines for the development:

It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework.

Vehicular access off Church Street either via the existing access or a new access; a new access may require extension of the 30mph speed restriction.

Off-site improvements to the highway network may also be necessary which might include upgrading the Church Street/A140 junction.

Adequate landscaping and green infrastructure to be provided.

Pollution control techniques should be used to mitigate harm to the water environment.

A sustainable drainage system (SUDS) should be provided.

The site contains an historic environment record and therefore further investigation is likely to be required in respect of archaeology.

- 5.2 The area of the site that is the subject of this application is substantially larger than that which has been allocated. This is largely due to the site incorporating the existing bunds and extending to the northeast so that the extension to the bund in that area can be provided. The general principle of providing the units in the area shown is acceptable but as it extends beyond the allocation into the countryside, in strict terms, the proposal is contrary to the allocation and Policy GC2 of the DM DPD. As part of this appraisal, consideration will be given to whether there are material considerations that warrant granting planning permission contrary to the provision of the development plan. An assessment will also be made of the key considerations referred to above too, which largely mirror the development guidelines set out in Policy HNF3.

Impact on the character and appearance of the area

- 5.3 The site is a combination of landscaped bunds and grassland and given the nature of what is being proposed, its character and appearance will inevitably change.
- 5.4 The Landscape and Visual Impact Assessment submitted with the application concluded that although the development will lead to a minor adverse landscape effect that can be mitigated to an acceptable level through a range of ecological enhancements and additional tree and hedgerow planting. I agree. There are glimpsed, distant views of the site from the direction of Horsford to the west and somewhat more closer views from the A140 closer to the west and Church Street to the south but otherwise, views from the east and further to the south are limited due to existing buildings (including those at Abbey Farm Commercial Park) and where the landscape undulates to the south. The choice of an olive green colour to the roofs and wall cladding will help the units appear more recessive within the landscape and combined with planting along the existing bund to the west and northwest of the site, the set back position of the units from Church Street and the tree and hedge planting along that frontage, the site will have a soft edge allowing the development to sit relatively comfortably in relation to its surroundings. Solar photovoltaic panels are proposed for the east elevation of Plot 5 and the south elevation of all other units but given the relatively shallow angle of these roofs and that they will not take up the entire roof space, it is likely that these will have minimal impact on the surrounding area.
- 5.5 External lighting is also being proposed in the form of 5m high lighting columns along the access roads, bollard lighting and building mounted lighting (height of 2.8m above finished floor level). The column lighting will be tilted to face downwards and switched off between 23:00 hours and 06/07:00 hours and the building mounted lighting installed with manual on/off switches. There is a balance to be struck between site security and safety and ensuring that

the site is not so illuminated that it becomes a distracting and discordant feature. In this case, the relatively modest height of the lighting combined with the location of the site and proposed landscaping mitigation measures appear to strike a reasonable balance.

- 5.6 Taking account of the appearance and layout of the development along with the mitigatory landscaping, I consider that the character and appearance of the wider area will be preserved and that the application complies with Policies 1 and 2 of the JCS and Policies GC4(i and ii) and EN2 of the DM DPD.

Impact on heritage assets

- 5.7 A number of designated heritage assets are located to the east and southeast of the application site. These include a scheduled monument, Grade I and II listed buildings and the Horsham St. Faith conservation area.
- 5.8 On the northern side of Church Street to the east of the existing commercial park is the Grade I listed Church of the Blessed Virgin and St. Andrew, the Grade I listed Priory and the scheduled monument at the Priory and its grounds. On the southern side of Church Street are a group of Grade II listed buildings, the nearest of which is a terrace of cottages at numbers 2 to 5 Church Street. The conservation area is based around the historic core of the village but includes those assets referred to above. It bounds the eastern boundary of the existing commercial park and includes an area of trees and grass in the southeast corner of the commercial park where the foot and cycle way is proposed for.
- 5.9 When having regard to the comments made by Historic England and the Council's Senior Heritage and Design Officer, by virtue of the appearance and layout of the development in relation to designated heritage assets, I consider that the setting and significance of the listed buildings will be preserved. In respect of the conservation area, the foot/cycle path will be within the landscaped area to the southeast of the existing commercial park that falls within the conservation area. Given its position next to Church Street, the appearance of this part of the conservation area will change to some degree. However, on the whole, the positive contribution that this landscaped area makes to the conservation area will be preserved and I also consider that the character and appearance of the conservation area will be preserved. I calibrate the level of harm to the significance of heritage assets (including the scheduled monument) to be less than substantial and within that context, this should be weighed against the public benefits arising from the proposal. In this case, the public benefits arising include employment opportunities, the extension of the 30mph speed limit and the provision of a foot and cycle way that will allow the public to use a level surface separate to the carriageway. I consider that these decisively outweigh the less than substantial harm arising.

The application therefore meets the tests set by sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act, paragraph 196 of the NPPF and the requirements of Policy 1 of the JCS and Policy EN2 of the DM DPD.

- 5.10 A desk-based archaeological assessment was submitted with the application. This considered the potential for archaeological remains dating to the medieval period being present in the subsurface of the site to moderate to high. It suggested the use of an appropriately worded planning condition to secure a written scheme of investigation and works amounting to trial trenching to investigate this further. Although the Historic Environment Service has not commented on the application, such an approach and condition is commonplace in similar situations and I consider that it would be appropriate here to help the application comply with paragraph 197 of the NPPF.

Impact on residential amenity

- 5.11 The nearest residential properties are approximately 250m to the east of the main part of the site where the most substantial works will take place. In view of this level of separation and the presence of the existing commercial park in the intervening space, I do not consider that the massing of the buildings being proposed will represent an unneighbourly form of development.
- 5.12 The installation of plant or machinery, which have the potential to generate noise, can be controlled via a suitably worded planning condition.
- 5.13 When having regard to the above, the application complies with Policy GC4(iv) of the DM DPD.

Impact on ecology

- 5.14 In commenting on the application in its originally submitted form, the County Ecologist expressed concern that insufficient information has been submitted and that further surveys were required for great crested newts and reptiles. These surveys have been undertaken and at the time of writing this report, the subsequent report is currently being considered by the County Ecologist. By way of summarising the report, populations of great crested newts were found within two ponds within 250m of the site. Various measures have been recommended to mitigate the impacts on these populations and enhancement measures recommended. The site is not considered to be suitable for large populations of reptiles although individual grass snakes may be present. Should the County Ecologist issue her response before the Committee meeting, Members will be updated on this.

- 5.15 Bee orchids have been located to the north of the site. The intention is that these will be retained and managed in a fenced off area between the two existing bunds to the north of the site.

Drainage/flood risk

- 5.16 The site is at very low risk from fluvial and surface water flooding but given that the size of the site and amount of development, a Flood Risk Assessment was required to be submitted. To date, the LLFA has previously objected to this application on the basis of insufficient information and/or detail being provided to support an application of this type. The LLFA's latest comments require further information and/or clarification to be provided on calculations, drawings and the approach being taken but from speaking to the LLFA, I am under the impression that the issues raised are not fundamental matters of concern and that designing and suitable drainage strategy is achievable. The agent has been made aware of the LLFA's latest comments and is understood to be working on addressing them.

Highway safety

- 5.17 The application proposes the creation of a new access approximately 190m to the west of the existing access. A 1.5m wide footpath will be provided between the existing and proposed access. A 3m wide foot and cycle way will be provided between the existing access and the footpath outside the front of the parish church to the east. As can be seen from its comments, the Highway Authority has not objected on the grounds of highway safety; adequate visibility splays are shown as being provided and the 30mph speed limit will be extended further to the west so that it includes the new access. These matters can be secured via appropriately worded planning conditions along with other relevant conditions relating to construction worker parking, construction management routes, the provision and retention of the access and parking areas and the provision of the foot way and foot/cycle way. Having regard to these factors, I consider that the application complies with Policy TS3 of the DM DPD. By way of confirmation, no improvements are required to the junction of Church Street with the A140 to the west of the site.
- 5.18 However, the Highway Authority has recommended that the application is refused on the grounds that a foot/cycle path is not being provided between the existing and proposed accesses. It is my view that providing such a feature is not necessary to make the development acceptable. With the extension to the 30mph speed limit and there being a 3m wide cycle/foot path proposed from the existing access towards the east, this provides an opportunity for employees or visitors to access the commercial park by bike should they wish to. Equally, they may prefer to cycle along the road itself as there is no existing cycle/foot path to connect from or to, only a foot path. Consequently, it strikes me that the provision of a 3m wide cycle/foot way

between the accesses is desirable and it not being provided is not a sufficiently robust reason to warrant refusal of the application.

- 5.19 Parking provision varies according to the size of each unit. In total, 168 car parking spaces plus 12 blue badge spaces are being provided and 102 cycle parking spaces. The Norfolk Parking Standards for B2 units is one space per 50m² of gross floor area, one space per 150m² of gross floor area for B8 units and one space per 30m² of gross floor area of E(g) units. The gross floor area being proposed is 5134m². If all units were in E(g) office, light industrial and/or research and development uses, the number of spaces to be provided would be 171. If all units were B8 storage and distribution uses, 34 spaces would need to be provided. Given the flexible nature of what is being proposed and possibility that there will be a mix of B2, B8 and E(g) uses, 168 car parking spaces is adequate and complies with Policy TS4 of the DM DPD.

Other matters

- 5.20 Policy 3 of the JCS sets out that all development proposal of a minimum of 10 dwellings or 1,000sqm of non-residential floor space will be required ... to include sources of decentralised and renewable or low carbon energy providing at least 10% of the scheme's expected energy requirements. An Energy Efficient and Renewable Energy Statement was submitted in support of the application. This provided an indication that solar photovoltaic panels could meet this target and the indication is for these to be installed on the units. However, the same statements suggests that solar thermal heating and air source heat pumps may also contribute towards meeting and exceeding this target but this depends on the requirements of the tenants. I am confident that Policy 3 of the JCS can be complied with but in order to secure final details of what is to be installed and to ensure compliance with Policy 3, it is necessary to impose an appropriately worded planning condition.
- 5.21 This development has been screened under the Schedule 2 of the Environmental Impact Regulations and has been deemed as not being EIA development.
- 5.22 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.
- 5.23 This application is liable for the Community Infrastructure Levy.

Conclusion

- 5.24 When having regard to those matters that this application raises, the application is contrary to Policy GC2 of the DM DPD and Policy HNF3 of the

SA DPD by virtue of the site area extending beyond the allocated site into the countryside. It is clear that the character and appearance of the part of the site that will accommodate the buildings and roads will alter significantly and that there will be impacts on great crested newts and potentially individual grass snakes. There will also be less than substantial harm to the significance of the conservation area. However, the main part of the site has been allocated for development of the type being proposed as part of the SA DPD and the most obvious elements of this development will take place in and around that area. The design and layout of the site is appropriate to its context and the existing commercial park and given the surrounding landscape, any impacts are likely to be localised. Furthermore, these impacts can be mitigated by the proposed extension to the bund to the northeast and the additional planting to the existing bund to the west and northwest. Significant economic benefits will also arise from the range of employment uses that could take place at the buildings. Subject to receipt of comments from the County Ecologist, measures have been suggested to mitigate the impacts on protected species and a solution to the drainage issues arising from this development appears to be achievable. Adequate parking for vehicles and cycles is shown as being provided and the Highway Authority has not objected to the application on the grounds of highway safety. While the Highway Authority has objected to the application on the grounds of a cycle and foot path not being provided between the existing and proposed accesses, suitable opportunities will be provided for visitors to the site to access it by foot or cycle if they wish to do so. The setting of listed buildings and the scheduled monument will be preserved as will the contribution that the southeast corner of the site makes to the character and appearance of the conservation area.

