

Development Management Committee

Agenda

Members of the Development Management Committee:

Cllr V Thomson (Chairman)
Cllr L Neal (Vice Chairman)
Cllr D Bills
Cllr J Halls
Cllr G Minshull

Date & Time:

Wednesday 22 September 2021
10.00am

Place:

Council Chamber South Norfolk House, Cygnet Court, Long Stratton, Norwich, NR15 2XE

Contact:

Leah Arthurton tel (01508) 533610
Email: democracy@s-norfolk.gov.uk
Website: www.south-norfolk.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>

If a member of the public would like to observe the meeting in person, or speak on an agenda item, please email your request to democracy@s-norfolk.gov.uk, no later than **5.00pm on Friday 17 September 2021**. Please see further guidance on attending meetings at page 2 of this agenda. Places may be limited.

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: democracy@s-norfolk.gov.uk

Public speaking can take place:

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

Anyone wishing to send in written representation must do so by emailing: democracy@s-norfolk.gov.uk by 5pm on Friday 17 September 2021.

Please note that due COVID, the Council cannot guarantee the number of places available for public attendance, but we will endeavour to meet all requests.

Democratic Services will endeavour to ensure that each relevant group (ie. supporters, objectors, representatives from parish councils and local members) can be represented at meetings for public speaking purposes.

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.

GENERAL INFORMATION ABOUT DEVELOPMENT MANAGEMENT

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

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

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

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

THEREFORE, we will:

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

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

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

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

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

AGENDA

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

To consider the items as listed below:

Item No.	Planning Ref No.	Parish	Site Address	Page No.
1	2020/2418/F	WYMONDHAM	Land West of Oil Storage Depot Stanfield Road Wymondham Norfolk	9
2	2020/2461/RV C	KETTERINGHAM	Land West of Cherry Tree House High Street Ketteringham Norfolk	31
3	2021/1261/F	BRESSINGHAM & FERSFIELD	Fenners Farmhouse Fersfield Road Fersfield IP22 2AW	39
4	2021/1262/LB	BRESSINGHAM & FERSFIELD	Fenners Farmhouse Fersfield Road Fersfield IP22 2AW	39

Updates received after publication of this agenda relating to any application to be considered at this meeting will be published on our website:

<https://www.southnorfolkandbroadland.gov.uk/south-norfolk-committee-meetings/south-norfolk-council-development-management-planning-committee>

5. Sites Sub-Committee;

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

6. Planning Appeals (for information);

(attached – page 44)

7. Date of next scheduled meeting- Wednesday 20 October 2021

GUIDELINES FOR DETERMINING THE NEED TO VISIT AN APPLICATION SITE

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

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

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

2. PUBLIC SPEAKING: PLANNING APPLICATIONS

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

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

MICROPHONES: The Chairman will invite you to speak. An officer will ensure that you are no longer on mute so that the Committee can hear you speak.

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

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

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

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

Key to abbreviations used in Recommendations

CNDP - Cringleford Neighbourhood Development Plan

J.C.S - Joint Core Strategy

LSAAP - Long Stratton Area Action Plan – Pre-Submission

N.P.P.F - National Planning Policy Framework

P.D. - Permitted Development – buildings and works which do not normally require planning permission. (The effect of the condition is to require planning permission for the buildings and works specified)

S.N.L.P - South Norfolk Local Plan 2015

Site Specific Allocations and Policies Document

Development Management Policies Document

WAAP - Wymondham Area Action Plan

DECLARATIONS OF INTEREST AT MEETINGS

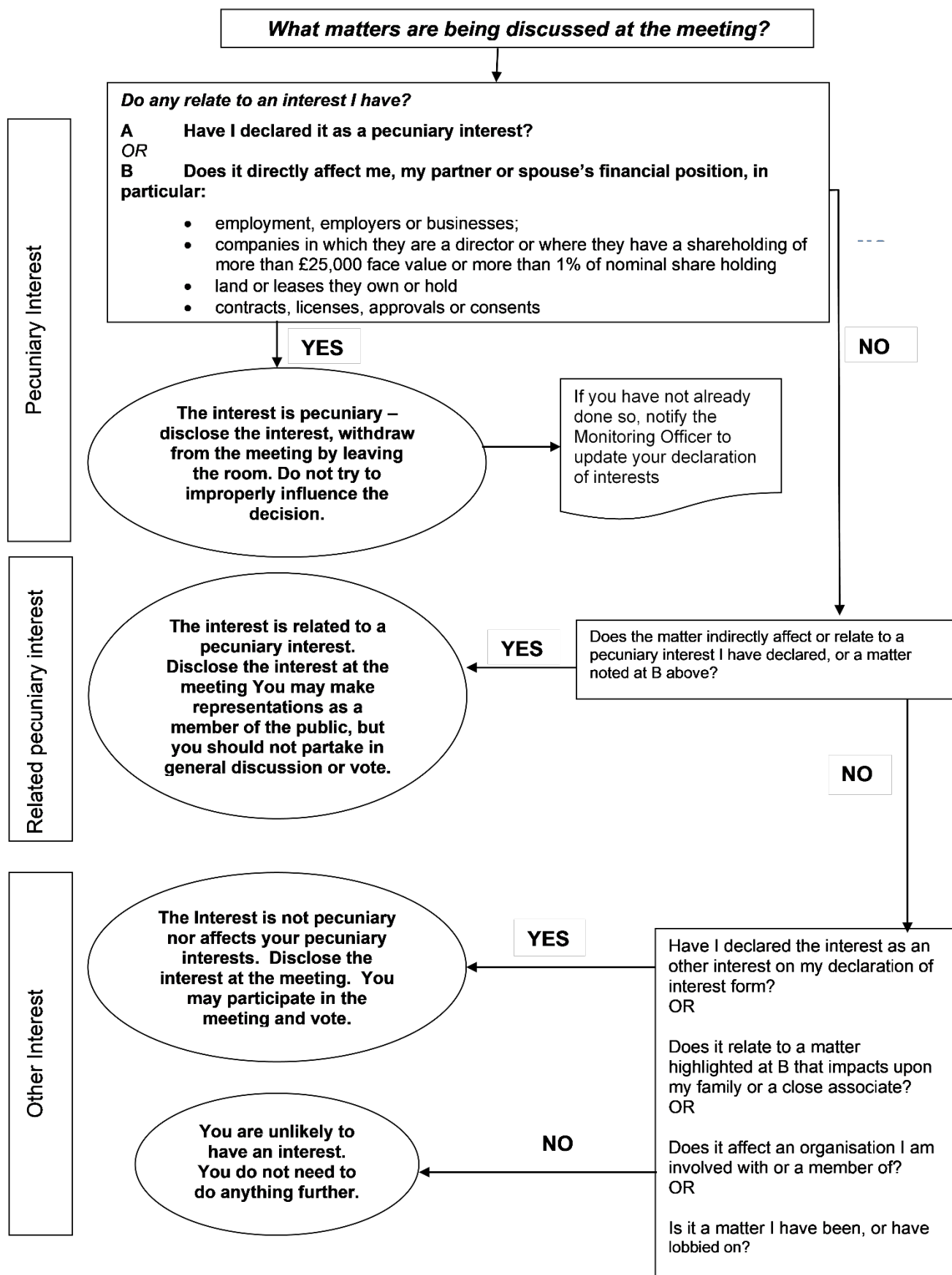
When declaring an interest at a meeting Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda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

<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



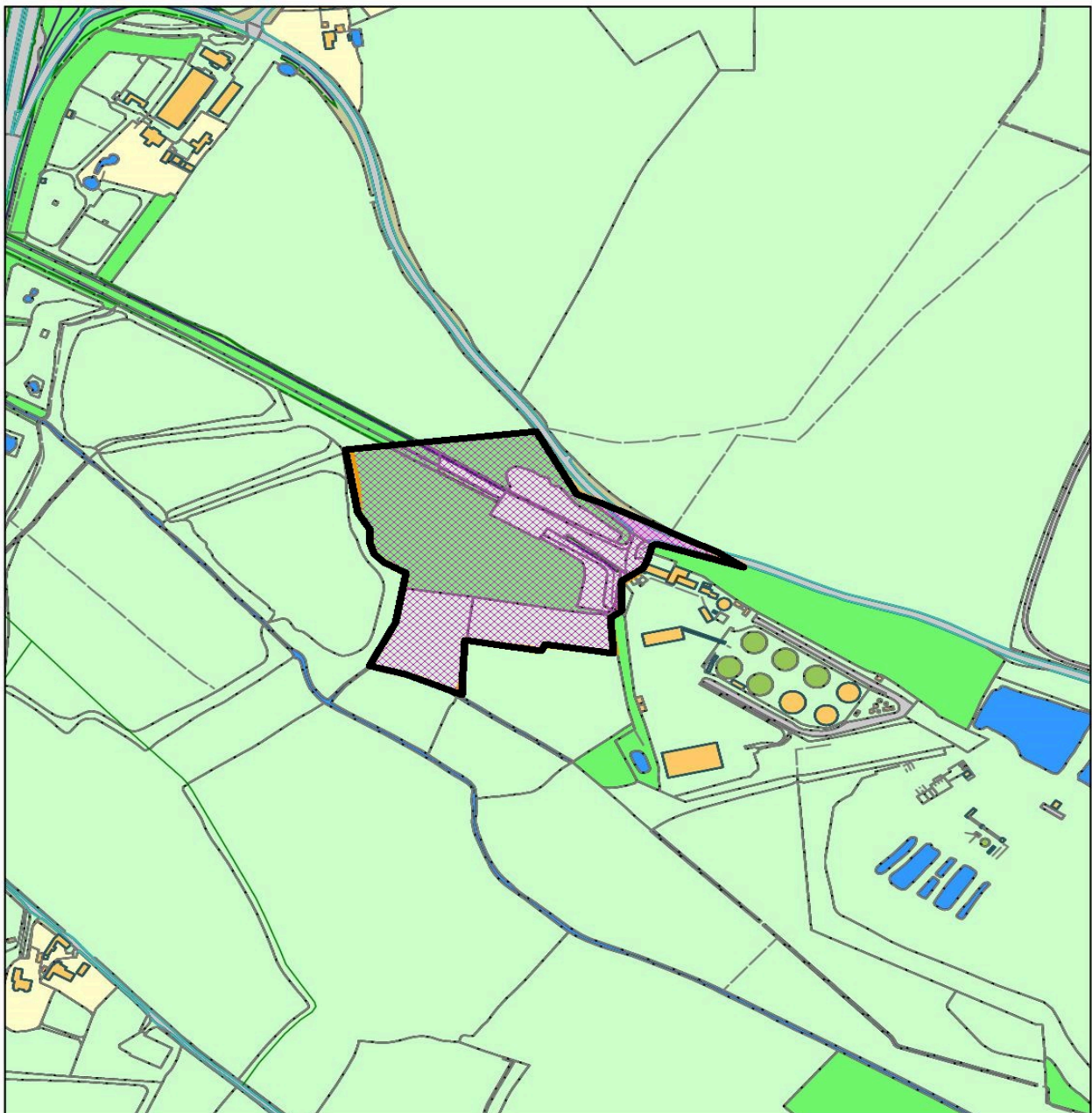
PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Report of Director of Place

Major Applications

Application 1

2020/2418



1. Application No : 2020/2418/F
Parish : WYMONDHAM

Applicant's Name: Mr Tim Mills
Site Address Land West of Oil Storage Depot Stanfield Road Wymondham
Norfolk
Proposal Construction of an Energy Innovation Park to comprise workshops, flexible office space, cafe, social/breakout space and associated facilities, car-parking, service yards, associated access and infrastructure including surface water drainage basin and landscaping. Construction of a replacement carpark for Goff Petroleum staff.

