

**BRECKLAND COUNCIL - PLANNING COMMITTEE - 8th May 2017**

<b>Item No.</b>	<b>Applicant</b>	<b>Parish</b>	<b>Reference No.</b>
1	Orbit Homes (2020) Limited	DEREHAM	3PL/2016/1397/F
2	Mrs Cathy Dixon	DEREHAM	3PL/2016/0770/F
3	Mr R Childerhouse	WEETING	3PL/2016/1412/D
4	Mrs R J Shearwood	BESTHORPE	3PL/2017/0130/O
5	Mr M Nightingale	BRIDGHAM	3PL/2017/0168/O
6	Mr Jim Leech	ICKBURGH	3PL/2017/0288/F

<b>ITEM:</b> 1	<b>RECOMMENDATION:</b> APPROVAL
<b>REF NO:</b> 3PL/2016/1397/F	<b>CASE OFFICER</b> Matt Ellis
<b>LOCATION:</b> DEREHAM Land at Greenfields Road	<b>APPNTYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> N <b>CONS AREA:</b> N <b>LB GRADE:</b> N <b>TPO:</b> Y
<b>APPLICANT:</b> Orbit Homes (2020) Limited Orbit House Garden Court	
<b>AGENT:</b> EJW Planning Limited Lincoln Barn Norwich Road	
<b>PROPOSAL:</b> 285 dwellings comprising 6 x 5-bedroom houses, 87 x 4-bedroom houses, 113 -three bedroom houses, 73 x 2 bedroom houses, 4 x 2 bedroom bungalows and 2 x 1 bedroom bungalows together with associated access, pedestrian and cycle links, landscaping and open space.	

**REASON FOR COMMITTEE CONSIDERATION**

The application is referred to Committee as a major development proposal.

**KEY ISSUES**

Principle of development and policy matters.  
Local character, amenity and trees.  
Access.  
Ecology.  
Other matters

**DESCRIPTION OF DEVELOPMENT**

Full planning permission is sought for 285 dwellings comprising 6 x 5-bedroom houses, 87 x 4-bedroom houses, 113 -three bedroom houses, 73 x 2 bedroom houses, 4 x 2 bedroom bungalows and 2 x 1 bedroom bungalows together with associated access, pedestrian and cycle links, landscaping and open space on 12.32 hectares of land to the south of Greenfields Road, in Dereham.

The proposed houses would be accessed via new accesses formed off Greenfields Road and Wheatcroft Road.

The application is supported by a number of documents and technical reports, including a Design and Access Statement, Phase 1 Habitat Survey, Overview of Existing Open Space and Play Facilities, Arboricultural Impact Assessment, Transport Assessment, Ecological Assessment, Landscape and Visual Impact Assessment, Flood Risk Assessment, Foul Water Strategy Report and Heritage Assessment.

**SITE AND LOCATION**

The application site is located to the eastern side of Dereham town centre between Greenfields Road and the A47.

The site is south of the Grade II listed Dereham Windmill and is bounded by Wheatcroft Way to the east and Greenfields Road to the west. It is currently laid to grass with mature hedgerows on the majority of site boundaries with the exception of those shared with existing dwellings.

**EIA REQUIRED**

No

**RELEVANT SITE HISTORY**

3/PL/2011/0898/O - Construction of 220 homes with associated landscaping and infrastructure, approved 16th May 2014

**POLICY CONSIDERATIONS**

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

CP.01	Housing
CP.04	Infrastructure
CP.05	Developer Obligations
CP.08	Natural Resources
CP.10	Natural Environment
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.04	Affordable Housing Principles
DC.11	Open Space
DC.12	Trees and Landscape
DC.13	Flood Risk
DC.16	Design
PPS01	Delivering Sustainable Development
PPS03	Housing

NPPF With particular reference to paragraphs 14, 17, 24, 26, 27, 32, 34, 35, 49, 103 & 118  
NPPG National Planning Practise Guidance

'Manual for Streets' 2007

Dereham Draft Neighbourhood Plan, (Draft only - given the stage it is at it is considered to carry no weight).

Preferred Site Options and Settlement Boundaries consultation document September 2016

**OBLIGATIONS/CIL**

Provision of 25% affordable housing.  
Contributions towards education, libraries, primary health care.