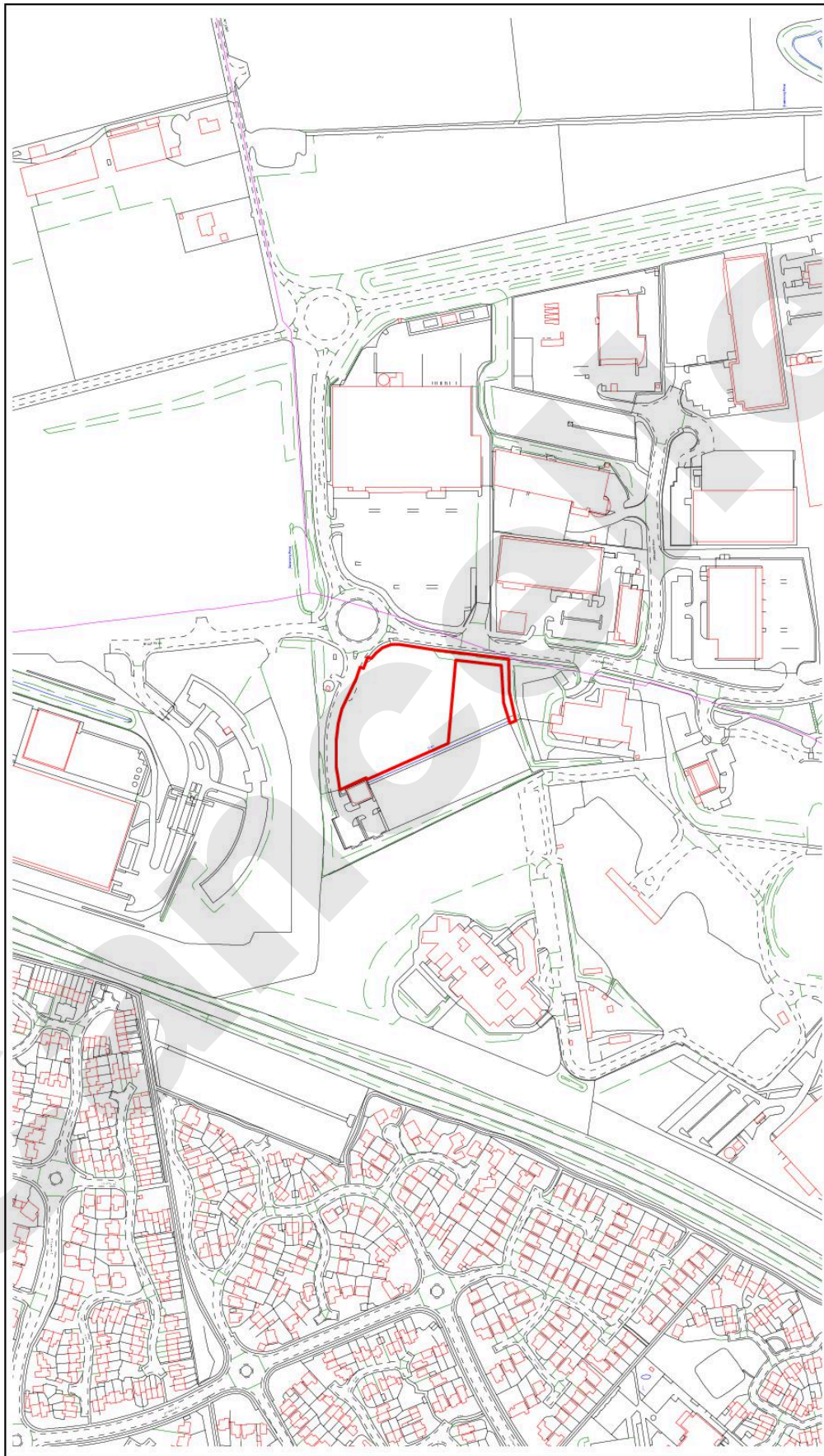
- 5.25 When weighing up all of these items, I consider that the benefits outweigh the modest harms arising and that these benefits are sufficiently material to warrant approving the application contrary to Policy GC2 of the DM DPD and Policy HNF3 of the SA DPD. Subject to no adverse comments being received by the LLFA and County Ecologist, the officer recommendation is therefore that Members authorise the Assistant Director – Planning to approve the application subject to conditions.



Recommendation: To authorise the Assistant Director – Planning to approve the application subject to no adverse comments being received by the County Ecologist and LLFA and the following conditions:

- 1 Time limit – full permission
- 2 In accordance with submitted drawings
- 3 Submission of a phasing plan

- 4 External materials to be in accordance with submitted details
- 5 Implementation of submitted landscaping scheme
- 6 Provision of extension to bund to northeast of site
- 7 In accordance with Arboricultural Impact Assessment and Tree Protection Plan
- 8 In accordance with lighting scheme
- 9 Archaeological written scheme of investigation
- 10 No plant or machinery installed unless otherwise granted planning permission
- 11 Construction of vehicular access
- 12 No obstruction across access
- 13 Gradient of vehicular access
- 14 Provision of visibility splays
- 15 Provision and retention of on-site private road network and parking and service areas
- 16 Parking scheme for construction workers
- 17 Submission of construction traffic management plan and access route
- 18 Implementation of construction traffic management plan and access route
- 19 Submission of drawings for off-site highway works
- 20 Completion of approved off-site highway works
- 21 Promotion of Traffic Regulation Order for extension of 30mph speed limit
- 22 Confirmation of details of energy efficient design
- 23 Previously undiscovered contamination during construction
- 24 Restrict use of units to Classes B2, B8 and E(g)
- 25 Surface water drainage and any other conditions as may reasonable be recommended by the LLFA
- 26 Ecological mitigation and enhancements and/or any other conditions as may reasonably be recommended by the County Ecologist

Contact Officer, Glen Beaumont
Telephone Number 01508 533821
E-mail glen.beaumont@broadland.gov.uk



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- 3. Application No: 20210356**
Parish: Thorpe St. Andrew

Applicant's Name: Mr Gavin Smith

Site Address: Plot 16B, Peachman Way, Broadland Business Park,
Thorpe St Andrew

Proposal: Use of the northern part of the site as a storage yard in association with hire of equipment; erection of a building to facilitate the hire business; provision of hardcore finish on the southern part of the application site; fencing, external lighting, gates, vehicle wash bay, recycling area and cycle stands; realignment to existing access; amendment to standard operating hours

Reason for reporting to committee

The officer recommendation is contrary to the provisions of the development plan

Recommendation summary:

Approve subject to conditions

1 Proposal and site context

- 1.1 This application seeks full planning permission on behalf of the GAP Group, which operates a tool and plant hire business.
- 1.2 The site is currently grassed and is located on the western side of Peachman Way on Broadland Business Park. The DSA Driving Test Centre is located to the west, Makro to the east on the opposite side of Peachman Way, vacant land to the north and a recently constructed office building to the south. The site is accessed from the access road to the north that also serves the Driving Test Centre.
- 1.3 The site is largely open with modest bunds to the east and north facing the highways. There is a slight decline in levels from north to south, although this change is more pronounced on the highway
- 1.4 In terms of what is being proposed, the site will be accessed approximately halfway along the northern access and a 981sqm building is to be located in the northeast quadrant of the site. This will accommodate a large warehouse area, PAT testing room, offices and hire desks at ground floor area and a storage area and staff facilities at first floor level. Outside, a parking area with

12 spaces and a covered cycle area will be provided to the north of the building. To the west will be an extensive area of hardstanding that will be used for loading and unloading, outside storage, recycling and waste storage and washing down vehicles. A further parking area with ten spaces is to be provided to the west of the access. The southern section of the site is to be finished in hardcore to allow for the future expansion of the storage yard. A 2.4m high weldmesh security fence will be erected around the site with a 5m wide soft landscaping strip planted outside it. Eight 10m high lighting columns are to be erected around the northern and western edges of the site.

- 1.5 Hours of operation have been stated as 07:30 to 18:00 Monday to Friday and 08:00 to 12:00 Saturdays. The unit will be closed on Sundays and Bank Holidays. However, the agent has advised that in addition to these standard hours of operation, there will be a maximum of 12 events a year when operations will be required. It is intended that the Council will be given at least one month's notice of such events.
- 1.6 Information submitted with the application states that 22 full-time jobs will be created as a result of this proposal.

2 Relevant planning history

- 2.1 None of direct relevance to this application.

3 Planning Policies

3.1 National Planning Policy Framework (NPPF)

NPPF 02 : Achieving sustainable development
NPPF 04 : Decision-making
NPPF 06 : Building a strong, competitive economy
NPPF 12 : Achieving well-designed places
NPPF 14 : Meeting the challenge of climate change, flooding and coastal change
NPPF 17 : Facilitating the sustainable use of minerals

3.2 Joint Core Strategy (JCS)

Policy 1 : Addressing climate change and protecting environmental assets
Policy 2 : Promoting good design
Policy 5 : The Economy
Policy 18 : The Broads
Policy 19 : The hierarchy of centres
Policy 20 : Implementation

3.3 Development Management Development Plan Document (DM DPD) 2015

Policy GC1: Presumption in favour of sustainable development

Policy GC2: Location of new development

Policy GC4: Design

Policy EN4: Pollution

Policy E1: Existing strategic employment sites

Policy TS3: Highway safety

Policy TS4: Parking guidelines

Policy CSU5: Surface water drainage

3.4 Site Allocations Development Plan Document (SA DPD) 2016

Policy TSA1: Land at Broadland Business Park is allocated for employment uses

4 Consultations

4.1 Thorpe St. Andrew Town Council:

No objections

4.2 Postwick Parish Council:

No objections but concerned about the possible extended opening hours beyond 18:00 hours which appeared to be once a month.

4.3 Gt & Lt Plumstead Parish Council:

Object. With employee numbers shown, there should be an equalities assessment. What will happen to 2% of oils not treated? If the development includes lights, what are the timings and why are they needed? Security technology doesn't need lighting as it did before. It has a negative impact on the surrounding residential houses.

4.4 District Councillors:

No comments received.

4.5 Highway Authority:

The use, layout and means of access are acceptable. Visibility is adequate and will not require improvement. If opening outwards, the gates may cause an issue if large vehicles are waiting to enter the site. Suggest that gates are repositioned further back. Planning conditions recommended in relation to the

position of the gates relative to the carriageway edge, the laying out and retention of the access and parking/turning areas, details to be submitted of on site parking during the construction period and details to be provided of wheel cleaning facilities during the construction phase.

4.6 Environmental Quality Team:

Recommend the use of a condition relating to previously undiscovered contamination being found during construction work.

4.7 Lead Local Flood Authority (LLFA):

Originally submitted plans:

Object in the absence of a Flood Risk Assessment and Drainage Strategy that considers local flood risk and local and national policies.