Reason for reporting to committee

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

Recommendation summary:

Delegated authority to approve subject to the resolution of off-site ecological mitigation matters

1 Proposal and site context

- 1.1 The site is located to the south-east of Wymondham outside of the development boundary of the town on land immediately to the west of Goff Oil Storage Depot off Stanfield Road.
- 1.2 The site is approximately 4.63ha in area with a slight southern slope towards a tributary of the River Tiffey which is currently used as a carpark for Goff Petroleum and also includes fields currently overgrown with scrub.
- 1.3 The site is bounded by Stanfield Road to the north and a mixture of countryside and agricultural land to the south and west, including a County Wildlife Site adjacent to the site (The Oxford) and Silfield Newt Reserve (270 metres) to the west and Breakers Yard Meadow 60 metres south-east of the site.
- 1.4 Immediately to the south-east of the application site is the applicant's existing site, Goff Petroleum, a heating oil distributor. This is a long-established family owned local business dating back to 1888. The company has considered the implications of climate change and identified a need to diversify in order to create a long term, sustainable business which comprises this planning application.
- 1.5 There are a number of Listed Buildings in the surrounding area, with the closest (Barnham's Farmhouse) being approximately 330m to the north-west. Part of the site is within a Hazardous Consultation Zone due to the designation of the adjacent fuel terminal as a Lower Tier COMAH site.
- 1.6 The application seeks full planning permission to build an Energy Innovation Park(Class E(g)ii) for companies undertaking research and development related to sustainable energy generation.

1.7 The aims of the Innovation Centre as set out by the applicant are:

- An exemplar of one of the UK's leading business enterprise parks, being a producer of renewable and low carbon energy and a significant producer of low carbon goods and services. It will encourage and support the creation of high value digital/engineering start-ups and create grow-on space for evolving businesses. It is intended to be complementary to Hethel Engineering Centre in that it will provide the grow-on space that is not presently available there. It is intended to be complementary to Hethel Engineering Centre in that it will provide the grow-on space that is not presently available there.
- A tangible testbed for innovation in industries such as digital, automotive, transportation and modular construction which need to reduce their carbon footprint and adapt to a changing climate.
- An example of a development incorporating an outstanding natural environment and natural resources which are particularly vulnerable to climate change but where innovative new mitigation measures and technologies have been pioneered to add to the sustainable narrative and connect pedestrians and cyclists to public transport.
- An area with a wealth of world-class innovation and thinking, and exportable skills along with many award-winning businesses that are on the leading edge of a low carbon future adding to Hethel Innovation's success.
- This will be "the place where high growth businesses with aspirations choose to be "well connected" and at the heart of "a high performing productive economy" and "a centre for the UK's clean energy sector." Norwich Energy Innovation Park will be "a place with a clear ambitious offer to the world."

1.8 The development itself comprises a main building, workshops and flexible office spaces of various sizes, with a café and a communal work/social space and a reception area to the north-west of the site.

1.9 The majority of the buildings are single storey, one section of the building is two storey with workshops and offices. There are four larger, stand-alone workshops to the south of the site. Also provided is associated infrastructure including car-parking, service yards, and surface water drainage basins and landscaping.

1.10 The application includes the relocation and construction of a replacement car-park for Goff Petroleum staff. The additional number of spaces proposed is 269 with 17 accessible spaces and 90 new cycle spaces.

1.11 The application states that it will provide employment for 300 new positions and that the proposed hours of operation are 24 hours a day with occupiers using the site Monday to Friday.

1.12 The proposal includes the provision of a new, relocated and improved access from Stanfield Road, comprising a T-junction with a ghost island, to serve both this site and the existing Goff Petroleum site.

2. Relevant planning history

2.1	2020/2264	Screening opinion for the development of an Energy Innovation Centre (Use Class E(g)ii)	EIA Not Required
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2.2	2017/2242	Variation of condition 3 from planning consent 2013/0257 (Erection of new vehicle workshop and associated hard standing) - To vary Condition 3 to enable the use of the land and building for vehicle testing inspection, for vehicles other than those directly connected with the fuel storage and distribution use of the site.	Approved
2.3	2015/2913	Installation of anaerobic digestion plant to produce biogas with two digesters, holding clamps, use of existing fuel tanks for digestate storage, gas compressor and cleaner and underground pipeline to gas grid	Approved
2.4	2015/2926	Screening opinion for anaerobic digestion plant and feedstock facility.	EIA Not Required
2.5	2014/0466	Discharge of conditions 9 & 10 of planning permission 2013/0257/F - Pollution control & materials	Approved
2.6	2013/0257	Erection of new vehicle workshop and associated hardstanding	Approved
2.7	2012/1411	Retrospective application to retain a fuel storage container on site.	Approved
2.8	2010/2232	Expansion of Oil Storage Depot; erection of workshops and offices, together with related development, relocated access, vehicle parking and landscaping	Approved
2.9	2008/1387	Construction of new two storey office extension/link building incorporating entrance lobby and office accommodation	Approved
2.10	2008/1386	New service workshop facility within existing site	Approved
2.11	2007/2425	Proposed construction of new two storey in fill link building incorporating entrance lobby and office accommodation	Approved
2.12	2001/0590	Change of use from pipe-fed oil storage and distribution to road and pipe-fed oil storage and distribution	Approved
2.13	1999/1308	Claim for Deemed Consent - Storage of hazardous substances (twice controlled quantity)	Approved
2.14	1994/1026	Installation of 4 small additive tanks	Approved
2.15	1992/1527	Storage of petroleum	Approved

2.16 1992/0274 Extension of pump room and workshop. Approved

3 Planning Policies

3.1 National Planning Policy Framework (NPPF)

NPPF 02 : Achieving sustainable development

NPPF 04 : Decision-making

NPPF 06 : Building a strong, competitive economy

NPPF 09: Promoting sustainable transport

NPPF 11 : Making effective use of land

NPPF 12 : Achieving well-designed places

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

NPPF 15 : Conserving and enhancing the natural environment

NPPF 16 : Conserving and enhancing the historic environment

NPPF 17 : Facilitating the sustainable use of minerals

3.2 Joint Core Strategy (JCS)

Policy 1 : Addressing climate change and protecting environmental assets

Policy 2 : Promoting good design

Policy 3: Energy and water

Policy 5 : The Economy

Policy 6 : Access and Transportation

Policy 9 : Strategy for growth in the Norwich Policy Area

Policy 10 : Locations for major new or expanded communities in the Norwich Policy Area

Policy 13 : Main Towns

3.3 South Norfolk Local Plan Development Management Policies

DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk

DM1.3 : The sustainable location of new development

DM1.4 : Environmental Quality and local distinctiveness

DM2.1 : Employment and Business Development

DM3.8 : Design Principles applying to all development

DM3.10 : Promotion of sustainable transport

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

DM3.12 : Provision of vehicle parking

DM3.13 : Amenity, noise, quality of life

DM3.14 : Pollution, health and safety

DM4.2 : Sustainable drainage and water management

DM4.3 : Facilities for collection of recycling and waste

DM4.4 : Natural environmental assets

DM4.5 : Landscape Character Areas and River Valleys

DM4.8 : Protection of Trees and Hedgerows

DM4.9 : Incorporating landscape into design

DM4.10 : Heritage Assets

3.4 Site Specific Allocations and Policies

South Norfolk Place Making Guide 2012

South Norfolk Local Landscape Designations Review 2012

4. Consultations

4.1 Wymondham Town Council

Approve with condition; construction environmental management plan, landscape and ecological plan and approval of an acceptable flood risk assessment

4.2 District Councillor (Cllr Halls)

I believe this should be determined by Committee as it is a significant development which requires proper scrutiny

4.3 Norfolk Fire Service

Require one fire hydrant on no less than a 125mm main, capable of delivering 20 litres per second of water at a (current) cost of £843 to the developer.

4.4 NCC Lead Local Flood Authority

Original comments:

- Object in the absence of an acceptable Flood Risk Assessment (FRA) / Drainage Strategy / supporting information relating to: a final drainage strategy should be proposed at this stage of the application; there is no information as to whether the IDB Water agree in principle with the discharge rate of 3.7l/st clarification of the impermeable areas used; there is no evidence of a connection to a wider watercourse network and confirmation that any increase in flows can be accommodated without increasing the flood risk, including the provision that the ditches will be maintained for the lifetime of the development; there is uncertainty as to whether the SuDS features will accommodate both the surface water created by the development and that which is already on site.

Comments on amended scheme:

- The applicant has now submitted the following in support of this Full application: covering letter (Lanpro ref: 1708/BR dated 20 May 2021); Plan ref: 26127 801 Rev E Site Plan with Possible Mitigation; Response from the IDB; Previously submitted revised Micro drainage calculations.
- We can therefore remove our objection to this planning application subject to conditions being attached to any consent requiring detailed designs of a surface water drainage scheme to be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority

4.5 NCC Highways

Original comments:

- Whilst the highway authority is not opposed to the principle of the development, there are concerns relating to safe access by all types of highway user including those using sustainable modes.
- Visibility splays will need to be provided within the highway, or land which is in the control of the applicant.
- The layout drawing should demonstrate that forward visibility for right turning traffic can be provided in accordance with the requirements of DMRB.
- It should be demonstrated that the requirements of DMRB are still met for Stanfield Road through traffic
- Where the verge is to be reduced in width, a minimum of 2.0m should be retained.