**CONSULTATIONS**

**AIR QUALITY OFFICER**

Needs to refer to the Transport Assessment

**DEREHAM T C**

Issues and concerns raised regarding -

- density and number of units
- fragmentation and usability of open space
- on-going maintenance of open space
- potential PROW adjacent to Cherry Lane
- reliance on permeable paving as part of SuDS, frequency of use of the detention basins and value to the open space provision within the site
- concerns regarding the walking and cycling audit undertaken and the value of the measures proposed
- concerns about the impact of the development on the existing highway network, (Tavern Lane) and the value of undertaking improvement works could have to alleviate existing difficulties

**ENVIRONMENT AGENCY**

No objections subject to comments from the LLFA.

**ANGLIAN WATER SERVICE**

In order to accommodate 50 dwellings, 16m<sup>3</sup> of storage will need to be provided, in order to accommodate 75 dwellings, 39m<sup>3</sup> of storage will need to be provided. The remaining development portions will be included in the Dereham Growth Strategy, subject to conditions

**HIGHWAYS ENGLAND**

No objection

**HISTORIC ENVIRONMENT SERVICE**

No objection subject to conditions

**KEN HAWKINS, THE RAMBLERS**

No objections in principle, previous comments apply notwithstanding the changes made.

**NATURAL ENGLAND**

No objection, no requirement to undertake an appropriate assessment.

**SPORT ENGLAND EASTERN REGION**

The proposed development is not with the statutory or non-statutory remit of Sport England.

**PUBLIC RIGHTS OF WAY OFFICER**

Need to consider the form and linkages of the proposed southern boundary route and make them part of the green corridors.

**LAWSON PLANNING PARTNERSHIP LTD ON BEHALF OF NHS ENGLAND**

No objection subject to a financial contribution of 103,454 pounds.

**NORFOLK COUNTY COUNCIL HIGHWAYS**

No objection subject to revisions to visibility splays and minor road alignment adjustments

**OBLIGATIONS OFFICER, NORFOLK COUNTY COUNCIL**

Spare capacity for Early Years and Secondary education provision.

Education - Primary 861,656 pounds; Sixth form, (secondary), £95, 145 pounds.

Library provision - 21,375 pounds

**FLOOD & WATER MANAGEMENT TEAM**

No objections subject to conditions

**AG**

No objections.

**HUGH COGGLES**

No objections subject to the internal estate road being relocated beyond the root protection area of the TPO tree.

**ENABLING OFFICER**

Provision of 25% affordable housing not policy compliant and should be subject to viability testing. Concerns about the proposed mix of affordable housing and dwelling sizes.

**ECOLOGICAL AND BIODIVERSITY CONSULTANT**

Important to maintain and enhance the wildlife corridors. No objections subject to conditions.

**CONTAMINATED LAND OFFICER**

No objections subject to conditions.

**EHO**

No objections subject to noise and sewerage capacity conditions.

**COUNCILLOR ALISON WEBB**

My issues and concerns include the current sewerage position in Dereham with raw sewerage spilling onto pavements near schools and shops. Also, the density of housing proposed is significantly more than originally on the Outline Plans submitted and approved and I not believe this is appropriate for this location. Additionally the status of Cherry Lane is still being clarified with NCC and this needs to be clear before approval is given.

**COUNTRYSIDE ACCESS OFFICER NCC**

Norfolk County Council has decided to make an order adding to the Definitive Map the claimed routes through and around the site as Restricted Byways. These routes are already 'accepted' by the applicant within the plans

**NORFOLK RIVERS INTERNAL DRAINAGE BOARD** No Comments Received

**CRIME REDUCTION & ARCHITECTURAL LIAISON OFFICER** No Comments Received

**NORFOLK WILDLIFE TRUST** No Comments Received

**COMMUNITY DEVELOPMENT OFFICER** No Comments Received

## **REPRESENTATIONS**

Twenty letters of representation have been received raising the following issues and concerns:-

- density and number of units
- out of character with surroundings
- impacts on sewerage capacity in the area and measures necessary to remedy the problems
- impact on schools capacity
- impact on primary healthcare provision
- traffic impacts of the development
- traffic impacts of linking Wheatcroft Way and Greenfields Road
- unsolicited on street parking
- disruption from construction traffic
- no visitor parking within the scheme
- direct impacts on neighbouring properties
- impacts of other proposals in the area, (45 dwellings)
- crime and disorder issues associated with the new residents
- loss of views of Dereham Windmill and devaluation of property