Amended details:

No objection. We accept that restricted discharge to the sewer is appropriate, that there is sufficient detail in the drainage plans, that drainage calculations are adequate, finished floor levels are acceptable and that other previously raised concerns have been addressed.

4.8 Anglian Water:

There is sufficient capacity at Whitlingham Water Recycling Centre to deal with foul drainage, planning condition recommended for use regarding the submission of a foul water drainage strategy, no objection to proposed surface water drainage method, informatives recommended for use for trade effluent.

4.9 Cadent Gas Ltd:

Use of an informative recommended as an intermediate pressure gas pipeline runs along Peachman Way.

4.10 Norfolk Police Designing Out Crime Officer:

Advisory comments provided on layout, access, perimeter security, parking, lighting, the shell of the building and an intruder alarm system.

4.11 Other Representations:

Representation submitted on behalf of a developer at an adjacent site broadly supporting the application expressing concern over the extent of the security

fencing shown at the site and suggesting that the appearance of the building better compliments existing buildings on the business park.

5 **Assessment**

Key Considerations

- 5.1 Principle of development
Impact on the character and appearance of the area
Flood risk and drainage
Highway safety

Principle

- 5.2 The site is within the settlement limit that has been defined for Thorpe St. Andrew and also within Broadland Business Park, which under Policy TSA1 of the SA DPD, is allocated for employment uses. It is also a strategic employment site under Policy E1 of the DM DPD. The uses referred to by Policy TSA1 include B1, B2 and B8, which are offices, light industrial, research and development, general industrial and storage and distribution. Use Class B1 has been superseded following recent changes to the Use Classes Order and now falls within the range of uses under the new Class E. While it may be argued that a tool and plant hire premises is a former B1 and B8 use, it does not seem to me that it falls neatly within either or both categories and so I consider that it falls within a class of its own – sui generis. Nevertheless, what I do not dispute is that the proposal generates employment and would be a suitable addition within this type of setting. Taking account of it being a quasi-employment use, I am satisfied that the proposal is complementary to other uses at the business park and respects the aspirations of Policies E1 and TSA1.

Impact on the character and appearance of the area

- 5.3 Broadland Business Park has been allocated for employment uses. Those located close to the site include a cash and carry, a driving test centre, offices, storage and distribution and a data centre. Given the variety of uses and the quasi-employment use that this application proposes, I do not consider that the use itself will cause harm the character of the business park.
- 5.4 A number of large buildings are located off Peachman Way and the size of that proposed by this application will not be out of kilter with them. For the most part, other buildings use a similar palette of materials including grey cladding, buff bricks with some degree of corporate branding used on window frames, fascias and/or banding around the walls. For this application, the

choice of predominantly grey cladding with blue banding at ground and eaves level is consistent with the approach elsewhere and is appropriate.

- 5.5 A 2.4 metre high green weld mesh fence is to be erected around the perimeter of the site. Given its corner position, the site occupies a naturally prominent plot. However, a 5 metre wide soft landscape strip is proposed to be planted on the outside of the fence along the northern, eastern and southern boundaries. Once established, this will contribute towards softening the fence and also towards the attractive parkland feel of the business park. The only section of fence along the boundary that will be open will be that which faces the roundabout to the northeast. However, this will be seen with the building in the background and I do not consider that it will stand out as a harsh or discordant feature.
- 5.6 Outside of the building, much of the site will be hardstanding. Taking account of the proposed landscaping, this is unlikely to register significantly from public views and accordingly will have a neutral impact on the character and appearance of the area.
- 5.7 Eight 10m high lighting columns will be erected around the northern and western perimeter of the site and 8 LED lights are to be fixed to the building. The submitted drawings show the lights fixed to the lighting columns will face directly downwards thus minimising light spillage but otherwise, in view of the presence of streetlights along Peachman Way and the presence of lighting within the car park of Makro and other premises, the provision of external lighting at this site will not introduce features that will stand out as being discordant.
- 5.8 Taking account of all of these factors, the pharmacy will have an acceptable impact on the institutional parkland character and appearance of the site and the surrounding area and complies with Policy 2 of the JCS and Policy GC4(i) of the DM DPD.

Flood risk and drainage

- 5.9 The LLFA initially objected to the application, primarily on the grounds of inadequate information being submitted in relation to flood risk and drainage. A small section of the site towards the northeast corner is at risk from surface water flooding (depths below 300mm) and as part of this application, it is intended to divert surface water to a cellular crate system underneath the hardstanding to the south of the building before it is discharged via controlled release. Based on further information being submitted, including that referred to above, the LLFA withdrew its objection. The application therefore complies with Policy 1 of the JCS insofar as it relates to minimising flood risk and Policy CSU5 of the DM DPD.

- 5.10 The Highway Authority has not objected on the grounds of highway safety subject to the imposition of those conditions referred to above. Although it recommended that the access gates are repositioned so that they are 20m from the nearside edge of the carriageway. The applicant was reluctant to agree to this given that it would likely affect the internal functionality of the car park and so the agent suggested the condition is worded such that the access gates must remain open during hours of operation. This strikes me as being an acceptable compromise and along with the other recommended conditions, allows the application to comply with Policy TS3 of the DM DPD.
- 5.11 Adequate parking is available and complies with Policy TS4 of the DM DPD.

Economic benefits

- 5.12 The need to support the economy as part of the recovery during and following the COVID-19 pandemic is a material consideration that weighs in favour of the application. Information submitted in support of the application explains that the development will generate 22 full-time jobs. Policy 5 of the JCS seeks to develop the economy in a sustainable way to support jobs and economic growth. This application seeks to provide a suitable use in a suitable location and the generation of 22 jobs is a significant factor weighing in favour of it.

Other Issues

- 5.13 The site is sufficiently distant from residential areas for its impact on their amenity to be neutral. The application complies with Policy GC4(iv) of the DM DPD.
- 5.14 In the event of unexpected contamination being discovered during the construction phase, an appropriately worded planning condition is proposed for use in accordance with Policy EN4 of the DM DPD.
- 5.15 Under Section 143 of the Localism Act the Council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.

Conclusion

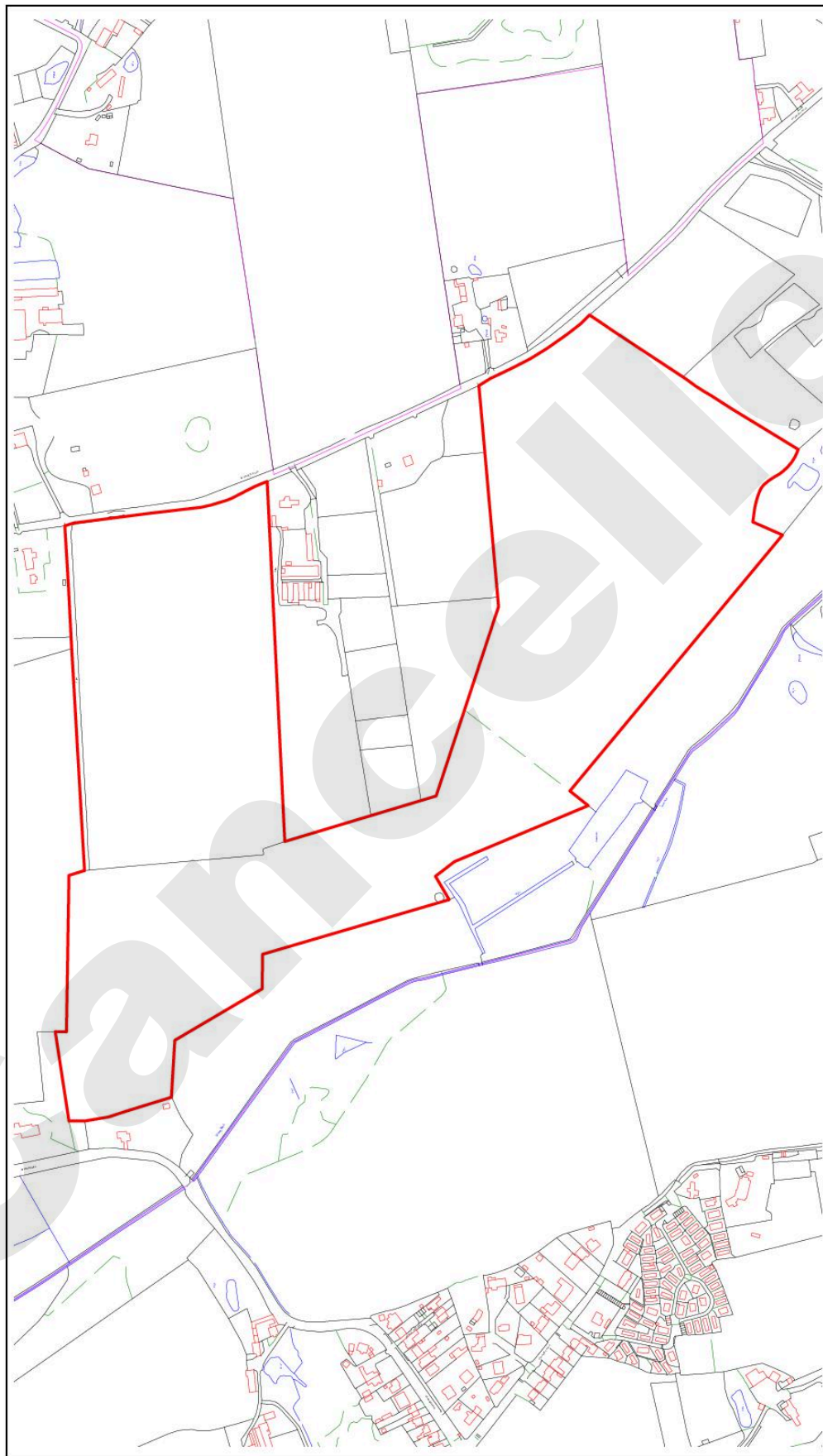
- 5.16 When having regard to those matters raised, the application seeks to provide a use that is complementary to existing uses at Broadland Business Park and the aspirations of Policy E1 of the DM DPD and Policy TSA1 of the SA DPD. The appearance of the building is in keeping with other buildings and the landscaping around the edges of the site will assist in softening the appearance of the fence and hardstanding as well as contributing to the


landscape setting of the business park. The application is also acceptable in terms of highway safety and drainage and will also contribute towards the local economy by providing 22 full time jobs. On balance, the benefits of the application are such that they decisively outweigh any perceived harms and thus it is recommended for approval.