- It is not considered that the PROWs in vicinity of the site are appropriately accessible and benefit from all-weather surfaces, as such they are not considered to be suitable facilities for sustainable travel in context of the proposed development.
- The obvious route for cycle access is via Stanfield Road, but it does not have off-carriageway facilities.
- As per the scoping advice contained in section 1.3.3 of the TA, the Highway Authority requires a 3.0m wide shared use cycleway/footway at Stanfield Road between the site access and Ayton Road. The applicant should provide indicative drawings of a scheme that is deliverable within land they control and the highway.
- The Highway Authority would wish for provision of the cycle facility to be conditioned prior to first use of the development.
- The above issues represent significant highway safety concerns. Until such time that satisfactory responses are received, I cannot be satisfied that the development will not have a severe impact on the highway and would therefore request a holding highway objection.

Comments on amended scheme:

- Additional information has been provided by the applicant, comprising indicative drawings of a revised access layout and a cycleway at Stanfield Road / Browick Road between Ayton Road and the site access.
- The provided drawings are sufficient to resolve the earlier concerns and subject to inclusion of standard conditions, the Highway Authority would no longer wish to object to the proposal.

4.6 Anglian Water Services Ltd

There is no connection to the Anglian Water sewers, we therefore have no comments.

4.7 Senior Heritage & Design Officer

Original comments:

- The site is relatively isolated and self-contained, with existing and additional landscaping proposed.
- I agree with the heritage impact statement that no heritage assets will be adversely affected.
- It is unfortunate that the proposals do not in any way reference or interpret the line of the railway track, although it is appreciated that the landscape has already been extensively altered.
- The external area appears very parking/vehicle dominated with many parking spaces, which will encourage travel to work in cars.
- With the 'D' area created by the layout of the buildings, parking occupies a very prominent and central position at the centre of the site.
- It is however positive to see 90 cycle spaces provided. However, a large number of cycle spaces are to the north west corner.
- Cyclists could use the footpath in front of the main building to access the north west of the site if there is a link through the building.
- The Movement section of the National Design Guide states "Prioritising pedestrians and cyclists mean creating routes that are safe, direct, convenient and accessible for people of all abilities. These are designed as part of attractive spaces with good sightlines, so that people want to use them."
- The design of the buildings appears utilitarian and bland with limited use of weatherboarding as a feature and predominant materials for most the site being simple Aluminium sheeting.
- There is little in terms of articulation of the buildings. Although there are benefits in having a simplified approach to the design.

- I would suggest that overall the development lacks character. The NPPF 127 b) states that decision should ensure that development “are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;” and d) “establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; “
- The National Design Guide has a section on identity (p14), stating para 40 “The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses.” Para 59 states “Where the character of an existing place has limited or few positive qualities, then a new and positive character will enhance its identity.” The proposals clearly place a lot of emphasis on landscaping, but the extensive car parking and utilitarian looking buildings detract from giving the development a strong identity as a sustainable work place.

Comments on amended scheme:

- There has been some improvement to the elevations of the simpler units to give them more visual interest which is welcomed. It is recognised that the nature of the units they are going to be quite simple construction, and the main visual interest will be the north wing and feature glazed section to the north east corner.
- The additional landscaping and linked open space area within the centre of the site is an improvement and will be less car dominated environment and will further enhance the sense of place.
- Although a link was provided in the north east corner, it was discussed that there could be a cycle path around the perimeter of the site which could provide an easier and safer cycling route to the north west corner without having to cycle behind parked cars in the car park.
- A ped/cycle route around the perimeter would provide a safe route and also a good circuit route for pedestrians e.g. in lunch hour, for exercise and health living. It would also perhaps result in greater care and attention given to the maintenance of the hedgerows around the site if they form part of a recreation path rather than being a backdrop to the parking spaces.

4.8 SNC Community Services - Environmental Quality Team

Original comments:

- No objection subject to standard conditions being attached relating to contamination investigation and mitigation, submission of a Construction Management Plan and control of noise levels.

Comments on amended scheme:

- Previous comments made with respect to the potential for contamination are still relevant and the standard contamination conditions should still be applied.
- Previous comments have also requested that a Construction Environmental Management Plan (CEMP) is required, and this is also still required.
- There are however certain sections of the Air Quality Assessment which are somewhat transferable and could be utilised for the CEMP such as dust mitigation and emissions from site traffic.
- I have reviewed the Air Quality Assessment and broadly agree with its outcomes and the conclusions that the likely impact from the development and its construction are low taking into account the proposed mitigation measures.

4.9 Police Architectural Liaison Officer

Detailed advice relating to all aspects of security and safety in and around the building. I would encourage the implementation of the security measures & specifications found within Secured by Design (SBD) Commercial 2015 V2.

4.10 Economic Development Officer

No comments received

4.11 NCC Ecologist

Original comments:

- It is not clear what measures are in place to prevent surface water pollution entering ponds and ditches.
- The Ecology Report will need to be updated and further information required in relation to proposed Foul Water Drainage, lighting plan, off-site mitigation, and the protected species which are present; Great Crested Newts.
- Conditions are recommended requiring; Construction Environmental Management Plan: Biodiversity (CEMP: Biodiversity), Landscape and Ecological Management Plans (LEMPs), Submission of a copy of the EPS licence, Ecological Management Plan (off-site).
- The CEMP shall include a pre-construction badger survey of the site to confirm the absence of any new setts.

Comments on amended scheme:

- The ecology report has been updated to include the off-site cycle way and internal layout changes to address changes to the site access, surrounding tree planting and changes in respect of the embankment for drainage requirements.
- It is assumed that the Highways Authority will be delivering the cycle/footway under a S278. They will need to be made aware of the presence of GCN (and mitigation requirements for any hedges lost to facilitate the scheme).
- Consideration should be given as to how the EPS licence can be extended to include this and to what mitigation measures will be required.
- The use of gully pots in the design of the scheme should be avoided as they act as pitfall traps, killing amphibians including great crested newts.
- As previously suggested, and as recommended within the Ecological Report (Wild Frontier Ecology, May 2021) it is recommended that EMP, CEMP: Biodiversity and LEMP are conditioned and prepared in accordance with BS42020:2013. They would need to cover all onsite and offsite land affected by the proposals. We also recommend that a condition securing a copy of the EPS licence is secured

4.12 Norfolk Wildlife Trust

- We agree with the findings presented in the ecology report regarding the likely impacts of the proposal and support the mitigation and compensation measures set out in order to deliver a measurable net gain for biodiversity as a result of this development. It is vital for the successful delivery of the mitigation and compensation measures on-site and off-site, that a Construction Environmental Management Plan (CEMP) is produced for the construction phase of the project and a Landscape and Ecological Management Plan (LEMP) is produced for the operational phase of the development, including the long-term monitoring and management required to ensure the off-site measures at Worthing are successful. We therefore recommend that, in order to ensure that the measures set out in the ecology report are delivered successfully, that a CEMP and LEMP are submitted to, and approved in writing by the local planning authority prior to the commencement of development.
- We note the proposal in section 7.2.2 of the ecology report that where possible any planting on the off-site mitigation area should use local provenance seeds. We support the use of local provenance seeds as they are more likely to be suited to local conditions and establish successfully. This also avoids unnecessary risks with introducing diseases from externally sourced stock. We would also

recommend that this approach is taken, wherever practical, across all the mitigation planting for this proposal, both on-site and off-site. Local wildlife sites can be useful sources of local provenance seeds and NWT has experience of similar projects in Norfolk that we would be happy to discuss further with the applicant

4.13 Natural England

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

4.14 Historic Environment Service

Based on currently available information the proposed development will not have any significant impact on the historic environment and we would not wish to make any recommendations for archaeological work.

4.15 SNC Landscape Architect

- I have reviewed this and visited viewpoint locations. I generally concur with the report's findings.
- The application is also accompanied by an Arboricultural Impact Assessment (AIA). This has identified the required loss of a significant number of trees from the site in order to achieve the proposed development.
- I agree that many of these are small and therefore of (current) lower value. Subject to no objection to the tree losses from the ecologist I am raising no overriding objection, however I do have some detail concerns.
- The latest incarnation of the scheme requires the removal of a category B Oak (T48) tree at the entrance originally shown as being retained. This proposed loss is in addition to that proposed for T46 (Cat B Oak) due to the designed proximity of the nearest workshop. These losses are potentially contrary to DM4.8. If there is no scope to achieve access in order to retain T48, then I would request that further consideration be given to T46; either by adjustment of the scheme or use of specialist arboricultural consideration.
- The AIA has not been able to consider the potential impacts of services, due to the information not being available.
- Notwithstanding the best intentions of the scheme's designers, this can be a point of weakness for the proposed protection for retained trees and therefore it would be preferable to have consideration of this prior to a decision on the application being made. Failing that, I would request a pre-commencement condition to require the details in order to safeguard the retained trees.
- The proposed planting plan is generally acceptable, although I suggest that consideration could be given to providing some additional hedgerow tree replanting along the southern boundary of the proposed new parking area. The feature is described in the AIA as a lapsed hedge, but the planting proposed makes provision for shrub/small tree planting only.
- Subject to consideration of the above, if the application were to be approved conditions would need to cover: tree protection; details of services (if not agreed beforehand); implementation of planting; and long-term management plan for new and retained landscape features.

Comments on amended scheme/additional information:

- The proposals for an off-site cycleway have potential implications for the existing vegetation. It is not clear from the submitted drawings what the extent of clearance will need to be, but the tree belts planted as a buffer for the Harts Farm development and the hedgerow along the south of Browick Road (to west of railway) appear to be most affected. It will be important to be sure that the integrity of the former is not compromised (the tree belts are owned/managed by South Norfolk Council) and that the latter is not an 'important' hedgerow as defined by the Hedgerows Regulations; if it is then, DM4.8 is a consideration.
- Further along, the proposals will need to ensure that the retained existing trees and hedgerows will not be compromised by construction, for example in the vicinity of Wiffen's Farm.
- An arboricultural implications assessment of the proposed cycleway would be helpful in order to fully evaluate this aspect of the scheme.
- Good that T46 can be kept.

4.16 NCC Planning Obligations Co Ordinator

No comments received

4.17 Highways England

Original comments:

- Discussions are ongoing with the applicant's Transport Consultant regarding further detail to the proposed cycleway in terms of potential impact on the SRN. Once this detail has been received, assuming it is acceptable and deliverable, Highways England will be satisfied with the application.
- Therefore, we recommend that this planning application not be determined before 27/08/2021. If we are in a position to respond earlier than this, we will withdraw this recommendation accordingly.

Comments on amended scheme:

- We have reviewed the details and information provided. The amendments proposed drawing titled, 'Proposed Cycleway/Footway Provision' (Sheet 2 of 3), No. PB8084-RHD-DE-H1-DR-D1203 S3 revision P01 (web uploaded date 25 August 2021), to this planning application are unlikely to have an adverse effect upon the Strategic Road Network.
- Consequently, our previous recommendation (dated 26 August 2021) of No Objection remains unchanged.