## **ASSESSMENT NOTES**

1.0 This application is referred to Committee as a major development proposal.

2.0 Principle of development and policy matters.

2.1 Site is located within the settlement boundary for Dereham and the proposal is thus compliant with policy in the adopted Core Strategy. Further, the site is the subject of an extant outline planning permission for 220 dwellings. The site is located in close proximity to the town centre and associated facilities, schools, shops and public transport (bus) links. It is accepted that the location is a sustainable form of development, as defined in paragraphs 6-10 of the NPPF, and is acceptable in principle.

2.2 The site is classified as grade 3 agricultural land, whilst it is not clear whether it is 3a or 3b the site is within the settlement boundary and outline consent has already been granted for residential use. In any event, with a site area of 12.32 ha it is below the 20ha threshold for consulting Natural England.

2.3 The existing outline planning permission was subject to viability testing and was granted on the basis of 15% affordable housing provision. The current scheme proposes a level of affordable housing offered at 25%. The scheme would consist of 214 open market units and 71 affordable dwellings. Whilst this 25% provision falls below the Council's usual standard it represents an increase from the previous outline consent which secured 33 units. Although there is an increase in the number of dwellings now proposed by 65 units, 58% (38 units), of the uplift would constitute affordable housing. Furthermore, in terms of the affordable housing split, it has been confirmed the provision would comply with the Council's requirements for affordable rent and shared ownership. On this basis, no objections are raised.

### 3.0 Effects on local character & amenity

3.1 The site has the benefit of an existing outline planning permission for 220 dwellings and has been allocated as a development site within the Council's Adopted Core Strategy. In terms of visual impacts associated with the development of this site, there are no objections in principle. The site falls within the National Character Area 84 - Mid Norfolk as defined by Natural England. The submitted LVIA acknowledges that there would be Major visual effects resulting from the development in the immediate localised area but these effects would reduce to Moderate further afield. On this basis, it is concluded with a mitigation strategy including improvements to hedgerow planting and the green infrastructure network in place the impacts of the development can be reduced to an acceptable level.

3.2 The layout of the development has been the subject of revisions to address issues relating to how the development would relate to its surroundings, open space and highway layout issues. The scheme has been designed to reflect the form and layout of existing development along Greenfields Road, particularly the areas fronting onto Dereham Windmill which would be characterised by low density detached housing. The density increases into the development including a number of courtyard areas but these are largely within the site and would not adversely affect the character of Greenfields Road. Whilst Greenfields Road is predominately large detached houses higher density areas are present to Wheatcroft Way to the north east of the site and the proposal represents a reasonable transition. The overall gross density at 35 dwellings per hectare is considered acceptable and whilst there may be elements of the site that are more intensively developed, the layout is considered appropriate in an urban location such as this.

3.3 As stated above, the scheme has been revised to take account of potential impacts on adjacent existing residents, the effects of the development are not considered materially harmful and as such would be acceptable in terms of amenity.

3.4 The site lies alongside the A47. In order to mitigate the external noise effects on proposed residents, landscaped attenuation bunding is proposed. The bunds would protect amenities of the new residents against noise from A47. The existing bunds along the south boundary of the site would be utilised with additional 2.1m high fencing on top to mitigate noise impacts. A new section of 2m high bunds are proposed in the south eastern section of the site with 3m high fencing proposed to top it. The maximum overall height along any section would be 5.23m. This is considered acceptable in context of the existing landscaping in this part of the site and would have been required for any development scheme in such close proximity to the A47.

3.5 Additional traffic movements would result in some additional disturbance to existing residents, particularly during the first phase of development. However, given the likely volume, speed and distribution of such traffic, it is not considered that such disturbance would cause significant harm nor exceed that which might reasonably be expected within a built up area.

3.6 It is considered therefore that the proposal would be compatible with the established pattern and character of surrounding development and would be a logical addition to the existing built up area. The application proposal would not conflict therefore with Core Strategy Policies CP11, DC01, DC02 or DC16, nor the guidance in paragraphs 17, 58 and 109 of the NPPF.