Recommendation: Approve subject to the following conditions:

1. Time limit – full permission
2. In accordance with submitted drawings
3. Foul water drainage strategy to be submitted
4. Implementation of surface water drainage strategy
5. In accordance with submitted landscaping scheme
6. Scheme for on-site parking for construction workers
7. Submission of a construction management plan, including wheel cleaning facilities
8. All traffic to comply with construction management plan
9. Access gates to remain open during hours of operation
10. Provision and retention of access, parking, turning and service areas
11. Hours of operation
12. No more than 12 out of hours to take place during one calendar year with the Council being given a minimum of two weeks notice of any event(s) and the applicant keeping a register of events
13. Unexpected contamination during construction

Contact Officer, Glen Beaumont
Telephone Number 01508 533821
E-mail glen.beaumont@broadland.gov.uk



<p>Scale: 1:5477</p> <p>Date: 1-Jul-21</p> <p>N </p>	<p>Application No: 20202016</p> <p>Burgate Solar Farm, Fields adjoining Spixworth Road, Hainford, NR10 3BX</p>	 <p>Broadland District Council —leading the way— broadland.gov.uk</p>
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4. Application No: 20202016
 Parish: Hainford
- Applicant's Name: Pathfinder Clean Energy UK Dev Ltd
Site Address: Burgate Solar Farm, Fields adjoining Spixworth Road,
 Hainford, NR10 3BX
- Proposal: Ground mounted solar photovoltaic (PV) farm along with
 continued agricultural use, ancillary infrastructure and
 security fencing, landscaping provision, ecological
 enhancements and associated works

Reason for reporting to committee

The Local Member has requested that the application be determined by the Planning Committee for appropriate planning reasons as set out below in section 4.

Recommendation summary:

Approve with conditions

1 Proposal and site context

- 1.1 The proposed development is for a ground mounted solar photovoltaic (PV) farm along with continued agricultural use, ancillary infrastructure and security fencing, landscaping provision, ecological enhancements and associated works.
- 1.2 The application site is 29.1 hectares of agricultural land which currently forms three agricultural fields which are located on the west side of Spixworth Road, Hainford. The main village of Hainford is located approximately 900 metres to the north, Newton St Faiths is located approximately 400 metres to the west, Horsham St Faiths is located just over a mile to the south west and Frettenham approximately 900 metres to the east.
- 1.3 There are no Public Rights of Way (PRoW) that cross the site. The closest PRoW lies at its nearest approximately 300 metres to the west of the site, Horsham St Faith & Newton St Faith Footpath FP1 connects the settlements of Newton St Faith and Horsham St Faith following an elongated route that passes through East Farm, past Elmwood Lodge and Newton Park caravan site in Newton St Faith. Horsham St Faith & Newton St Faith Footpath 2 FP2 provides a shorter, more direct route connecting the settlements of Newton St Faith and Horsham St Faith and is located further to the west.

- 1.4 The site forms a “C” shape around Oakdene, which includes a poultry unit and Four Sticks which is a residential dwelling and associated small holding. There are also residential properties located to the north in a loop around Newton Road, Lady Lane and Spixworth Road which are separated by a field which is not part of the application. Residential dwellings Beech Hill and Burgate Hill are located to the north west corner of the site and The Studio is located to the north east corner. There are further properties located on the opposite side of Spixworth Road to the North East of the site. The Poultry Farm which is a residential property is located on the east side of Spixworth Road opposite the proposed access. Beckfield is located further to the South East of the site.
- 1.5 The site is relatively flat to the north with the site gently sloping down west to east and to the south east and has been used for arable production and also by a local shooting syndicate. To the west of site boundary is narrow area of pasture land before the Stone Beck watercourse.
- 1.6 The pasture land to the west of the site along Stone Beck watercourse is subject to low to medium risk of surface water flooding. There is a low risk of surface water flooding to a small area to the north west of the site. The site forms part of the E2 Marsham and Hainford Wooded Estatelands near E3 Spixworth wooded Estatelands defined by the Broadland Landscape Character Assessment.
- 1.7 The site is screened with existing hedges and trees along the Spixworth Road boundary.
- 1.8 The application requests a temporary permission for 57 years which includes one year each for construction and decommissioning of the solar farm. It is estimated that the proposed development would produce 15MW of electricity, with a battery storage of 1.3 MW.
- 1.9 The site has been divided to four sections on the site plan:
- Field A to the North east of the site
 - Field B to the North west of the site
 - Field D Central field to west of Oakdene and Four Sticks
 - Field E to the south of the site
- 1.10 The solar panels themselves are located in east west rows facing south within the fields which are part of the application site. The panels are proposed to be 3 metres above the ground level at the highest point, falling to 0.8 metres on the lower edge and positioned at a 30° angle. The frames will be screw piled into the ground.
- 1.11 As well as the panels the application also includes:
- 2 metre high wire mesh deer fence around the site.

- 38 infrared/thermal imaging CCTV cameras around the edge of the site on 3 metre high poles.
 - A storage building shipping container (7m x 2.8m x 2.8 m)
 - Substation (3m x 2.8m x 2.8)
 - Battery storage shipping container (14.2 metres x 2.8 metres x 3 metres)
- 1.12 Which are all proposed to be located along the south west side of the site at the west end of field E where the overhead line is located which provides the grid connection.
- 1.13 The five inverter cabinets are also proposed around the site in the following locations:
- 1 x Northwest of field A
 - 1 x Southwest corner of field A
 - 1 x Northwest corner of field D
 - 2 x located adjacent to the storage building, battery storage container and shipping container on the east side of field E.
- 1.14 It is proposed to upgrade the existing field access opposite the poultry farm off Spixworth Road to provide access to the site. The field access to the north of the site will be retained as access to the agricultural fields and not used in relation to the solar farm.
- 1.15 The application also includes the following ecological enhancements
- Wildflower mix to be planted across the site
 - New hedge planting along western and southern boundaries and gapping up hedging of the road frontage.
 - Deer corridor
 - Manual gates with the fencing

2 Relevant planning history

- 2.1 20201571 Proposed solar photovoltaic (PV) battery energy storage farm development: EIA not required

3 Planning Policies

3.1 National Planning Policy Framework (NPPF)

NPPF 02 : Achieving sustainable development

NPPF 04 : Decision-making

NPPF 06 : Building a strong, competitive economy

NPPF 08 : Promoting healthy and safe communities

NPPF 09 : Promoting sustainable transport

NPPF 11 : Making effective use of land
NPPF 12 : Achieving well-designed places
NPPF 14 : Meeting the challenge of climate change, flooding and coastal change
NPPF 15 : Conserving and enhancing the natural environment
NPPF 16 : Conserving and enhancing the historic environment

3.2 Joint Core Strategy (JCS)

Policy 1 : Addressing climate change and protecting environmental assets
Policy 2 : Promoting good design
Policy 3 : Energy and water
Policy 17 : Small rural communities and the countryside

3.3 Development Management Development Plan Document (DM DPD) 2015

Policy GC1 : Presumption in favour of sustainable development
Policy GC2 : Location of new development
Policy GC4 : Design
Policy GC5 : Renewable energy
Policy EN1 : Biodiversity and habitats
Policy EN2 : Landscape
Policy EN3 : Green Infrastructure
Policy EN4 : Pollution
Policy TS3 : Highway safety
Policy CSU5 : Surface water drainage

3.4 Supplementary Planning Documents (SPD)

Landscape Character Assessment

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

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

4 Consultations

4.1 Hainford Parish Council

Objects

- Proper community consultation was not carried out by applicant or Council
- No evidence that the leaflets apparently sent out by the applicants were received
- Advertised in The North Norfolk News which does not circulate in Hainford area.
- Applicant briefing to Parish Council refers to Old Catton which was misleading
- Misleading that there was only two responses as not adequately advertised
- Disputes that the area is not sensitive to development pressures.
- Route cannot safely accommodate the vehicles proposed
- Route along narrow rural lanes is wholly unsuitable and dangerous
- Spixworth Road is entered on a sharp bend from Buxton Road
- It is single track and winding in places and insufficient passing points and totally unsuitable for the volume of heavy traffic proposed
- 60mph speed limit danger to vehicles, cyclists and pedestrians
- Damage to verges and road surfaces from HGV and other construction related traffic.
- The access is inappropriately situated directly opposite residential property which will cause inconvenience and safety issues for residents and potential damage to their boundary.
- Also concerned that vehicles would approach from north end of Spixworth Road passing through village lanes and residential roads
- Do not consider that this small or medium scale farm diversification project refers to in JCS policy 17
- Disagree with BDC conclusion that EIA was not required.
- Evidence required on the quality of the land and whether or not it is best and more versatile.
- The site is within the green belt, need to demonstrate that the benefits outweigh the loss of agricultural land and harm to the green belt.
- Outside the settlement limit conflict with policy GC2 and JCS policy 17
- Has consideration been given to expanding the solar farm at RAF Coltishall
- Would the grazing of sheep be ensured and compliance monitored
- Cumulative impact of solar farms on the local area
- Wildlife will be impacted by not being able to access water preventing the connection between habitats.
- Development out of character with the local area
- No formal assessment of landscape character
- No wintertime photography was available.
- Is further archaeological investigation required
- Want to see specific consideration to the impact on undulating landscapes
- Loss of amenity from noise, disturbance and traffic issues
- Noise information not adequate
- Is the development compliant with the Noise Policy Statement for England

- Inappropriate level of constant noise in peaceful and rural location
- No consideration of impact of CCTV and fences
- Hazardous substances could be released from panels, could be fires or explosions or leaching into the ground or waterways
- What mitigation would be put in place to mitigate damage from panels from shooting.
- Norwich International Airport have raised no concerns but would it affect low flying helicopters
- How will plant be disposed of at the end of its life
- Is there any interference with mobile phones / internet connections

Additional information

- Loss of grade 3 productive agricultural land
- Potential noise nuisance to neighbouring properties particularly at night and in the summer months
- Unsuitable site access opposite existing residence
- Local road network unsuitable for construction traffic
- Loss of rural landscape which forms an important part of the character of Hainford

4.2 Horsham St Faith Parish Council

- Object to the construction traffic through the centre of Horsham St Faiths
- Route has a number of sharp bends and a difficult junction on Crown Road/ Norwich Road
- Route has a 7.5 t weight limit
- Suggested that traffic is routed along Spixworth Road to the ring road

Additional information

- Remain strongly opposed to the traffic route and feel it should be via Spixworth to the Norwich outer ring road

4.3 Frettenham Parish Council

- No problems with the actual solar farm
- Would like clarification as to where the entrance was and how access will be achieved by vehicles.

4.4 Local Member Cllr D Roper

- Application to be determined by committee if recommended for approval
- Had meeting with three Parish Councils closest to the site.
- Primary concern is transport and highways
- It is not possible to operate a safe transport management plan to the site

- It is only possible to approach the site from the south given the width of Spixworth Road in its northern section and the narrow network through Hainford
- The approach from South would involve a tight bends on just behind St Peters church on Buxton Road where it would not be possible for a vehicle in the opposite direction to pass.
- Spixworth Road even at its widest is narrow with limited passing places
- Vehicle leaving the site heading south would have to negotiate the Spixworth Road/ Buxton Road junction which gives limited visibility
- Limited turning space onto Buxton Road in front of St Peter's Church.
- Alternative route through Old Catton and Spixworth still fundamental problem of Buxton Road S bends and entry / exit of Spixworth Road would remain

4.5 Local Member Cllr Karen Lawrence

- Green site use rather than brown site.
- It's a large area are there no more suitable alternative land for this use
- Why is such fine fencing being proposed could it not just be around high risk parts of the site transformer/ inverter
- With lower density fencing around the boundary
- Which will minimise the impact on wildlife and increase connectivity
- Otherwise it is a large site that gets blocked off
- Move access to reflect local traffic concerns
- Looking at best practice designs and they have not proposed one.
- Site is surrounded by fields so low risk of encroachment

4.6 Norwich Airport

- No aerodrome safeguarding objections
- But request an informative on tall cranes and equipment

4.7 Ministry of Defence

- No safeguarding objections

4.8 NCC Highways

Original comments

- The operational traffic generation in relation to this site is negligible with construction traffic being the main concern
- Submitted information indicate that the construction period of 13-20 weeks with suitable management there are no grounds for a highway objection.
- Request conditions on upgrading the access
- Visibility splay to the access
- Signage on Spixworth Road

- On site construction worker parking
- Compliance with construction management plan and route

Additional information

- As previously no grounds for objection subject to conditions
- These conditions to ensure construction traffic is contained to the most appropriate routes to and from the site during construction and abnormal wear and tear is addressed
- Section 59 agreement will be used to ensure that abnormal wear and tear to highway is rectified when works are completed.