4.18 Historic Environment Service

Based on currently available information the proposed development will not have any significant impact on the historic environment and we would not wish to make any recommendations for archaeological work.

4.19 Health and Safety Executive

No objection

4.20 Other Representations

No public comments received.

The Lizard Charity

Original comments (summarised):

- Broadly supportive of the creation of a new Innovation Park close to Wymondham.
- The Oxford (Oxford Common) shares a boundary with the development site, and consequently there are some concerns and objections that we wish to make.
- Light pollution: it is expected that there will be no direct light spill across the boundary onto The Oxford and that there will be no additional light pollution visible from The Oxford. If this cannot be assured, we object to the proposals.
- Noise pollution: it is expected that noise levels at the boundary will be no greater than exist currently. If this cannot be assured, we object to the proposals.
- Boundary treatment: It is expected that there will be no thinning of the vegetation at the boundary with The Oxford. If this cannot be assured, or if any thinning is not immediately infill planted, we object to the proposals.
- Visual impact: Viewpoints state that the development will not be visible from The Oxford. We would like to see an overlay of the building outline on the photo(s) to demonstrate this will be the case. If this cannot be assured, we object to the proposals.
- Environmental pollution: It is noted that the Foul Water biodigester discharges into a ditch that directly connects to the River Tiffey. Reassurance is required that any discharge from the foul water biodigester is guaranteed to be of an acceptable quality to discharge to a water course with no risk of polluting the River Tiffey or any of the downstream habitats. If this cannot be assured, we object to the proposals.
- Landscape Opportunities: Pedestrian and cycleway connections from the development site to The Oxford will not be permitted for the reasons advised to the developers previously, and included in the stakeholder engagement section of the planning application documents.
- Biodiversity offsetting: Wildlife does not see boundaries, and a significant loss of established habitat within the existing green swathe that extends from Station Road, Wymondham to Bridge Road Silfield, including The Lizard and The Oxford County Wildlife sites and the Silfield Nature Reserve (a straight-line distance of approx. 1.5 miles) will have a negative impact on wildlife in the immediate area, and any biodiversity offsetting in Beetley will not mitigate a loss in Wymondham. Alternative development sites are available nearby, that are already within the Wymondham Area Action Plan, that would be equally or better suited for the development of the Innovation Park.
- On this basis we object to the proposals.

Comments on amended scheme/ additional information (summarised):

- Light pollution: concerns satisfied, no objection.
- Noise pollution: Unfortunately, because the noise levels cannot be predicted, and cannot be completely controlled, we have to assume that they could be unreasonable. There are background sources, most notably the A11, and to an extent the existing Goff site, that can be used as reference levels. We would still require an undertaking for noise levels to be no higher than exist currently at the boundary, otherwise the enjoyment of our land by the public as a "piece of informal, natural countryside for the general benefit and enjoyment of the people of Wymondham" will be compromised.
- Boundary treatment: concerns satisfied, no objection.

- Visual impact: we would suggest that the Landscape Visual Assessment is required to meaningfully demonstrate the impacts on the surrounding landscape. However, having reviewed drawing 1708-00-03 we would be satisfied that the development is doing what can reasonably be expected of it to increase the visual screening of the development from The Oxford, and this would not give us cause to raise an objection.
- Environmental pollution: We were unable to find any reference to either the EA or ILB being listed as consultees or stakeholders thus we highlighted the need to consult with them. Please would you confirm that when they are consulted, that their requirements will be met.
- The quality of the water being discharged from the biodigester to the River Tiffey cannot be guaranteed as always acceptable, therefore we object to the proposed means of disposing of FW waste.
- Landscape opportunities: concerns satisfied, no objection.
- Biodiversity offsetting: concerns satisfied, no objection.

Comments on further additional information:

- We have reviewed the additional information submitted since 22nd June in respect of this application, and would confirm that there is nothing in the 29 additional documents submitted that satisfactorily address our concerns as outlined in our previous correspondence, and therefore our objections remain as advised by email dated 10th February and further re-advised by email dated 18th June (both copied below), i.e. Noise Pollution and Environmental Pollution.

5 Assessment

Key considerations

Principle of Development

- 5.1 Planning law (section 38(6) of the Planning and Compulsory Purchase Act 2004) requires that applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise. Material considerations include the National Planning Policy Framework (NPPF).
- 5.2 The relevant policy considerations relating to the site are those contained in the Joint Core Strategy (JCS) and the South Norfolk Local Plan 2015 as well as national policy guidance.
- 5.3 The JCS sets out the longer-term vision and objectives for the area and outlines the strategic policies for shaping future development. The document advises that the local economy will be developed in a sustainable way to support jobs and economic growth both in urban and rural locations. The site is located in the Norwich Policy Area, where there is a focus on major growth and development to provide a wide range of jobs.
- 5.4 With regards to the adopted South Norfolk Local Plan 2015 Policy DM1.3 (2) of the SNLP is applicable. This sets out the circumstances where development will be permitted outside of the development boundary.
- 5.5 In this regard, consideration should be given to Policy DM1.3 which makes provision for development to be granted outside of development boundaries, where one of the two criteria are met:
 - c) where specific development management policies allow; or,
 - d) where there are overriding benefits in terms of economic, social and environmental dimensions of sustainable development, as set out in Policy DM1.1.

- 5.6 With regard to criterion 2 (c) of Policy DM1.3 of the SNLP, Policy DM2.1 is directly relevant to these proposals, it seeks to promote a wide range of economic and employment opportunities, including proposals on new sites in the Countryside. This policy refers to employment and business development and is generally supportive of the creation of new employment opportunities and inward investment subject to there being no significant adverse impacts in terms of other policies within the Plan (Criterion 1 of the Policy). With this in mind the following is an assessment of the key planning issues associated with the scheme and reference against the other relevant policies of the plan:

Character and Appearance of the Area

- 5.7 Paragraph 170 of the National Planning Policy Framework requires that planning decisions recognise the intrinsic character and beauty of the countryside, which is reflected in Policy DM1.3 of the Development Management Policies document. Planning Practice Guidance clarifies that conservation and enhancement of the landscape, not only designated landscapes, contributes to upholding this principle. Policy DM4.5 requires all development to respect, conserve and where possible enhance the landscape character of its immediate and wider environment. Policy DM4.9 looks for a high quality of landscape design, implementation and management as an integral part of new development. Policy DM4.8 promotes the retention and conservation of trees and hedgerows and advises that the Council will promote the retention and conservation of significant trees, woodlands and traditional orchards.
- 5.8 The site sits on the edge of two landscape character areas; D1 Wymondham Settled Plateau Farmland to the north-east/south-east and B2 Tiffey Tributary Farmland to the north-west/south-west. It is partly a brownfield site associated with Goff Petroleum and partly pasture and wood land, located on a section of dismantled railway.
- 5.9 The Landscape and Visual Appraisal of the site concludes that impacts on landscape character within the 5km study radius are judged to be 'Minor'.
- 5.10 With regard to the visual impact, the site is relatively self-contained. The submitted LVIA concludes that there are three 'Minor Adverse' effects on visual amenity ten years post-construction, with proposed landscape mitigation in place. These relate to visual receptors with short range views towards the development from Stanfield Road travelling East and on the Public Right of Way FP22 and permissive footpath within Oxford Common.
- 5.11 Beyond 310m from the site boundary all other visual effects are 'Negligible' or there is no effect ten years post construction.
- 5.12 The Council's Landscape Architect has reviewed this and visited the viewpoint locations and generally concur with the report's findings. On the basis of the above it is considered that the level of harm is at a level whereby it does not conflict with Policy 2 of the JCS, and Policies DM 4.5 and DM4.9 of the South Norfolk Local Plan.
- 5.13 The application is also accompanied by an Arboricultural Impact Assessment (AIA). This has identified the required loss of a significant number of trees from the site in order to achieve the proposed development. The Council's Landscape Architect agrees that many of these are small and therefore of (current) lower value and raises no objection to the tree losses. However, he has raised concerns with the loss of a category B Oak (T48) tree at the entrance of the site originally shown as being retained.

- 5.14 The submitted Arboricultural Impact Assessment identifies this tree as having moderate value (Category B). In considering this, the proposals must be assessed in conjunction with the desire to provide a suitable access into the site and the site layout. The Highways Authority has indicated that the proposals will necessitate the removal of tree T48 to provide safe access into the site.
- 5.15 To mitigate against the loss, it is recognised that the retention of other visually prominent trees along the site boundaries, including T46 which was originally proposed to be removed, as well as the proposed replacement tree planting will, in my opinion, help to retain the overall landscape character of the site boundaries. It is also recognised that the proposed new entrance will serve as an improvement over the current site access to the neighbouring Goff depot which necessitates the removal of tree T48.
- 5.16 As such it is considered that the loss of a sole category B tree, is acceptable when having regard to the substantial benefits of the scheme (economic/employment) and when noting the need for a safe and suitable access and layout to be provided, and as such the scheme complies with Policy DM4.8 insofar as the benefits outweigh the loss of a single tree.
- 5.17 The AIA has not been able to consider the potential impacts of services or the proposed off-site cycleway, due to the information not being available. Accordingly it is recommended that a pre-commencement condition is applied, requiring details to be submitted to safeguard existing trees and hedges, including an assessment of the proposed cycleway in order to fully evaluate this aspect of the scheme and a tree protection plan to ensure that the retained existing trees and hedgerows will not be compromised by construction.
- 5.18 In terms of the proposed planting plan this is generally acceptable, although it is suggested that consideration could be given to providing some additional hedgerow tree replanting along the southern boundary of the proposed new parking area.
- 5.19 Overall it is also not considered to cause any harm to the character and appearance of the general area and landscape and it therefore accords with Policy 2 of the JCS, and Policies DM1.4, DM 3.8, DM3.13, DM 4.5, DM4.8 and DM4.9 of the Local Plan..

Residential amenity, environmental quality and health and safety

- 5.20 Policy DM3.13 Residential amenity directs that development should not be approved if it would have a significant adverse impact on nearby residents' amenities or the amenities of new occupiers. Policy DM3.14 directs that development has regard to pollution, health and safety and requires development to minimise and where possible reduce adverse impact on air quality, surface and ground water quality, land quality and condition and the health and safety of the public.
- 5.21 Given the significant distance and separation of the proposed buildings between the site and existing dwellings, it is considered that the proposals will not have a significant adverse impact on the amenities of nearby residents in terms of overlooking or loss of day light.
- 5.22 With regards to noise, it is noted that the Lizard Charity have objected to the proposals on the basis that noise levels cannot be predicted or be completely controlled. In their consultation response they state that *"We would still require an undertaking for noise levels to be no higher than exist currently at the boundary, otherwise the enjoyment of our land by the public as a "piece of informal, natural countryside for the general benefit and enjoyment of the people of Wymondham" will be compromised"*.