#### 4.0 Trees

4.1 The site is laid to grass but well landscaped around its boundaries with the addition of an existing mature hedgeline that runs along the existing field boundary linking Greenfields Road with Wheatcroft Way. It is proposed to retain this hedgerow and incorporate it into the development by making it a wildlife corridor. In addition to the boundary hedging there is a single Oak tree, centrally located within the site, which is the subject of a TPO. The layout has been altered to ensure that the tree is protected and would be located within the area of public open space.

#### 5.0 Public Open Space

5.1 The calculated requirement for public open space is 18470 sqm. The scheme provides 22319sqm of open space which exceeds the requirements by 3849 sqm. The proposed provision is comprised of;

14484sqm unencumbered open space (flat / level)

1876 sqm containing flood attenuation features

5959 sqm containing a noise attenuation bund

5.2 The Council's Open Space Assessment 2015 is not clear as to when open space is considered unsuitable. There have been concerns expressed regarding the fragmented nature of the proposed open space on site but it does provide scope to site the two LEAPs and LAP in different areas of the site to facilitate an even distribution of play space as well as further areas of open green space that have value from a visual amenity perspective. It is important to note that the main area of Public Open Space would enable direct access from the existing public footbridge across the A47 directly to the Dereham Windmill, which can currently only be accessed via a more circular route.

5.3 The inclusion of the bunds in the open space calculation again would provide both visual amenity and some informal open space and habitat creation adjacent to the existing footpath that runs along the southern boundary of the site which is considered to be of value in open space terms.

#### 6.0 Ecology

6.1 The site lies approximately 1km of the Bradley Moor SSSI and Norfolk Valley Fens SAC as well in proximity to other statutory designated nature conservation sites. An ecological appraisal has been undertaken which assesses the impacts of the development. The site would be shielded from these sites by existing housing development and the A47 and would not cause significant additional recreational pressures as public rights of way are limited to the designated sites in question, consequently an Appropriate Assessment would not be required. Ecological issues within the site itself are addressed by the Ecological Appraisal and subject to the submission of an Ecological Management Plan, ecological impacts can be mitigated.

#### 7.0 Access / Highways / Public Rights of Way

7.1 The access to the site would be created via linkages to Greenfields Road and Wheatcroft Way to the primary road network. There is no evidence to suggest that the surrounding road network would not have sufficient capacity to cater for the extra traffic generated from the proposal. Further, assessments have previously been made of the traffic impacts associated with 220 dwellings and it is not considered that an additional 65 units would make a material impact in highway safety terms. The Highway Authority has no significant objections, recent revisions have sought to address some concerns relating to visibility splays and turning areas which have not materially affected the main layout.

7.2 As referenced above in para 5.3 there is a public footpath adjacent to the southern boundary of the site which runs around the edge of the site to its northern boundary. It has been the subject of a claimed PROW, which is likely to be accepted by the Public Rights of Way Team at NCC. The proposals show the development would be sited clear of the PROW but there is some dispute as to the 'width' of the PROW and whether the bund would encroach but the PROW is largely outside of the site at this point along the A47.

7.3 Issues have been raised regarding the provision of non-motorised linkages to the wider area but no concerns have been raised by NCC taking into account the proposed connections into the local Green Infrastructure network and Public Rights of Way network. It is considered that the measures proposed would be adequate to mitigate the effects of the development.

7.4 On this basis, it is considered that the proposal is acceptable in transport terms and would be consistent with NPPF paragraphs 32, 34 and 35.

## 8 Flood Risk / Drainage / Sewage

8.1 The site is Flood zone 1 (low risk). The EA has not raised objections. The submitted Site Specific Flood Risk Assessment has been revised to take account of concerns raised by the LLFA. Following the submission of a revised Flood Risk Assessment no objections are raised by the LLFA subject to a surface water drainage strategy condition.

8.2 In terms of foul water drainage, Anglian Water have acknowledged that the current foul drainage capacity of the Dereham Water Recycling Centre is limited and only has capacity for the first 50/75 new dwellings. A condition has therefore been recommended that the occupancy of the development is restricted to those levels until the planned improvement for foul sewer collection is complete in 2018. It has been confirmed that such a restriction would not represent a barrier to development when taking into account the timescales involved and the anticipated build out rates of the development.