Amended comments

- Would also request that construction management plan incorporates provision of addressing abnormal wear and tear and wheel washing

4.9 Lead Local Flood Authority

No Comment

4.10 CPRE

- Whilst we support wind and solar power generation this needs to be balanced against harms
- Outside the settlement limit harm to the open countryside
- Cumulative effects of construction work would lead to noise and disturbance as well as traffic issues

4.11 Health and Safety Executive

Does not affect any major hazard or hazardous pipelines

4.12 NCC Ecologist

- The site is not subject to any international / national statutory nature conservation sites (closest 3km) and the closest non statutory is 1km to the south.
- Habitats within the proposed development area have value to wildlife in the local vicinity to support reptiles, amphibians, breeding birds, roosting bats and badgers
- A precautionary approach to site clearance with regard to breeding birds, roosting bats and badgers (no evidence on site) and reptiles (habits suitable for grass snakes in the wider area is considered to be sufficient to protect those species groups.
- Skylark surveys indicate that the site is used by a pair of skylarks
- eDNA surveys for 4 accessible/ suitable ponds came back as negative
- The Mitigation and Enhancement Plan together with BNG calculations the proposal would result in an additional 155.59 habitat units giving a177.95

net gain and a 14.95 gain in hedgerows and tree units giving a 272.83% net gain. Enhancements are proposed on and off site

- The site is local value for wildlife and the proposal will result in a substantial net biodiversity gain, which accords with local and national planning policy
- No objections on ecological grounds
- Recommend a condition on an Ecological design strategy to address mitigation and enhancements
- Off- site works will need to be secured through a S106

Additional information

- Queries regarding the need for extensive security fencing to prevent fragmentation for terrestrial animals are reasonable
- Previously suggested gaps for small mammals but perhaps there is no reason why the area shown as 2B" needs to be fenced
- My understanding that lighting would only be required during construction and therefore the impacts would be temporary.

Additional comments

- Understand the mitigation/enhancements work will only be implemented within the red line and there is no possibility of entering into a s106 agreement or changing the red line
- Wet woodland and management of land for ground nesting birds including skylarks will not be secured.
- Net Biodiversity gain calculations will need to be amended to reflect this
- Deer corridor has been incorporated which is welcomed is a hedge still proposed in this location
- Badger / wildlife gates will need to be included in the ecology strategy
- Clarification on whether the wildflower mix just around the perimeter and not covering the whole area.
- Ecological design strategy needs to be conditioned, references to sky lark mitigation need to be removed.

4.13 NCC Historic Environment Service

- Potential for buried archaeological remain to be present and their significance affected by the development.
- Request a condition for migratory works including a geophysical survey

4.14 Senior Environmental Management Officer

- The amended transformer location and noise impact note have been reviewed and demonstrate that nearby residential properties would not be significantly affected by noise disturbance when the solar farm is operational.

- Please note that a condition requiring the completion and implementation of a Construction Environmental Management Plan should be applied to ensure the impacts from construction activities are mitigated.

4.15 Other Representations

Eleven letters of objection

- Noise pollution from inverter station could additional screening be provided
- Will there be additional screening along AB
- Spixworth Road is mostly narrow single track and limited passing places which are field or track entrances
- Road suffers from speeding traffic
- Will hedging be planted to hide the deer fencing from the road, could this be 2.5 metres in height
- The panels will be 3 metres tall and 0.8 metres off the ground, can you confirm the hedges will be maintained above these heights?
- What will be the time scale and planting and will they be monitored?
- What route will the construction workers take?
- Will be dangerous to walk along the road
- Will there be a speed restriction on Spixworth Road for the construction and beyond?
- Concerned about consultations
- Visibility onto Buxton Road is limited and present safety issues for all road users
- Increase traffic on Spixworth Road
- Buxton Road already used by HGVs accessing Spixworth quarry
- Causing damage to roads and banks
- Soil and mud onto the road
- Vehicle mounting the verge
- Danger to pedestrians and cyclists
- Balance of losing agricultural land to energy generation
- We will be surrounded by fencing and feel like we are in a prison
- Fragments the habitat for deer and badgers
- Would like to understand need for fencing and see it removed
- If not would need to see a wildlife corridor between our land and the stream/ reservoir
- If fencing necessary would want it set 15 metres away from our property with intervening planting and cameras positioned so they would not view our property.
- Level of noise from inverters and glare
- 34 vehicles a day using the road
- Over 400 workers using the road.
- Spixworth Road is now used as cut through for NDR
- With so much traffic would not be safe to leave our homes
- Brown field sites should be used

- Loss of wildlife
- May affect livery on Church Street where horses cross the road regularly
- Request additional safety measures are put into place such as flashing lights
- Community consultation was not correctly carried out leaflets were not received by everyone
- The community consultation notice was in North Norfolk News which is not widely read
- Letters to Parish Council refer to Old Catton
- Not widely advertised
- Would result in further development in the future
- Light pollution
- Not acceptable to have the entrance opposite someone's house
- Concern about the safety of the batteries
- Concerned about the fragmentation of wildlife habitats and prevent access to the stream
- Will there be people working on the site at night
- Glare
- The extent of future maintenance
- Several severe accidents on Buxton Road /Church Lane junction
- Safe access to St Peters Church the car park is some distance and vehicle park on the junction
- Concern about structural damage to listed building as vehicles pass
- Unacceptable noise disturbance and traffic issues
- An inappropriate constant noise in what is a peaceful and rural location affecting amenity of neighbours and others
- Concern about impact of fences and CCTV of residential boundaries
- Access is opposite driveway which will cause inconvenience , noise and danger from vehicles in what is peaceful rural location
- Potential of contamination from panels
- Norwich Airport have not objected require evidence that low flying helicopters would not be affected

Additional information

Three additional letters of objection

- Traffic would cause disruption
- Disappointed access to the site has not been moved
- Junction of Church Lane and Buxton Road site of frequent accidents, when vehicles meet they will need to reverse blindly to the junction
- Assume error in where the estimated movements for workers and staff would be 420
- Traffic movement data is unclear on how much additional traffic there would be
- Continued maintenance on the site will also impact on the proposed route
- What compensation is available to road users and property owners
- Inverter on the boundary of our property

- Not taken into consideration the noise in the woodlands and grounds and impact on wildlife.
- Should be a wildlife corridor between our woodland and the stream to allow movement of wildlife
- Not adequate gap between our property and the development
- Inadequate engagement with local residents

5 Assessment

Key Considerations

- Principle of development
- Loss of agricultural land
- Need for development
- Landscape impact
- Heritage impact
- Biodiversity impact
- Neighbour amenity impacts
- Traffic and highway safety
- Drainage and flooding

- 5.1 The main issues to be taken into consideration in the determination of this application are an assessment of the proposal against the policies of the development plan and the National Planning Policy Framework (NPPF) and whether there are any other material considerations including loss of agricultural land, landscape impact, highway safety, heritage, biodiversity, drainage and flooding impacts and the impact on neighbours in relation to noise and view.

Principle

- 5.2 Under Section 38 of The Planning and Compulsory Purchase Act 2004 ('The 2004 Act'), the determination of planning applications must be in accordance with the approved development plan unless material considerations indicate otherwise.
- 5.3 The UK is legally bound through the Climate Change Act (2008) to cut greenhouse gas emissions by 80% by 2050, compared to 1990 levels. The development would contribute towards meeting this requirement and would also be fully supported by energy policy because it would assist in replacing outdated energy infrastructure and the move to a low carbon economy (and ultimately will assist with more affordable energy bills).
- 5.4 In line with the Climate Change Act 2008, the National Planning Policy Framework (NPPF) sets a presumption in favour of sustainable development.

- 5.5 The NPPF is heavily supportive of renewable energy development. The NPPF places an over-riding emphasis on the presumption in favour of sustainable development, which this development clearly constitutes. Infrastructure, which is required to ensure the generation of renewable energy, is inherently sustainable under the NPPF.
- 5.6 Paragraph 11 of the NPPF advises that plans and decisions should apply a presumption in favour of sustainable development. The development is considered to accord with the overarching principle of sustainable development, as it has a great potential to result in economic and social benefits in respect of supplying affordable, low carbon electricity. The impacts of the development on the environment will be carefully assessed and where necessary mitigated, so that it will not lead to any significant adverse effects.
- 5.7 Paragraph 148 states that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.
- 5.8 Paragraph 154 of the NPPF sets out that in order to increase the use and supply of renewable energy, LPAs should not require applicants to demonstrate the overall need for renewable or low carbon energy. LPAs should approve the application if its impacts are or can be made acceptable.
- 5.9 Policy 3 of the JCS states that developments shouldn't rely on non-renewable energy. Policy GC5 of the DM DPD is supportive of renewable energy stating that it should be encouraged where its impacts are (or can be made) acceptable.
- 5.10 The site is located within an area designated as countryside in the local plan. Policy GC2 of the DM DPD identifies that development outside of settlement limits will be permitted where the development does not result in any significant adverse impact where it accords with a specific allocation and/or policy of the development plan. There are no sites allocated across the District for renewable energy technologies and Policy GC5 states that proposals for renewable energy technology and associated infrastructure will be encouraged where its impacts are (or can be made) acceptable and does not restrict them to being within the settlement limit.
- 5.11 Planning Policy Guidance (PPG) paragraph 13 requires local planning authorities to consider "encouraging the effective use of land by focussing large scale solar farms on previously developed and non-agricultural land, provided that it is not of high environmental value; "where a proposal involves greenfield land, whether (i) the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and (ii) the proposal allows for continued agricultural

use where applicable and/or encourages biodiversity improvements around arrays.”

- 5.12 Paragraph 171 footnote (53) states ‘Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.’
- 5.13 ‘Paragraph 83 (b) of the NPPF supports the development and diversification of agricultural and other land-based rural businesses.’
- 5.14 The key requirement for a solar farm is a grid connection. Traditionally power was provided through a centralised power stations which connected directly into the transmission network. There has been a move towards a decentralised system of renewable energy developments where projects connect into the distribution network. The network was not designed for this purpose and large parts of the network do not have capacity to accommodate connections. Project locations are therefore established more by grid connection capacity than a locally specified need. There is an unconstrained need for renewable projects nationally.
- 5.15 Capacity on the Salle to Sprowston circuit has been identified and therefore site selection has been based along the route of the 33kV electricity line. The line needs to go through the site or be very close to it otherwise the installation costs would make the scheme unviable. The minimum size of a site is around 29 hectares in order to get the economies of scale to ensure viability.
- 5.16 A site selection process is carried out that identifies possible sites which avoid key designations such as ancient woodlands , registered parks and gardens scheduled monuments etc. are of adequate size and the landowners are contacted. To be suitable the site needs to be available and deliverable.
- 5.17 Investigations found no suitable non-agricultural land along the route of the electricity line route. The need to have a relatively large piece of land with a grid connection means that it is necessary to consider agricultural land as there were no suitable brown field sites, national policy does not preclude this. As a result it is considered the principle of the development on agricultural land outside of settlement limits is acceptable.