- 5.23 The Council's Environmental Quality Team has reviewed the Environmental Noise Assessment submitted with the application and raises no objections to the proposals, subject to a condition requiring that the noise limits for the identified receptors identified in Table 6 and associated map (Figure 6) on Page 15 of the Environmental Noise Assessment Report do not exceed the calculated limits in accordance with British Standards. As such and subject to an appropriately worded condition to ensure that noise is controlled to acceptable levels the proposals are considered acceptable.
- 5.24 In terms of external lighting, information has been provided to demonstrate that there will be no illumination of The Oxford through or across the boundary. The light spill to 'off site' is limited and is generally well contained within the site boundary and is considered acceptable with regards to both residential amenity and environmental impacts.
- 5.25 Due to the site's location and the development proposed, the potential for unacceptable impacts from air quality relating to construction activities and the operation of the site are considered acceptable and can be controlled through conditions.
- 5.26 In terms of health and safety, it is proposed that public safety will be appropriately managed by allowing for dedicated formal pedestrian and cycle paths to allow restricted access to the site. No members of the public will have unaccompanied access to the working areas of the site.
- 5.27 Having regard to the above, the Council's Environmental Quality Team has raised no objections to the application subject to conditions relating to land contamination, construction management and noise. On this basis the proposals are considered acceptable and in accordance with Policies DM 3.13 and DM 3.14 of the Local Plan.

Layout and Design

- 5.28 Policy DM3.8 of the Local Plan require new development to be of a high standard of design.
- 5.29 The design rationale of the development proposals is to create a sustainable exemplar building that integrates well into its landscape setting.
- 5.30 The building is relatively simple and utilitarian in appearance with the use of grey cladding to provide variation and visual interest to the elevational composition and timber cladding around entrances facing the central car park and landscape areas.
- 5.31 Varied grey tones and timber panels allow elements of the building to be accentuated, providing increased articulation to its facades, whilst maintaining a refined and simplified palette of materials for the functional elements of the building.
- 5.32 The buildings are mostly single storey with two storey element which acts as a focal point and entrance. The buildings have been designed to sit low against the western boundary to minimise visual impact from Oxford Common and the various rights of way which sit to the west and south of the development. The design also respects the HSE Hazard Consultation Zone which extends out from the existing Goff Petroleum oil storage tanks.
- 5.33 Various minor amendments have been made to the site layout, landscaping and elevation drawings following comments from the Council's Senior Heritage and Design Officer. These are summarised as follows:
- A pedestrian and cycle connection provided from the main car park area and entrance to the rear of the building to allow alternative

- access to cycle storage area.
- Revised highway access incorporated into the landscape and site plan layout, which has provided the ability to enlarge the landscape area to the front of the site and provide smaller car parking areas, separated and screened by additional tree planting and ornamental landscaping.
- 100 car parking spaces to be provided with future capability for EV charging, ducting to be provided during construction works.
- Reconfiguration of car parking to the central area has allowed for additional planting provision which include flowering perennial species and pollinators which provide ecology rich habitat.
- Increased landscaped pedestrian routes south to north through the car park area, and around the central landscaped area.
- Revised planting mixes and species to respond to the revised drainage strategy.
- Additional screening through retention of existing trees, new tree planting and hedge screening provided along Stanfield Road and access. This has been created through the repositioning of the highway access and reconfiguration of the car parking which has facilitated the removal of the car parking adjacent to Stanfield Road to the east of the new access.

5.34 Overall, the proposal is considered to be of an acceptable size, scale and design, layout and materials and therefore accords with Policy DM 3.8 of the Local Plan.

Heritage Assets

5.35 A Heritage Impact Statement has been submitted with the application which confirms that no heritage assets will be adversely affected by the proposals.

5.36 The Council's Senior Heritage and Design Officer has assessed the proposals and agrees with the submitted statement. The Historic Environment Service has also confirmed that based on currently available information that the proposed development will not have any significant impact on the historic environment and do not wish to make any recommendations for archaeological work.

5.37 As such it is considered that the proposal complies with Paragraph 189 of the NPPF and Policy DM4.10 of the Local Plan.

Access and Highway Impacts

5.38 Policy DM3.11 of the South Norfolk Local Plan states that planning permission will not be granted for development which would endanger highway safety or the satisfactory functioning of the highway network.

5.39 The scheme comprises of a new, relocated and improved access from Stanfield Road, comprising a T-junction with a ghost island, to serve both this site and the existing Goff Petroleum site. It is considered preferable to have a shared access to consolidate the vehicle movements and have a lesser visual impact.

5.40 The scheme also includes the addition of a continuous cycleway at Stanfield Road / Browick Road between Ayton Road and the site access, which supports the sustainable transport objectives of the Local Plan under Policy DM3.10.

5.41 Capacity assessments for existing junctions have also been carried out to demonstrate that the traffic associated with the proposed development can be accommodated on the local highway network without any operational or safety issues.

- 5.42 In terms of car and cycle parking, the development provides a total of 269 car parking spaces, including 17 Blue Badge accessible parking spaces and provision of electric vehicle charging points. To the south of the site, provision is also made for a further 117 car parking spaces for the Goff Petroleum depot. These spaces replace existing spaces lost as a result of the development. Pedestrian access from the parking to the Goff site is provided via a footpath on the southeast side of the site.
- 5.43 90 cycle parking spaces will be provided, which include 40 covered secure spaces and 28 Sheffield stands for short stay visitor cycle parking distributed across the site. Space is also retained for further cycle spaces should this be required in the future.
- 5.44 The Highway Authority have assessed the proposals and following amendments is satisfied that the issues originally raised have been adequately addressed and as such has no objection, subject to conditions relating to the laying out of the access and visibility splays, internal roads, vehicle and cycle parking, drainage, street lighting, off-site cycleway details and construction traffic management.
- 5.45 Furthermore, the submitted Transport Assessment demonstrates that in accordance with the NPPF, the traffic associated with the proposed development does not represent a severe transport impact and it has been demonstrated that the residual cumulative impacts on the road network would not be severe.
- 5.46 Highways England has also commented on this application given the relatively close proximity of the A11 and they have confirmed that they have no objection to the scheme.
- 5.47 Subject to compliance with the above conditions, the application is considered to accord with Policies DM3.10, DM3.11 and DM3.12 of the Local Plan

Ecology

- 5.48 An Ecological Assessment has been submitted with the application. Both the NCC Ecologist and Norfolk Wildlife Trust note the contents of the submitted reports and do not object to the proposal subject to conditions securing the proposed mitigation and for further details to be submitted.
- 5.49 A lighting strategy has also been submitted with the application advising that the lighting scheme has been designed to meet with current guidelines and best practice.
- 5.50 As noted above there are a number of County Wildlife Sites located adjacent to and nearby, including Oxford Common (adjacent) and Silfield Newt Reserve (270 metres) to the west and Breakers Yard Meadow 60 metres south-east of the site.
- 5.51 Natural England and the County Ecologist have assessed the proposal in terms of potential impacts on the CWS and considers that the development will not have significant adverse impacts on statutorily protected nature conservation sites or natural assets.
- 5.52 In terms of the Silfield Newt Reserve, it is noted that the proposed site is ecologically connected to this reserve and there is suitable foraging, refuge and breeding habitat within the site boundary. Despite this no ponds are to be lost to the development and there is no loss of connectivity in the local landscape for GCN. As such the loss of terrestrial habitat is expected to be negligible. If consent is granted it is recommended that a copy of the EPS licence and Ecological Management Plan (off-site) are submitted in consultation with the County Ecologist.

- 5.53 In respect of the loss of scrub and grassland habitat, this will result in some associated effects on invertebrate species and potential for environmental effects to arise at a district scale and local scale (respectively). The project, therefore proposed to provide mitigation for these effects as detailed in the applicants Ecology Assessment by providing at least 10% net biodiversity enhancement. This quantifies as a significant net gain for biodiversity.
- 5.54 This will be achieved through best practice working methods and onsite mitigation where possible. Measures include retention and enhancement of an 8-16 metre thick scrub and tree border around the west and south of the site to retain ecological connectivity in the local area. An existing management plan related to the adjacent Anaerobic Digester plant will be amended to make best use of the grassland habitat potential.
- 5.55 The project will also require ecological offset which at present is proposed along the River Blackwater on 6ha of farmland near Worthing. This will be in the form of a rewilding scheme which will enhance the ecological connection between two areas of existing woodland which are County Wildlife Sites. The mitigation and enhancement proposals have been drawn up in close consultation with Norfolk Wildlife Trust and having obtained legal advice regarding the mechanisms for securing this.
- 5.56 It is advised that the ecological offset will be secured by agreement under Section 33 Local Government (Miscellaneous Provisions) Act 1982 which will to be completed prior to the grant of planning permission. The provisions of this agreement have been discussed with the Council's legal representative to ensure that the required ecological offset can be reasonably secured and enforced. Notwithstanding this officers are continuing to discuss this with the applicant insofar as seeking to understand what other options may be available to meet this requirement and as such the recommendation is seeking a resolution to approve subject to this matter being resolved to the satisfaction of officers.
- 5.57 An Ecological Management Plan (EMP) will also be required to manage the offsite habitat compensation. Subject to securing the appropriate offsite mitigation, and measures set out above, the development is not considered to give rise to unacceptable impacts in terms of ecology and the proposals are considered acceptable in accordance with policy JCS 1 and Policy DM4.4 and the objectives of the WAAP subject to resolving the final arrangements for the off-site mitigation as referred to above.

Drainage Strategy

- 5.58 A Flood Risk Assessment (FRA) and Drainage Strategy have been submitted with the application based on detailed site investigations carried out by the applicant. Further detailed information has also been provided regarding investigation into surface water infiltration.
- 5.59 The Lead Local Flood Authority (LLFA) has carried out a detailed assessment of the information submitted and has subsequently confirmed that following amendments, the drainage strategy addresses the concerns raised in their previous responses, including confirmation from the Internal Drainage Board that the proposed discharge rate is acceptable and details of how surface water from off site will be managed.
- 5.60 In summary, it is noted that the LLFA considers that the above strategy provides a sustainable approach to surface water management, that will limit surface water run-off in accordance with the requirements of the NPPF and also result in an acceptable rate and volume of run-off to the ditch system and surrounding water network.