8.3 Taking into account the above, the development would not conflict with paragraphs 103 and 109 of the NPPF.

## 9.0 Heritage

9.1 The development has been considered in context of its impact on the nearby designated heritage asset, Dereham Windmill. The Historic Buildings Officer has not raised objections in light of the sensitive way in

which the development has been designed adjacent to the listed building. It is considered that there would be no material harm to the significance of the heritage asset, in accordance with paragraphs 131 and 132 of the NPPF.

9.2 The Norfolk Historic Environment Service has raised some queries regarding the submitted desk based assessment because of the potential presence of previously unidentified heritage assets of archaeological interest. Therefore it is recommended that conditions are imposed that require a written scheme of investigation, site investigation and post investigation assessment. On this basis, the development would accord with paragraph 141 of the NPPF.

## 10.0 Other Matters

10.1 Matters relating to a lack of capacity in primary healthcare provision in Dereham has been raised. NHS England have been consulted and raised no objections subject the provision of a financial contribution towards the improvement of facilities in the town to accommodate the new residents. The contribution would be made via the S106 Agreement prior to development commencing. The applicant has agreed to meet these costs. On this basis, they raise no objections to the scheme.

10.2 There are also implications for education provision in the town. NCC have advised that there is spare capacity in Early Years and Secondary provision but a requirement for primary education and sixth form education provision would be provided to mitigate the need for additional school places. The applicant has agreed to meet these costs which would be provide via the S106 Agreement.

10.3 A contribution towards library provision in the area has been requested and agreed, which would also be provided via the S106 Agreement.

## 11.0 Conclusion

11.1 The site is located within the settlement boundary of Dereham and is the subject of an existing outline planning permission for 220 dwellings, it is therefore sustainable in principle. The proposal would result in an additional 65 dwellings being constructed on site but 58% (38 units), of those additional properties would be affordable housing units providing a total of 71 of such homes. Local services and facilities would be readily accessible and could expect to derive support from new residents. The environmental and social impacts of the development have been considered and can be adequately mitigated. There is no substantive evidence to suggest that the proposal would have a significant adverse effect on local infrastructure. Potential impacts on local ecology have been scrutinised and found to be acceptable. The development would also make a significant contribution towards the supply of housing, including affordable housing.

11.2 Taking all these matters into account, it is concluded that hew proposal would represent sustainable development, as defined in the NPPF and would not conflict with the objective of development plan policies.

## 12.0 RECOMMENDATION

12.1 The application is recommended for Approval.

**RECOMMENDATION**

**Planning Permission**

**CONDITIONS**

**3007** Full Permission Time Limit (3 years)

**3920** In accordance

<b>ITEM:</b> 2	<b>RECOMMENDATION:</b> APPROVAL
<b>REF NO:</b> 3PL/2016/0770/F	<b>CASE OFFICER</b> Chris Hobson
<b>LOCATION:</b> DEREHAM Land North of the Old A47 Grange Farm Etling Green	<b>APPNTYPE:</b> Full <b>POLICY:</b> Out Settlement Bndry <b>ALLOCATION:</b> N <b>CONS AREA:</b> N <b>LB GRADE:</b> Grade II <b>TPO:</b> N
<b>APPLICANT:</b> Mrs Cathy Dixon c/o Agent	
<b>AGENT:</b> Icon Consulting Hethel Engineering Centre Chapman Way	
<b>PROPOSAL:</b> Residential development comprising demolition of existing barns and erection 3 dwellings, conversion of barn to dwelling, and retention and refurbishment of Listed farm house	

#### REASON FOR COMMITTEE CONSIDERATION

This application is referred to Committee as the proposals include the provision of new dwellings outside of the settlement boundary.

#### KEY ISSUES

Principle of development and material considerations;  
Impact on character and appearance of surrounding area and landscape;  
Heritage and Archaeological Considerations  
Ecology and arboricultural implications;  
Highway safety and traffic implications;  
Flood risk and drainage implications;  
Other material considerations.

#### DESCRIPTION OF DEVELOPMENT

Full planning permission is sought for the demolition of existing barns, conversion of existing barn to form a dwelling; conversion of barns to form ancillary accommodation, the demolition, alteration and extensions to existing farmhouse, and the erection of three two storey detached dwellings and garages. The application has been amended during the lifetime of the application and originally sought permission for the renovation of the existing farmhouse and the erection of 24 new dwellings.