Use of best and more versatile land

- 5.18 The principle of the need to use agricultural land has been discussed above Footnote 53 within paragraph 171 of the NPPF requires where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality. The

Ministerial Statement in March 2015 advises that where a proposal of a solar farm involves the best and most versatile agricultural land, it will need to be justified by the most compelling evidence. It goes on to say that every application needs to be considered on its individual merits, with due process, in light of the relevant material considerations. The NPPF defines best and most versatile land as Land in grades 1, 2 and 3a of the Agricultural Land Classification

- 5.19 The Natural England agricultural land classification maps the site is grade 3 agricultural land. The submitted site specific agricultural land classification report classifies the site as 29% is grade 3a and 71% 3b. As a result, 29% of the site falls within the best and most versatile land classification.
- 5.20 Using the Natural England Agricultural Land Classification maps there is a mixture of grade 2, 3 and 4 agricultural land along the grid connection route. There is limited grade 4 land and the section around Sprowston Bridge was discounted due to risk of flooding. Landowners of the remaining grade 3 and 4 land were contacted and this site was the only one which was available and deliverable.
- 5.21 Given that the majority of the site is grade 3b agricultural land, in this case the temporary use of a relatively small area of best and versatile land is considered acceptable given the benefits of providing the renewable energy and the ecological enhancements.
- 5.22 The site would still be suitable for sheep grazing which is agriculture, but this realistically could not be enforced.

Landscape Impact

- 5.23 Policy EN2 of the DM DPD relates to the landscape and advises that development proposals should have regard to the Landscape Character Assessment SPD and should consider the impacts upon certain areas which include sensitive skylines, hillsides and valley sides, Conservation Areas, Historic Parks and Gardens. Development proposals should protect and enhance where appropriate. Given the scale of the development, the impact that the solar farm will have on the landscape context and the visual impact is a prime consideration.
- 5.24 Paragraph 170 of the NPPF states that planning policies and decisions should contribute to the natural environment by: “recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services”. Landscape character assessment is the process which can identify these intrinsic values and unique characteristics of the diverse landscapes in the UK. The Broadland Landscape Character Assessment

divides the district into 6 landscape character types and further defines landscape character areas within them.

- 5.25 The Site is located within a landscape, defined at the district scale by the Broadland Landscape Character Assessment, as LCA E2 Marsham and Hainford Wooded Estate lands. This is described as *gently rising land, of predominantly arable farmland, with a field pattern that is mainly rectilinear, medium scale, and bound by hedgerows with numerous hedgerow trees. Woodland cover is largely restricted to the south-west and southeast of the LCA, within the context of the Site. There are a few settlements, which have expanded to some extent during the 20th century. There are a number of small halls, manors and churches, which provide distinctive features in the landscape. Variations in localised character occur along river corridors, providing wooded incisions in the landscape. Pockets of pasture, open grassland and semi-natural vegetation along tributaries are defined as providing inherent landscape sensitivity, through the creation of diversity in an otherwise arable farmland.*
- 5.26 As part of the Landscape Visual Impact Assessment LVIA a more detailed analysis of the more immediate landscape has been undertaken which is as follows “The site is located on low lying arable farmland to the north of Norwich, just east of the settlement of Newton St Faith. The Site comprises four fields, arranged in a U-shape, with three further narrow fields of pasture, lying just to the west of the Site. These are set along the Stone Beck watercourse, which is characterised by a number of mature trees and woodland belts along its length, providing a distinctive local landscape feature. The fields in the Site are largely contained by tall, continuous, mature hedges, of good condition, with some hedgerow trees. The southern and western boundaries are largely open, as well as a part of the southern section of the western boundary. There is some harm to the landscape from features such as the poultry shed and inappropriate storage”.
- 5.27 The LVIA establishes that publicly available views of the site are primarily restricted to occasional views for visual receptors along Spixworth Road and those using the public footpaths to the west of the site, as represented by Viewpoints 1, 2, 5 and 6 in the LVIA.
- 5.28 There will be some partial views by road users along Spixworth Road in the first years of the development, but these will largely be mitigated as hedge planting is established. There will also potentially be glimpsed views in the winter months from Newton Road.
- 5.29 Views of the development would be more significant for users of footpath 1 and two viewpoints along the footpath have been considered view point 5 where the solar arrays would be visible on the adjoining valley slope, which is broken up by trees on Stone Beck to some extent in the summer months. The establishment of the hedge of the western boundary will reduce the impact to

a large extent of the valley backdrop which would be broken up by trees along Stone Beck, views would be clearer in the winter months. Much of the proposed development would be visible as either open or filtered views, forming a prominent new feature in a mid-distance part of the view and have an intrusive effect on walkers. In 15 years' time the hedge will have established on the western boundary which will obscure views of the lower panels, but the panels on the upper valley slope will remain a notable feature.

- 5.30 At view point 6 on footpath 1 the poultry sheds within the foreground would partially obscure the proposed development, as well as affecting the visual experience. The solar arrays on the higher ground would be visible above the poultry sheds and be orientated towards the viewer. In the summer of Year 1 to 15, the solar arrays would also be partially obscured by some of the trees along Stone Beck, creating a broken, partially filtered view of the proposed development. The development would be more visible in the winter months result in an uncharacteristic view
- 5.31 Views from Public Footpath Horsham St Faiths and Newton St Faiths (FP2) is further to the west, view point 7 indicated some limited distance views of the solar arrays.
- 5.32 The only locations where there would be an evident change, would be for walkers using a relatively short section of Footpath FP1 where there would be a Major/Moderate Adverse significance of effect in Years 1 to 15. For the greater proportion of this footpath, there would be no change to views for walkers. The quality of visual experience of those using this footpath is also affected by the presence of the existing poultry sheds, which have a more dominant and intrusive effect.
- 5.33 There will no inter-visibility between the proposed development and any one solar farms in the district, which are located some distance away. As a result it is not considered that there would be a significant cumulative impact.
- 5.34 On balance the visual impact of the proposed development would be effectively integrated into the landscape with effects on character and visual receptors being restricted to a limited, localised geographical extent in the wider landscape and any harm is outweighed by the benefits of the generation of renewable energy and ecological enhancements.

Tree and hedge protection

- 5.35 It is proposed to retain the existing trees and hedges to ensure they are not damaged during the construction process tree protection measures have been conditioned.

Heritage Assets

- 5.36 There are no designated heritage assets within or immediately adjacent to the site. However, the Heritage and Archaeology Assessment identified 52 listed buildings within a 3km radius of the site. This radius was determined using a

Zone of Theoretical Visibility (ZTV). This assessment seeks to provide sufficient information to allow an informed understanding of the potential impact of the proposed development on the significance of designated heritage assets, and to consider the need for design solutions where necessary.

- 5.37 Seven of the assets within the 3km study area (five grade II, one grade II* and one grade I listed building) were found to be located within or close to the boundaries of the ZTV. Following site visits to these assets the report concluded that none of these assets possessed any direct inter-visibility with the site due to intervening topography, built form and vegetation, and they are therefore not considered to be susceptible to impact by the proposals.
- 5.38 From an archaeological perspective some evidence of human occupation from all archaeological and historical periods was found in the site. Given this potential for previously unidentified heritage assets with archaeological interest (buried archaeological remains) to be present within the application site the Senior Historic Environment Services Officer has requested that conditions be imposed should the application be approved to secure a programme of archaeological mitigatory work. This will include a geophysical survey and trial trenching to determine the scope and extent of any further mitigatory work that may be required.
- 5.39 Policy EN2 of the DM DPD deals with heritage assets and paragraphs 189 and 199 of the NPPF references archaeological investigation. Taking the conclusions in the Heritage and Archaeology Assessment the development meets the requirements of the policy and the NPPF.

Views from residential properties

- 5.40 It is well established that the right to a view is not material planning consideration. However, visual impact on individual properties has been considered. Most of the residential properties to the north of the site along Spixworth Road, Lady Lane and Newton Road are enclosed by mature trees, hedges, scrub and woodland, which restrict views towards the site, except for glimpsed views in winter. "Woodlands" and adjoining grounds is more open with just a hedge along the southern boundary but the angle and position of the bungalow would mean that views from the bungalow and garden area would be limited. Burgate Hill which lies immediately adjacent to the site on the western boundary, the dwelling is located at a lower level from the site which restricts some views the panels are set back from the boundary and along with the proposed hedge planting along the boundary the impact is considered acceptable.
- 5.41 Oakdene is a bungalow located between fields A and E with poultry units behind, view from the bungalow and garden area will be largely screened by

existing vegetation and buildings during the summer with some glimpsed views in the winter.

- 5.42 Four Sticks is located to the south of Oakdene also between Field A and E again the bungalow is located to the East and view from the bungalow and the garden area will be obscured by existing vegetation again with glimpse views in the winter. Impact on views from within the associated land which is agricultural can only be given very limited weight in the assessment.
- 5.43 The Poultry Farm is located opposite the proposed entrance to the solar farm, on the east side of Spixworth Road. The dwelling benefits from a substantial hedge and the proposed access to the solar farm is slightly to the north of the access to the Poultry Farm, hedging will be planted behind the visibility splay which will further reduce views of the panels as the hedges establish.
- 5.44 To the south of the site, the bungalow of Beckfield is set down, with intervening ground raised, similarly largely preventing views into the site.
- 5.45 To the west of the site, properties on the eastern edge of Newton St Faith including some residential properties, park homes within the Newton Park caravan park and Elmwood Lodge that are orientated towards the site. The solar farm will be screened from vegetation from many of these properties but some properties will be able to see the panels in the distance from their properties.
- 5.46 In conclusion the solar farm will largely be screened from views from properties in the area particularly as proposed planting becomes established. There will be some views from certain properties however the impact is considered acceptable when balanced against the benefits of generating the renewable energy.

Residential amenity

- 5.47 There are two distinct noise and disturbance issues with solar farms. The temporary construction process and the long term operation of the solar farm and concern has been raised about both.
- 5.48 Paragraph 170 of the NPPF states that 'Planning policies and decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability'. Paragraph 180 goes on to state 'planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider

area to impacts that could arise from the development. In doing so they should mitigate and reduce to a minimum, potential adverse impacts resulting from noise from new development and avoid noise giving rise to significant adverse impacts on health and the quality of life. Furthermore, paragraph 182 states that 'planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities and the applicant should be required to provide suitable mitigation before the development has been completed'.