- 5.61 Subject to conditions recommended by the LLFA, to implement the surface water drainage scheme in accordance with the agreed details, the surface water drainage strategy is considered acceptable and accords with the NPPF and JCS Policy 1.
- 5.62 With regards to foul water drainage this will be dealt with via a private package sewage treatment plant due to the lack of foul sewer connectivity. This will be located below ground within the application site and discharge into a ditch that connects to the River Tiffey.
- 5.63 It is noted that The Lizard Charity have objected to the scheme on the basis that they consider that the quality of the water being discharged from the biodigester to the River Tiffey cannot be guaranteed as always acceptable.
- 5.64 Having regard to this, it is noted that the submitted Drainage Strategy and SuDS Report confirms that *"the foul water waste from the buildings will be treated via the Bioficient tank prior to the discharge into the existing ditch. Therefore foul water is appropriately treated before entering watercourses"*. Whilst this does not of itself provide a guarantee that the water will be treated to an acceptable quality, a permit will be required from the Environment Agency to operate the treatment plant which does offer the necessary degree of control on water quality. A condition is also recommended, securing that foul water will be treated in accordance with the required standards
- 5.65 The permit requires that certain criteria are met, including that the equipment used for the treatment of sewage effluent and its discharge comply with the manufacturing standards i.e. British Standard, to ensure that the discharge of water does not cause pollution of surface water or ground water. Not adhering to these binding rules or conditions of the Environment Agency could result in a fine.
- 5.66 Subject to a permit being obtained prior to the plant being operated and a condition requiring that the plant is operated in accordance with these binding rules, I am satisfied that the treatment plant can operate in accordance with the appropriate standards and therefore accords with Policy 1 of the JCS.

Energy Efficiency and Sustainability

- 5.67 The submitted Energy Report concludes that an array of air source heat pumps complimented by phot-voltaic panels is the most suitable option and would provide around 36% of the site's energy. This is above the 10% minimum required by Policy 3 of the JCS and is in line with the project's aspiration to achieve a BREAAAM 'Outstanding' rating.
- 5.68 BREEAM is an international scheme that provides independent third party certification of the assessment of the sustainability performance of individual buildings, communities and infrastructure projects.
- 5.69 This will be the first BREEAM Outstanding development in South Norfolk and is an exemplar scheme in respect to energy efficiency and sustainability, which will help lead the way in the development of low carbon technologies and contribute towards addressing climate change.
- 5.70 The proposals therefore comply comfortably with Policy 3 of the JCS and provide significant benefits in terms of renewable energy and sustainability over and above policy requirements.
- 5.71 In summary, it is considered based upon the above the scheme complies with Criterion 1 of Policy DM2.1.

- 5.72 In terms of the other relevant criterion of Policy DM2.1, namely no. 7, compliance with one of the three requirements is necessary to satisfy it.
- 5.73 In terms of (a) of criterion (7), given the proposals are not seeking the re-use of redundant rural buildings or hard standings then this criterion is not considered relevant to these proposals.
- 5.74 With regards to (b) of criterion (7), specifically whether the site is well related to rural towns and villages, the site is located in close to Wymondham and the strategically important A11 corridor with good links to Norwich. The A11 trunk road has good access to Norwich, the A47 and Cambridge. Public transport to Norwich is good and there are a number of park and ride sites situated around the city which are easily accessible from Wymondham. Wymondham also has a railway station providing easy and direct access to both Norwich and Cambridge.
- 5.75 Furthermore, the site is located between the town and Hethel which is recognised as a Strategic Employment Location in Policy 9 of the JCS. Hethel comprises of two employment allocations, HETHEL 1 and 2 for advanced engineering and technology businesses in the Local Plan. Also to the south-east edge of Wymondham is an allocation of 22 hectares to support local employment opportunities, Policy WYM5 – land at Browick Road.
- 5.76 Having regard to the requirement of (b) to consider the availability of sites, the submitted Planning Statement provides justification as to why this site would be best located adjacent the existing Goff site and the consented anaerobic digester, specifically in terms of the need for HSE compliant storage, links with strategic employment growth at Hethel and good access to the A11 corridor, it is considered that this provides a clear justification as to why it would be unrealistic to locate and expand/diversify the proposed business elsewhere in the locality.
- 5.77 With the above in mind officers are satisfied that the scheme satisfies part (b) of criterion 7 of Policy DM2.1. Given that criterion 7 only requires compliance with one of the three parts available, the scheme satisfies this criterion.
- 5.78 Having regard to the above it is considered that the proposal complies with Policy DM2.1.

Other issues

- 5.79 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.
- 5.80 COVID-19 has been considered and the proposal weighs in favour of promoting economic recovery from the pandemic, this therefore does not alter the recommendation for approval.
- 5.81 This application is liable for Community Infrastructure Levy.

Conclusion

- 5.82 The proposal has been considered with regard to the Development Plan and the NPPF. It is considered that the principle of the development is agreeable under Policies DM2.1 and DM1.3 for the reasons set out above. Likewise, the assessment above sets out how the scheme has due regard for all other relevant planning matters including with regard to layout and design, highway safety, drainage and flooding, heritage, landscape and ecology. For these reasons subject to conditions and any relevant legal agreement required to secure off-site mitigation (eg a S33 agreement) the application is recommended for approval.

Recommendation: Delegated authority to approve subject to the satisfactory resolution of discussions relating off-site mitigation relating to ecology and subject to the following conditions and completion of any relevant legal agreement eg S33 Agreement

1. Time limit
2. In accordance with submitted drawings
3. Restriction of use Classes
4. Standard highways conditions
5. Details of construction of roads and footways
6. Off-site highway works, including cycle path/footway
7. Construction Management Plan
8. Highway conditions including off-site works for cycleway
9. Surface Water Drainage scheme
10. Foul water to Package Treatment Plant
11. Contamination Investigation
12. Contamination Remediation/Mitigation
13. Contaminated land during construction
14. In accordance with submitted Noise Report
15. Fire Hydrants to be provided
16. Construction Environmental Management Plan
17. Biodiversity (CEMP: Biodiversity)
18. Landscape and Ecological Management Plans (LEMPs)
19. Arboricultural Impact Assessment for off-site cycleway
20. Tree protection measures
21. Materials to be agreed
22. Submission of a copy of the EPS licence

Subject to completion of Section 33 agreement to secure off-site biodiversity mitigation.

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Other Applications

Application 2

2020/2461



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

2. Application No : 2020/2461/RVC
Parish : KETTERINGHAM

Applicant's Name: Mr M, Mr J & Mr & Mrs D Skedge
 Site Address Land West of Cherry Tree House High Street Ketteringham Norfolk
 Proposal Variation of conditions 2, 4, 5 and 6 of reserved matters approval 2018/0991 pursuant to condition 3 of outline planning permission 2017/1572 - revised dwelling and garage types, details of boundary treatments and materials

Reason for reporting to committee

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

Recommendation summary : Approve subject to conditions

1 Proposal and site context

- 1.1 The site is in Ketteringham, a small village to the south-west of Norwich, to the south of the A11. It is on the northern road frontage of the High Street which is a linear road forming the main road through the village.
- 1.2 The site benefits from planning permission which was granted under 2017/1572. Given the principle of development is established by the outline approval this report focuses on the issues associated with the amendments to the layout and design.
- 1.3 The application seeks a variation of four conditions attached to the reserved matters application 2018/0991. Condition 2 relates to the elevations and floor plans for the three dwellings, Condition 4 deals with the foul drainage, Condition 5 requires details of construction materials and Condition 6 deals with boundary treatments.
- 1.4 In summary, this relates to changes to the house types by virtue of:
 - Plots 1 and 2 extended porch with revised fenestration to front elevation
 - All plots have new two storey additions to the rear
 - Plot 3 revised fenestration (excluding front elevation)
 - All plots have increased height to garaging
 - All 3 properties have air source heat pumps, solar panels and rain water harvesting
- 1.5 The size of the previously agreed drainage mound on-site associated with the foul water drainage system has been reduced,
- 1.6 Agree precise details of external materials (including replacement of render to plot 3 with brickwork) and boundary treatments for the scheme (including new native trees and hedging to northern boundary).
- 1.7 The scheme has been revised during the course of the application (reduction in ridge height and introduction of chimneys) in order to address design concerns.

2. Relevant planning history

- | | | | |
|-----|-----------|---|----------|
| 2.1 | 2016/2134 | Development of three bungalows (Phased development) | Refused |
| 2.2 | 2017/1572 | Phased Outline Application for erection of 3 self build/custom built two storey dwellings | Approved |

		and garages and access (with some matters reserved)	
2.3	2018/0991	Reserved Matters application following 2017/1572/F - Erection of 3 dwellings for appearance, landscaping and layout.	Approved
2.4	2019/0388	Variation of condition 8 of permission 2017/1572 - To allow new planting to site boundaries	Approved
2.5	2019/1611	Details for conditions 5 and 6 of 2018/0991 - (5) External materials and (6) - boundary treatments.	Approved

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 NPPF 02 : Achieving sustainable development
 NPPF 04 : Decision-making
 NPPF 05 : Delivering a sufficient supply of homes
 NPPF 06 : Building a strong, competitive economy
 NPPF 09: Promoting sustainable transport
 NPPF 11 : Making effective use of land
 NPPF 12 : Achieving well-designed places
 NPPF 14 : Meeting the challenge of climate change, flooding and coastal change
 NPPF 15 : Conserving and enhancing the natural environment
 NPPF 16 : Conserving and enhancing the historic environment
- 3.2 Joint Core Strategy (JCS)
 Policy 1 : Addressing climate change and protecting environmental assets
 Policy 2 : Promoting good design
 Policy 3: Energy and water
 Policy 4 : Housing delivery
- 3.3 South Norfolk Local Plan Development Management Policies
 DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk
 DM1.3 : The sustainable location of new development
 DM3.8 : Design Principles applying to all development
 DM3.11 : Road safety and the free flow of traffic
 DM3.12 : Provision of vehicle parking
 DM3.13 : Amenity, noise, quality of life
 DM4.2 : Sustainable drainage and water management
 DM4.5 : Landscape Character Areas and River Valleys
 DM4.8 : Protection of Trees and Hedgerows

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 Ketteringham Parish Council

Original comments

Objects. East Carleton & Ketteringham Parish Council objects to the changes proposed to reduce the size of the drainage mound. The site and surrounding area suffer from flooding as there is a high water table and the addition of 3 houses will exacerbate this issue without sufficient drainage capability. Shirley Bishop's response on 17/05/18 to the original planning application referred to the need to meet the capacity recommended by the foul drainage strategy. This required the drainage mound to be at least 30m x 21m to meet building regulations. The new proposal is for a drainage mound of 22.7m x 11.4m which would clearly not meet building regulations with a potential knot on effect to neighbouring properties and High Street. The parish council is also opposed to the proposed change in height of the houses and garages, the neighbouring properties are much lower in height and these new properties would change the street scene significantly and have a direct negative impact on the adjacent property, Cherry Tree House.

No comments received on additional information and amended plans

4.2 District Councillor

Cllr Clifford-Jackson

Original scheme

I would like to support the Parish Councillor's comments. Following the recent severe flooding I am very concerned that we do not exacerbate this any further. If you are minded to approve these new additions to the previous application I would prefer this

was considered by the committee. So to be clear I would rescind my previous agreement to it being delegated.

Case Officer confirmed in telephone conversation that Cllr Clifford-Jackson would still like the matter to be reported to the committee for consideration based on the above.

4.3 SNC Water Management Officer

Original scheme

We do not support the proposed foul drainage strategy for the following reasons:

Foul Drainage

A Supplementary Report for Foul Water Drainage (SR) prepared by Jeremy Skedge dated 8-31-2020 has been submitted to support this application.

The key points of the SR are as follows:

- Investigations carried out in 2017 and 2018 identified insufficient percolation to support infiltration drainage techniques.
- A further investigation was carried out in August 2020 which produced a better result.
- The total number of people served by the three houses (i.e. $P=3 \times 6 = 18$) will be used to size the mound. A 90% reduction factor is applicable for three or more houses.
- A Drainage Mound of 22.7m x 11.4m = 258m² basal area is proposed

Whilst the tests may have produced a better result in August 2020 it is unlikely that the same result could be achieved under current conditions and it is not representative of what is experienced in other locations close to this site. No information has been provided to indicate where the test holes were located – test hole one has an average Vp of 4.8s/mm which is outside of the recommended 12 – 72s/mm. We also note that the tree tests were carried out over 3 days in August and unlikely to be consistent with a test being carried out during winter months with consecutive fills.

The report refers to various references. For the purpose of this application the design standard should be in accordance with Building Regulations Part H.

When applying the formula in Building Regulations Part H Drainage Mounds Page 33 it states “drainage fields should be set out as a continuous loop fed from inspection chamber. To calculate the floor area of the drainage field (At in M2), the following formula should be used.

$$At = p \times Vp \times 0.25$$

where p is the number of persons served by the tank, Vp is the percolation value (secs/mm) obtained from percolation tests.

In the case of this application, 18 persons x (worst case Vp) 26 x 0.25 = 117 m2

When using the lower value achieved in August 2020 18 x 19 x 0.25 = 85.5m2

The Drainage mound is identified on the site plan as being 22.7m x 11.4m giving a basal area of 258m2

The Rossi Long reports accompanying the outline application 2017/1572 provided preliminary calculations of drainage mound with a base area of 30m x 21m = 630m2

When applying the Building Regulations calculation based on the average Vp of trial test hole 6 – average Vp = 53 x 18 x 0.25 = 238.5m2.

The Plandescil Report accompanying the Reserved Matter application 2018/ refers to percolation tests carried out in August 2018 but no Vp value was identified as being used in the calculation. The proposal was based on 18 people x 150li per day = 2700 l/day

7x 23.1m long perforated pipes – drainage mound 32.4 x 16.5m – basal area 535.3m

Soils were described as: Cranfield Soil and Agrifood Institution's Soils Vues Viewer(12) identifies the soils of the area to have impeded drainage and are slowly permeable, seasonally wet, but base-rich, loamy and clayey soils that drain to the stream network. The proposed foul drainage mound basal area is significantly smaller than the previous approved drainage mound. Whilst the basal area is identified as over-sized when considered with the calculated area required using the August 2020 percolation test results it is believed that these results are not representative of general conditions. It is not clear why the 90% reduction has been applied to the calculation.

In our view the percolation tests taken in August 2020 are not representative of general ground conditions in this area when applying seasonal variations and the ability of the soils to disperse the volume of water from the proposed drainage mound. A more realistic percolation test should be taken in current ground conditions to demonstrate that an appropriate Vp value can be achieved and that the sizing of the mound is appropriate when applying seasonal variations.

SNC Water Management Officer has now left the Council so no further comments can be provided

4.4 Other Representations

Original scheme

Representations have been received from 7 different addresses. These are all objections and are summarised as follows:

The objections are summarised as follows:

- Doesn't take into account the Inspector's report
- The partially built house is out of character with its surroundings, the amendments are too
- Overshadowing to adjacent property because of design changes, particularly the roof pitches on houses and garages, and increase in size
- Concern about the flooding and drainage if mound is reduced in size
- The negative impact on the trees, shouldn't they be protected
- Houses not in a straight line to reflect existing village building line
- Grey water proposal will not work, will create smell
- Impact on the listed memorial

Additional Information and amended plans

Representations have been received from 3 different addresses. These are all objections and are summarised as follows:

- Question why permission was granted in the first place
- Concern at accuracy of information contained with supplementary foul water drainage report regarding groundwater level
- Should it comply with BR478 or Building Regulations
- Reports commissioned in association with application and appeal on adjacent site indicated serious drainage problems associated with the site and feel sure the applicants is similar.
- Enlarged footprint means less light and larger expense of building affecting outlook
- Access to the site is on a narrow part of the road which causes problems for pedestrians
- Consider water management concerns should be adhered to over those of the applicant
- Previous percolation tests undertaken by Plandescil failed in most instances indicating the unsuitability of the land for development

5 Assessment

Key considerations

- 5.1 Principle of the Development
Design and Visual Impact on the Surrounding Area
Impact on Residential Amenity
Drainage and Flooding

Principle

- 5.2 Planning law (section 38(6) of the Planning and Compulsory Purchase Act 2004) requires that applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise. This point is reinforced by the presumption in favour of sustainable development as set out in paragraph 11 of the National Planning Policy Framework (NPPF).
- 5.3 The site benefits from planning permission, and development has been commenced, and as such the principle of development is accepted, the following focuses on the impacts of the revisions made to the scheme.

Design and Visual Impact on the Surrounding Area

- 5.4 The revised scheme continues to closely follow the previously approved scheme insofar as the layout is retained and the same broad house types are re-used albeit it with revised fenestration arrangements, enlarged porches which have no significant impacts on the streetscene and the additional rear elements on each property are not visible in the wider

locality. The garages accompanying each of the properties are being increased in height, the adjoining ones serving plots 1 and 2 do result in a relatively large single block, however, it is considered that in this instance whilst they are visible, views are filtered by the mature vegetation at the front of the site and they are to be seen in the context of large “parent” dwellings on a spacious site and as such a refusal could not be justified. The increased height of the garage on plot 3 is less of a concern given it is gable end onto the road. The proposed package of external materials (bricks and tiles) are considered relatively typical of the wider locality and therefore to be appropriate in this instance.

- 5.5 In terms of boundary treatments, those existing on the front and either side are to be retained with a new native hedge and tree planting to be used at the rear of the site. This is considered to be a suitable arrangement in this location.
- 5.6 It is therefore considered that the application complies with Policy 2 of the JCS and Policies DM3.8 and DM4.5 of the SNLP.

Impact on Residential Amenity

- 5.7 The proposed changes to the dwellings and the garaging still retain the same separation distances to the neighbouring properties as on the consented scheme and as such there are no separation distances to the neighbouring dwellings are such that no concerns with regard to light, outlook or privacy would be caused.
- 5.8 The concerns raised by residents in relation to traffic generation and disturbance are noted, given that the scheme proposes the same number of dwellings with the same access and parking arrangements it is not considered that any additional adverse impacts would occur.
- 5.9 It is considered that the location of the air source heat pumps relative to the neighbouring properties is such that no significant nuisance would occur.
- 5.10 It is considered that the application complies with Policy DM3.13 of the SNLP.

Drainage and Flooding

- 5.11 It is evident that the drainage mound is being substantially reduced from that previously agreed (534.6sqm to 258.78sqm). The consultation process has raised concerns from third parties that this will cause potential flooding problems for the site and the immediate vicinity.
- 5.12 In support of the reduced drainage mound, the applicant has undertaken further percolation testing (as suggested in the SNC Water Management Officers comments) and provided commentary on the points raised by the Council's Water Management Officer.
- 5.13 The applicant has also been in dialogue with a Building Control Officer from CNC to establish that the revised drainage mound meets the requirements of the Building Regulations in respect of the design of the drainage mound. It is evident from these discussions and e-mail correspondence that CNC are satisfied that the reduced drainage mound will satisfy the relevant part of the Building Regulations.
- 5.14 Whilst noting the concerns of the third parties, it is evident that the figures used for calculating the size of the drainage mound for the purposes of Building Regulations, and in particular that relating to the percolation value (Vp), which is derived from percolation testing is acceptable. It also appears that the figure used is not entirely inconsistent with some of the results obtained previously by Plandescil undertaken in association with the previous planning permission for the site.

- 5.15 On the basis that the scheme complies with the relevant part of the Building Regulations as confirmed by CNC it is considered that an objection on flood risk grounds could be substantiated.

Other Issues

- 5.16 In highway safety terms, given the access and internal layout and parking isn't changing the scheme is acceptable and continues to comply with the requirements of Policies DM3.11 and DM3.12 of the SNLP.
- 5.17 The nearby war memorial is noted as a heritage asset, as it was in previous decisions. In this case the nature of the visual changes when noting the degree of separation and intervening features (screening) means that no harm would occur in the context of the setting of the heritage asset and therefore the requirements of Policy DM4.10 and S16(2) and S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 are met.
- 5.18 With regards to planning conditions, these have been re-imposed and updated from the previous approval as required.
- 5.19 COVID-19 has been considered and the proposal weighs in favour of promoting economic recovery from the pandemic, this therefore does not alter the recommendation for approval.
- 5.20 Under Section 143 of the Localism Act the Council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.
- 5.21 This application is liable for Community Infrastructure Levy (CIL).

Conclusion

- 5.22 The proposal has been considered with regard to the NPPF and the Development Plan. The proposal to amend the conditions has been assessed with regard to the effect on drainage, landscape and amenity and it is considered that for the reasons outlined above and subject to the following conditions that the scheme is acceptable.