- 5.49 Planning Practice Guidance (PPG) provides further guidance with regard to the assessment of noise within the context of Planning Policy. The overall aim of this guidance is to identify the overall effect of noise for the given situation. However, the NPPF and PPG do not present absolute noise level criteria.
- 5.50 Policy EN4 in the Broadland DM DPD requires development to include an assessment and adequately mitigate against pollution including noise.
- 5.51 The construction process which has been estimated to take 13-20 weeks will result in noise and disturbance with there being a likelihood that that local residents will suffer some adverse impact from noise and disturbance during this period. This will vary during the construction process with piling being particularly disruptive, the impact on various properties will vary depending on where the work is being carried out on site and will vary in intensity during the construction process. The Environmental Management Officer has recommended that a Construction Environmental Management Plan (CEMP) is conditioned which will outline the allocated responsibilities, procedures and requirements for site environmental management and include relevant site-specific method statements, operating practices, and arrangements for monitoring and liaison with local authorities and stakeholders. This will also cover issues such as dust generation. Given the temporary nature of the disturbance is not considered that refusal could be warranted on those grounds.
- 5.52 In terms of the longer term noise generated from the solar farm, the panels themselves do not make any noise but some of the ancillary equipment does the inverter cabinets and battery storage unit being the main source. A Noise Impact Report has been produced which takes worse case scenarios and the reality is that inverters would only reach their maximum noise levels on a very hot summer's day and the majority of the time the noise output would be much lower. Taking the worst case scenarios in the daytime the estimated noise at the most affected receptor would be 33.3 (dB (A) which is the equivalent of a quiet room in a house. Only the battery storage unit will make noise at night time and the noise at the nearest receptor is estimated to be 3.3 (dB (A) which is lower than a sound proofed room. The Environmental Protection Officer is satisfied that sufficient evidence has been put forward to demonstrate that the proposed development would not cause an unacceptable noise disturbance to

local residents whilst it is operating and therefore comply with the requirement of the NPPF and policy EN4.

- 5.53 Infrared/thermal imaging CCTV cameras are proposed around the perimeter of the site for security purposes, it is proposed that they are positioned so that they would not capture views of private property.

Ecology

- 5.54 The NPPF has a strong emphasis on developments that provide net biodiversity gains. Policy ENV1 of the DM DPD relates to biodiversity and habitats and requires development to protect and enhance the biodiversity of the district, avoid fragmentation of habitats and support the delivery of a co-ordinated green infrastructure network throughout the district. If any harmful impacts do occur it should be adequately demonstrated that the development cannot be located where it would cause less or no harm and that adequate mitigation is incorporated and that the benefits of the development clearly outweigh the impacts.
- 5.55 The closest statutory designated site is the Crostwick Marsh Site of Special Scientific Interest (SSSI) located 3km to the east. The closest non-statutory designated site is Spixworth Bridge Meadows located 1km south of the site. The development is unlikely to cause any harm to any designated sites.
- 5.56 A Preliminary Ecological Survey was carried out which revealed the following habitats: bare ground, arable fields, grassland, hedgerows and associated trees and water bodies. The site offered potential to support reptiles, amphibians breeding birds, roosting bats, and badgers. Although these are mainly in the boundary features which are not being impacted by the proposed solar farm. A survey of ponds suitable for great crested newts include eDNA testing of ponds suitable for Great Crested Newts and test result came back negative indicating ponds are not used by Great Crested Newts. Additional Skylark surveys were recommended to establish how these birds are using the site and subsequent surveys established that one pair of skylarks were using the site in 2020.
- 5.57 A precautionary approach to site clearance with regard to breeding birds, badgers and reptiles is considered to be sufficient for protecting the species groups
- 5.58 It is intended to provide ecological enhancements by providing a wild flower meadow under the panels, planting new hedgerows and gapping up existing ones. A new deer corridor through the site and mammal gates within the fencing are also proposed. As a result the development will result in a significant net biodiversity gain.

- 5.59 The on- site ecological enhancements can be secured by conditioning an Ecological Design Strategy which will include all proposed enhancements and detail on how they will be managed.
- 5.60 It was initially proposed to plant an area of wet woodland in the fields to the west of the site and to manage the field to the west of the site to benefit skylarks and ground nesting birds. These enhancements are outside the application site so could not be secured by condition. Due to contractual obligations the applicant is unable to enter into a S106 or extend the site to cover these areas. As a result, we are unable to secure these enhancements so they cannot be considered as part of the planning application. The bio-diversity net gain calculations have been re done to take this into consideration. The Ecologist has confirmed that the development is still acceptable without these enhancements.
- 5.61 In terms of ecology the development will not cause any significant harm to protected species or affect any designated sites. It would result in significant net bio-diversity gains in accordance with the NPPF and Policy EN1 of the Broadland DM DMD.

Highway safety

- 5.62 Concern has been the construction route through the village of Horsham St Faiths and the suitability of the road to accommodate the large vehicles, particularly Spixworth Road and also the junction with Church Lane and Spixworth Road.
- 5.63 Policy TS3 of the DM DPD in respect of highway safety requires all development to ensure that there will not be a significant adverse impact upon the safe functioning of the highway network. A draft Construction Traffic Management Plan (CTMP) has been submitted with the application
- 5.64 The main traffic generation will be during the construction period which will be relatively short period estimated 13-20 weeks. The Construction Management Plan contains some details in relation to construction management and a traffic routing plan. Once operational, traffic movements would be minimal with only maintenance access required.
- 5.65 The construction contract has not been awarded but it is estimated that the development would generate 340 deliveries (680 vehicle moments) over the period of construction, which would last between 13 and 20 weeks. The type of vehicle would vary but the largest would be a 40 foot articulated lorry. Deliveries would be concentrated in the first few weeks of construction when materials are delivered.

- 5.66 Construction worker vehicle movements will be at a more constant level throughout the duration of the construction process at around 50 movements a week which will be in a combination of vans, cars and minibuses.
- 5.67 The proposed route to the site is to exit via the slip road off the A1270 (Broadland Northway) westbound signposted Norwich north and central, Norwich airport and Cromer. Traffic will then take the first exit on to the A140 northbound. The route will continue northbound where vehicles will turn right into Church Street and right into Old Norwich Road before turning left into Spixworth Road where they will continue eastwards, the road then changes to Church Lane. Vehicles will then turn left again onto Buxton Road. The route continues northbound along Buxton Road before turning left onto Spixworth Road. The final leg of the route comprises northbound travel by vehicles along Spixworth Road and turning left into the existing access in 'Field E' of the Site. The development will make use of the existing access and which will be upgraded and increased in width to 6 metres to accommodate the larger vehicles. No hedge will be needed to be removed to facilitate this. The return route is the same but returned via Crown Road and Back Street in Horsham St Faiths
- 5.68 The proposal route has been amended through Horsham St Faith to avoid Back Lane and Crown Road for inward coming vehicles, due to a tight manoeuvre for large vehicles.
- 5.69 There will be a significant increase in traffic during the construction process but this will be for a relatively short period of time. The Highway Officer does not object to the development because the construction will be over a relatively short period of time. Swept path analysis has been submitted demonstrating there is sufficient room for the proposed size of vehicle.
- 5.70 The Highway Officer has requested conditions including upgrading the access, visibility splay to the access, signage on Spixworth Road, on site construction worker parking, compliance with construction management plan and route. A Section 59 agreement will be used to ensure that any abnormal wear and tear is rectified when the works are complete.
- 5.71 Although the concerns are noted and the construction will cause some disruption there are no sustainable highway reasons to refuse this application as the highway impacts are limited to a relatively short period of time and the proposed conditions can adequately mitigate the impacts. As a result, it is considered that the proposed development complies with Policy TS3 of the DM DPD which seek to ensure highway safety.

Drainage

- 5.72 The site is situated within flood zone 1 as shown on the Environment Agency flood zone mapping with a low probability of less than 1 in 1,000 (0.1%) of river flooding in any year. In terms of surface water solar panel arrays are not considered to prevent direct infiltration into the ground and will allow rainwater to drain freely into the ground. A Flood Risk Assessment (FRA) has been submitted with the planning application.
- 5.73 Surface water run-off is to be managed on site, through the installation of infiltration trenches with flow barriers at the toe of each solar panel. The solar panels are to be on sloped frames, with 25mm gaps between the panels and the access and maintenance roads are to be constructed using permeable materials.
- 5.74 The FRA concludes that given the site is in flood zone 1 there is a low probability of flooding and therefore all forms of development as listed in the NPPF are considered appropriate.
- 5.75 Policy CSU5 of the DM DPD on surface water drainage requires that proposed developments should not increase flooding on the site or elsewhere. Taking the conclusions in the FRA, the development meets the requirements of the policy.

Contamination

- 5.76 There is now known contamination on the agricultural field, although a contamination during construction condition has been added to deal with any unexpected issues.
- 5.77 Concern has been raised that the panels may get damaged which would result in chemicals going into the soil. The site is regularly monitored and if any of the panels were damaged then they would be replaced to ensure efficiency of the development. As a result, it is considered that there is very minimal risk of the land becoming contaminated.

Glint and glare

- 5.78 The applicant has carried out an assessment into the potential impact on glint and glare on the residential, road and footpath users and aircraft. It concluded that due to distances and vegetation screening the development is unlikely to result in a glint or glare issues. Both Norwich Airport and Ministry of Defence have not objected to the application.

EIA

- 5.79 An EIA screening opinion was submitted prior to the application which concluded the development would not result in any significant environmental impact which would result in an Environmental Statement being required.

Consultation Process

- 5.80 Concern has been raised regarding the adequacy pre-application community consultation that was carried out. Firstly, it is acknowledged that the pre-application community engagement by the developer had a number of flaws which have been raised with the applicant to take on board with any future consultations they may undertake.
- 5.81 The Broadland Statement of Community Involvement encourages pre-application consultations on proposal such as this one, but it is not mandatory and application cannot be refused on this basis.
- 5.82 There were some issues with some of the initial consultation letters sent out by the council not being received. However, some people became aware of the application as a result of the site notices which were erected and the application was also advertised in the press. An additional wider consultation was carried out when additional information was received.

Other Issues

- 5.83 The construction work will result in employment opportunity but due to the short term nature of the contracts limited weight can be given to them in making this decision.
- 5.84 There is no evidence that the proposed development will interfere with mobile or internet connections.
- 5.85 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.
- 5.86 This application is not liable for Community Infrastructure Levy (CIL) as no new floor space is being created.

Conclusion

- 5.87 The NPPF and Policy GC5 in the Broadland DM DPD support renewable energy projects which generate electricity from renewable sources and contribute to a reduction in carbon emissions which help to meet the Government's legally binding targets in the Climate Change Act 2008. The proposed development has the capacity to produce 15MW of energy which is a significant benefit weighing in favour of the development.
- 5.88 The development will also result in additional hedge and wild flower planting which will result in a net gain in biodiversity on the site.

- 5.89 The development would temporarily lead to a loss of 29.1 hectares of agricultural land including 8.3 hectares acres of grade 3a BMV land, but this still could be utilised for sheep grazing and the proposed development is not permanent.
- 5.90 The proposed development has been designed to minimise the impact on the landscape and with the proposed mitigation the main harm is limited to users of footpath 1, but it is not considered users experience would be significantly adversely affected.
- 5.91 Highway and noise impacts would largely be limited to the construction phase and the long term impacts would be minimal. The proposed development does not raise any significant flooding or heritage impacts that cannot be mitigated by condition.
- 5.92 On balance the benefits of generating renewable energy and the biodiversity enhancement outweigh the minor landscape harm, temporary loss of agricultural land and the temporary construction disruption and therefore complies with the objectives of the NPPF and Policy GC5 of the Broadland DM DPD.