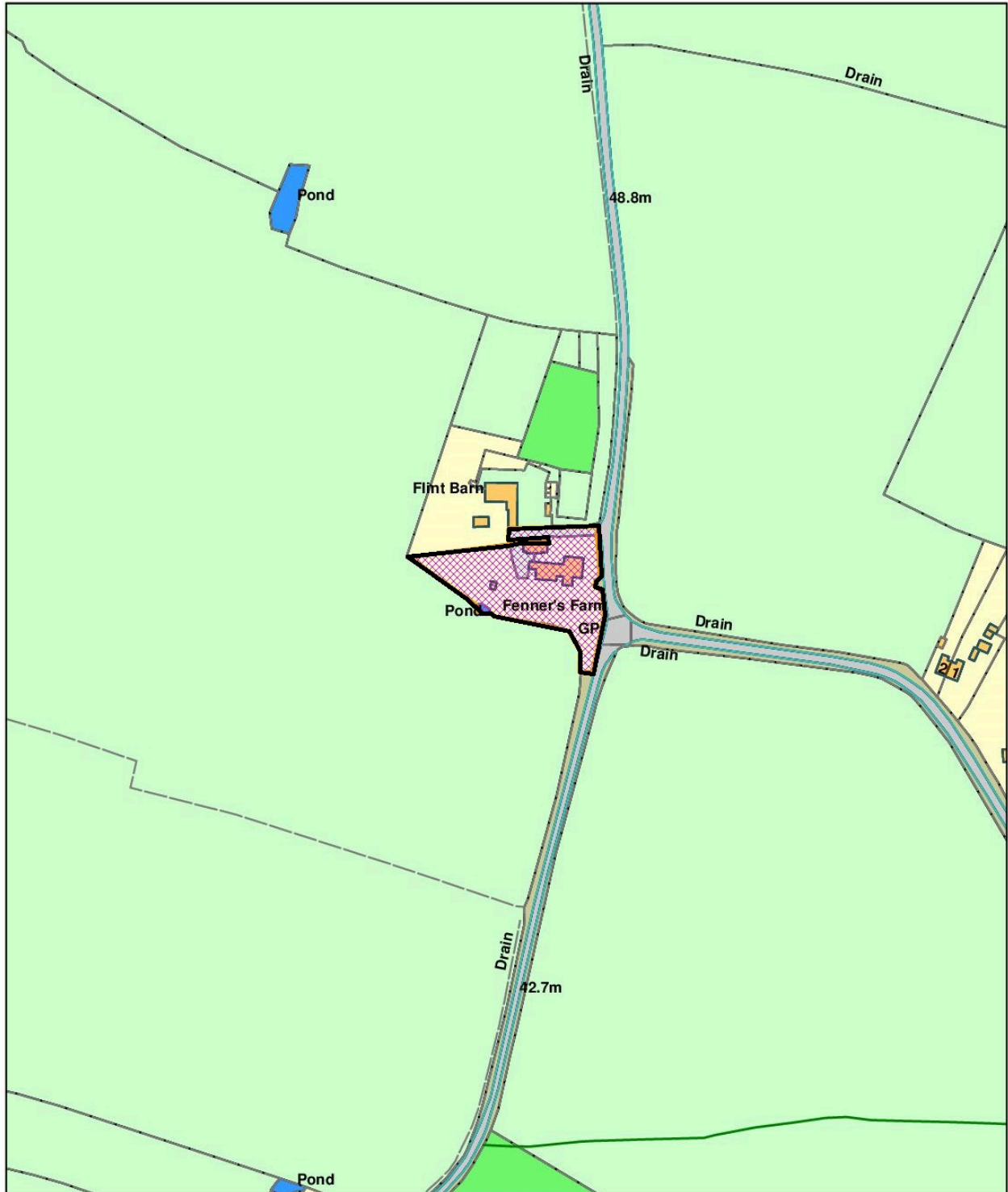
Recommendation: Approval with Conditions

- 1 In accordance with plans
- 2 Access as approved
- 3 Visibility
- 4 Details for highways
- 5 Construction workers parking
- 6 Boundaries as submitted
- 7 Ecology measures
- 8 Surface water
- 9 Foul water as submitted
- 10 Water efficiency
- 11 Tree protection
- 12 Phasing
- 13 Ext materials as submitted

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Applications 3 & 4

2021 1261 & 1262



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

3. Application No : 2021/1261/F
Parish : BRESSINGHAM & FERSFIELD

Applicant's Name: Mr & Mrs S Bradfield
 Site Address: Fenners Farmhouse Fersfield Road Fersfield IP22 2AW
 Proposal: Change of use from residential care home to single dwelling.
 Demolition of modern extension with replacement windows and
 Internal alterations.

4. Application No : 2021/1262/LB
Parish : BRESSINGHAM & FERSFIELD

Applicant's Name: Mr & Mrs S Bradfield
 Site Address: Fenners Farmhouse Fersfield Road Fersfield IP22 2AW
 Proposal: Demolition of modern extension with replacement windows and
 Internal alterations.

Reason for reporting to committee

The proposal would result in the loss of employment.

Recommendation summary:

Approval with Conditions

1 Proposal and site context

- 1.1 The application relates to a site in a rural location outside of any development boundary. It is a Grade II listed dwelling that has previously been converted in the 1980s into a 9-bed care home and operated as such until recently. The owners of the business who reside at the site have now retired and closed the business which was proving difficult to operate in the context of a listed building of this size, particularly with restrictions required as a result of the Covid 19 pandemic.
- 1.2 The owners now wish to use the dwelling as a single residential property and therefore are apply to change its use accordingly.

2. Relevant planning history

- | | | | |
|-----|-----------|--|----------|
| 2.1 | 2015/1708 | Replace 5 windows with double glazed windows. | Approved |
| 2.2 | 1990/1613 | Erection of two storey extension to existing dwelling to be erected on site of existing garage | Approved |
| 2.3 | 1988/4517 | Conversion of residential home to care home | Approved |

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 NPPF 02: Achieving sustainable development
 NPPF 04: Decision-making
 NPPF 05: Delivering a sufficient supply of homes
 NPPF 06: Building a strong, competitive economy
 NPPF 12: Achieving well-designed places
 NPPF 16: Conserving and enhancing the historic environment

- 3.2 Joint Core Strategy (JCS)
 - Policy 1: Addressing climate change and protecting environmental assets
 - Policy 2: Promoting good design
 - Policy 3: Energy and water
 - Policy 4: Housing delivery
 - Policy 5: The Economy
 - Policy 17: Small rural communities and the countryside
 - Policy 20: Implementation
- 3.3 South Norfolk Local Plan Development Management Policies
 - DM1.1: Ensuring Development Management contributes to achieving sustainable development in South Norfolk
 - DM1.3: The sustainable location of new development
 - DM2.2: Protection of employment sites
 - DM3.8: Design Principles applying to all development
 - DM3.11: Road safety and the free flow of traffic
 - DM3.12: Provision of vehicle parking
 - DM3.13: Amenity, noise, quality of life
 - DM4.10: Heritage Assets

Statutory duties relating to Listed Buildings:

- 3.4 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 Parish Council

Approve

- 4.2 District Councillor

Delegate

- 4.3 Other Representations

No other representations received

5. Assessment

Key considerations

- 5.1 The main issues for consideration are the principle of the development, the acceptability of the works proposed particularly in relation to the listed building, residential amenity and access and parking.

Principle

- 5.2 Policy DM2.2 states that proposals leading to the loss of such sites will be permitted where:
- a) The possibility of re-using or redeveloping the site / premises for a range of alternative business purposes has been fully explored and it can be demonstrated that the site or premises is no longer economically viable or practical to retain for an employment use; or
 - b) There would be an overriding economic, environmental or community benefit from redevelopment or change to another use which outweighs the benefit of the current lawful use continuing.
- 5.3 Whilst full marketing of the site has not been undertaken, it is accepted that in this case it is unlikely that there would be interest in another party taking on this property for use as a care home given its isolated rural location accessed by narrow country lanes, its relatively small size (nine bedrooms) compared to what would be required by most commercial operators, and the constraints caused by the historic nature of the building and its listed status.
- 5.4 It is therefore considered that use of the premises is not economically viable or practical to retain for an employment use and the proposal accords with policy DM2.2.

Works Proposed to Heritage Asset

- 5.5 Listed building consent is required as a number of works are required to convert the building back to a dwelling. These involve removing modern partitions and features required for the operation as a care home, as well as the removal of an unsympathetic modern extension.
- 5.6 Policy 16 of the NPPF and Policy DM4.10 of the SNLP requires Local Planning Authorities to assess the impact of any development on the significance of heritage assets and Sections 16 and S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that local planning authorities must 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. No historic fabric is to be removed and the scheme will help restore the historic value of the building particularly internally. In addition, it is also proposed to replace some windows that carry on from works carried out in 2015. These will be the same specification and local manufacturer as previously approved and is considered acceptable.
- 5.7 As such, it is considered that the proposal would accord with Policy 16 of the NPPF, Policy DM4.10 of the SNLP and Sections 16 and S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Residential Amenity

- 5.8 There is one neighbouring property to the north. None of the works will adversely affect this property. Furthermore, use as a dwelling rather than a care home is likely to result in less traffic movements to and from the site and therefore less potential for disturbance. The proposal is therefore accords with policy DM3.13 of the Local Plan.

Access and Parking

- 5.9 The property benefits from two accesses to the site which will continue to be the case. There is ample parking as a legacy of its use as a care home. As such the proposal accords with policies DM3.11 and DM3.12 of the Local Plan.

Other Issues

- 5.10 The need to support the economy as part of the recovery from the COVID-19 pandemic is a material consideration. This application will likely provide employment during the works required to the building. This weighs in favour of the proposal.
- 5.11 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.
- 5.12 This application is not liable for Community Infrastructure Levy (CIL) as no new floor space is being created and the existing floor space has been in use for at least six continuous months in the last three years.

Conclusion

- 5.13 The change of use to residential accords with policy DM2.2 of the Local Plan as the building is unlikely to be practical or viable for use as a care home by a different operator, whilst the works to the building will remove modern additions that detract from the historic character of the building.

Recommendation : Approval with Conditions
(2021/1261)

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings

Recommendation : Approval with Conditions
(2021/1262)

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings

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Item 6: Planning Appeals**Appeals received from 19th August 2021 to 8th September 2021**

None received

Planning Appeals**Appeals decisions from 19th August 2021 to 8th September 2021**

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision	Appeal Decision
2019/1593	Poringland Land South of Burgate Lane Poringland Norfolk	Gladman Developments	Outline planning application for the erection of up to 98 residential dwellings including 5 live/work units, structural planting and landscaping and a sustainable drainage system (SuDs) with a vehicular access point from Burgate Lane. All matters reserved except means of access.	Delegated	Refusal	Appeal dismissed
2020/2235	Cringleford 19 Patteson Close Cringleford NR4 6XX	Mr Jim Sadler	Single-storey workshop and garage extension to existing garage	Delegated	Refusal	Appeal dismissed
2020/2190	Starston Mulberry Cross Road Starston IP20 9NH	Mr & Mrs Griffin-Sparrow	Oak framed balcony to south gable	Delegated	Refusal	Appeal dismissed

Planning Appeals

Appeals decisions from 19th August 2021 to 8th September 2021

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision	Appeal Decision
2020/1447	Wymondham 83 Silfield Road Wymondham NR18 9AX	Mr H O'Callaghan	Two storey rear extension	Delegated	Refusal	Appeal dismissed
2019/8001	Hethersett Thickform Farm Norwich Road Hethersett NR9 3AU	Mr M P Kemp	Erection of Steel Framed Building (x2)	Delegated	Refusal	Appeal dismissed and the enforcement notice is upheld