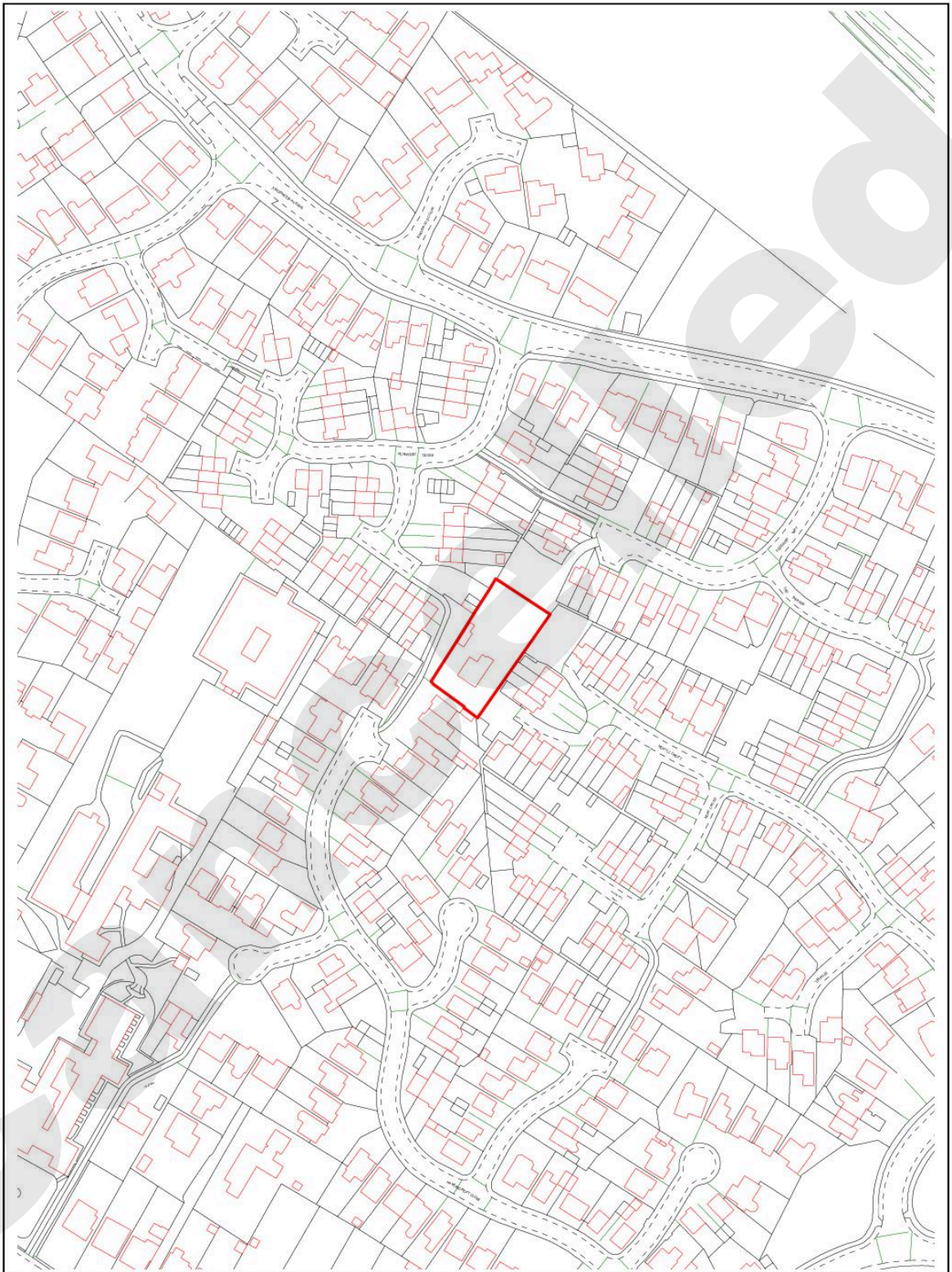
Recommendation: Approve with conditions

1. Temporary permission 57 years, removal of all equipment from site at end of this time period. (TMT01)
2. Not less than 12 months prior to expiry or within 3 months of the cessation of electricity production submission of decommissioning statement.
3. Removal of solar panels within 6 months of them no longer generating electricity and revert land back to previous use.
4. In accordance with plans (AD01)
5. Full details of Landscaping (L05)
6. Ecological Design and Management Strategy including landscape management and maintenance
7. Replacement planting 57 years (Bespoke)
8. Details of tree protection (L08)
9. Retention of trees and hedges (L16)
10. Upgrading the access (HC09)
11. Visibility splay to the access (HC17)
12. Signage on Spixworth Road (bespoke)
13. On site construction worker parking (HC23)
14. Wheel washing
15. Construction management plan including compliance with route (HC24 and B)
16. Abnormal wear and tear (Bespoke)

Recommendation: Approve with conditions

- 17. No access to solar farm from northern entrance (Bespoke)
- 18. Archaeology (H01)
- 19. No external light unless agreed (HC26)
- 20. Contamination during construction (AM14)
- 21. Surface water drainage strategy and implementation (DR04)
- 22. Details of CCTV areas of vision (bespoke)
- 23. No loud speakers (bespoke)

Contact Officer, Helen Bowman
Telephone Number 01603 430628
E-mail helen.bowman@broadland.gov.uk



Application No: 20210002
122 Haverscroft Close, Taverham, NR8 6LU

Scale:
1:1250
Date:
1-Jul-21



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5. Application No: 20210002
Parish: Taverham

Applicant's Name: Mr Chris Dique
Site Address: 122 Haverscroft Close, Taverham, NR8 6LU
Proposal: Demolition of existing garage. New replacement garage and immediate driveway, extension to existing bungalow

Reason for reporting to committee

The Local Member has requested that the application be determined by the Planning Committee for appropriate planning reasons as set out below in section 4.

Recommendation summary:

Approve with conditions

1 Proposal and site context

- 1.1 The application site is a detached bungalow with a dormer window to the rear roof slope on a rectangular plot within the settlement limit of Taverham. Outline and subsequently reserved matters applications have been approved to the north for two new dwellings within the garden area of this property. This application seeks permission for extensions to the existing bungalow and the erection of a new single garage.

2 Relevant planning history

- 2.1 20181933 : Sub-division of Plot, Creation of Access & Erection of 2 Dwellings (Outline) Outline Approval 12/02/2019
- 2.2 20202416 : Sub-division of Plot, Creation of Access & Erection of 2 Dwellings (Reserved Matters) Reserved Matters Approval 10/06/2021

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
- NPPF 12 : Achieving well-designed places
- 3.2 Joint Core Strategy (JCS)

Policy 2 : Promoting good design

3.3 Development Management Development Plan Document (DM DPD) 2015

Policy GC4 – Design

Taverham Neighbourhood Plan (TNP)

TAV3 – Well designed new development

4 Consultations

4.1 Parish Council

Objection – Due to overdevelopment, unneighbourly, lack of amenity space and restricted access for emergency and construction vehicles

4.2 Councillor Karimi-Ghovanlou

Requested the application be heard at committee on the basis of overdevelopment of site, restricted access for delivery of construction materials, and lack of amenity space and parking for a 4 bedroom dwelling.

4.3 Other Representations

None received

5 **Assessment**

Key Considerations

5.1 Principle of development

Impact on neighbour amenity

Impact on character and appearance of the area

Principle

5.2 Extensions to residential dwellings within settlement limits are considered acceptable in principle providing that there is no significant adverse impact.

Neighbour amenity

- 5.3 Policy GC4 of the DM DPD states that proposals should give adequate regard to considering the impact on existing properties.
- 5.4 The front extension is set to the south side of the existing bungalow and is designed with a hipped roof, as it sits north of the adjacent neighbour at No. 120 Haverscroft Close I therefore consider there will be no overshadowing nor any significant loss of light to this neighbour. There are no adverse impacts from the smaller rear extension.
- 5.5 There are no windows proposed to the southern elevation. The new windows or doors to the east and west will look over the application site garden with the driveway further to the west and a parking area adjacent to the site to the east. I consider that there will be no significant overlooking.
- 5.6 The single garage is approximately 3.8m in height and set just off of the east boundary. Set west/north west of the nearby neighbours and at the end of their rear gardens I do not consider this will have a significant overshadowing or loss of light impact. There are no windows proposed with just a garage door to the front so no overlooking issues will exist. No neighbour objections have been received to any aspects of the proposal.

Character and appearance

- 5.7 Policy GC4 states that proposals should have regard to the character and appearance of the area and Policy TAV3 of the TNP states all proposals for new development should respect the scale, materials and character of the existing and surrounding buildings of the relevant Character Area, reinforcing local development patterns, the form, scale, massing and character of adjacent properties where this provides a positive contribution.
- 5.8 The site is located in an area of dense residential development where many sites only have relatively small garden spaces. The proposal removes existing kitchen and conservatory extensions to the north (rear) to create space for the driveway to the garage so gains some amenity space that is lost to the south.
- 5.9 Whilst the resulting garden space to the side of the property is relatively small I do not consider this to be out of character with the surrounding area and respects local development patterns and on this basis nor does it represent overdevelopment of the site.
- 5.10 The materials to be used match the existing dwelling and the extensions follows the pitch of the existing roof. Given the density of surrounding buildings with not a lot of spacing between and around them and given the single storey nature of the extensions I do not consider there to be any significant impact on the character and appearance of the area.

Other Issues

- 5.11 Concern was raised regarding the access allowing emergency vehicles. This application makes no changes to the access. Given that two new dwellings have been approved (in consultation with NCC Highways) using the same access I do not consider the access to be a grounds for a refusal.
- 5.12 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.
- 5.13 This application is not liable for Community Infrastructure Levy (CIL)

Recommendation: Approve with conditions

1. Time Limit – Full Permission
2. In accordance with approved plans

Contact Officer, Martin Clark
Telephone Number 01508 533 850
E-mail mclark@s-norfolk.gov.uk

Item 6 Planning Appeals: 20 May 2021 to 30 June 2021

Appeal decisions received:

Ref	Site	Proposal	Decision maker	Officer recommendation	Appeal decision
20191728	Land East of Oakdene, Green Lane, Horsford, NR10 3ED	Erection of 6 No Bungalows with associated Garages, Parking & Gardens	Delegated	Full Refusal	Allowed
20200861	Adam and Eve House, Little Hautbois, Coltishall, NR12 7JS	Proposed Two Bedroom Detached Dwelling with Associated Access & Parking	Committee	Full Refusal	Allowed
20201241	The Platform, Broad Lane, Little Plumstead, NR13 5BZ	Demolition of an outbuilding (Workshop) and erection of a self build bungalow	Delegated	Full Refusal	Allowed
20201649	25 Holman Road, Aylsham, NR11 6BY	Sub-divide existing garden, demolition of detached garage and erection of new dwelling	Delegated	Full Refusal	Dismissed

Appeals lodged:

Ref	Site	Proposal	Decision maker	Officer recommendation
20202160	6 Sir Williams Lane, Aylsham, NR11 6AW	Convert workshop to flexible holiday accommodation	Delegated	Full Refusal