#### SITE AND LOCATION

The application site comprises the existing grounds at Grange Farm, Etling Green, Dereham. The site comprises the Grade II listed Grange Farmhouse, associated curtilage listed farm buildings and open grassland to the south. The site is located on the western edge of the village of Etling Green and borders the Dereham cemetery site to the west, with Aldiss Park and football ground further to the west. Open fields are

located beyond Shillings Lane to the north and also to the east of the site. Etling Green and a string of dwellings along its north and eastern edges border the site to the east and northeast. The B1147, (Hoe Road), is located to the south of the site with open fields and the A47 beyond.

**EIA REQUIRED**

No

**RELEVANT SITE HISTORY**

No relevant site history.

**POLICY CONSIDERATIONS**

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

Policy SS1 Spatial Strategy  
Policy CP01 Housing  
Policy CP04 Infrastructure  
Policy CP06 Green Infrastructure  
Policy CP10 Natural Environment  
Policy CP11 Protection and Enhancement of the Landscape  
Policy CP13 Accessibility  
Policy CP14 Sustainable Rural Communities  
Policy DC01 Protection of Amenity  
Policy DC02 Principles of New Housing  
Policy DC12 Trees and Landscape  
Policy DC13 Flood Risk  
Policy DC16 Design  
Policy DC17 Historic Environment  
Policy DC19 Parking Provision  
Policy DC20 Conversion of Buildings in the Open Countryside

National Planning Policy Framework (NPPF)

With particular regard to paras 11 - 14, 17, 32, 34, 35, 47, 49, 54, 55, 58, 63 - 65, 93-96, 100 - 103, 109 203 - 206 & 215.

NPPG National Planning Practice Guidance (NPPG)

Planning (Listed Building and Conservation Areas) Act 1990

Dereham Neighbourhood Plan

**OBLIGATIONS/CIL**

Not applicable for a development of this scale and kind.

**CONSULTATIONS**

**DEREHAM T C**

Object for the following reasons:

- Dwellings located outside the settlement boundary.
- The design is uninspiring.
- Prefer access of Etling Green rather than new access.
- Maintaining the buffer alongside Shillings Lane and providing a green corridor is essential for wildlife, and visual amenity.
- Etling Green and Neatherd Common are County Wildlife Sites containing great crested newts.
- The access road should be constructed to not impede wildlife migration and movement through the site and between the county wildlife sites.

**ENVIRONMENT AGENCY**

No objections subject to conditions and informatives.

**ANGLIAN WATER SERVICE**

Wastewater Treatment: The foul drainage from this development is in the catchment of Dereham Rushmeadow Water Recycling Centre that will have available capacity for these flows.

Foul Sewerage Network: Development will lead to an unacceptable risk of flooding downstream. However, a development impact assessment has been prepared in consultation with Anglian Water to determine a feasible mitigation solution. We will request a condition requiring compliance with the agreed drainage strategy

**HISTORIC ENVIRONMENT SERVICE**

No objections subject to conditions.

**RAMBLERS ASSOCIATION: NORFOLK AREA**

Confusions cast doubt on the applicant's awareness of the public rights of way adjacent to the site and so leave us uncertain as to exactly what might be proposed and therefore object to proposed development.

**NORFOLK COUNTY COUNCIL HIGHWAYS**

No objections subject to conditions.

**OBLIGATIONS OFFICER, NORFOLK COUNTY COUNCIL**

Request contributions towards education, library, green infrastructure provision and fire hydrants.

Officer Note: Following amendments the proposals now include the provision of 4 additional dwellings and as a result the proposed development would not be of sufficient scale to require mitigation towards education, library and green infrastructure provision.

**FLOOD & WATER MANAGEMENT TEAM**

No comments to make.

**HUGH COGGLES**

Further to an updated Arboricultural report, no objections to the proposals. The removal of internal trees will have low landscape impact. Plot two also moved further south to create further space to Field Maple tree.

**HOUSING ENABLING OFFICER**

No objections subject to condition restricting floorspace.

**ECOLOGICAL AND BIODIVERSITY CONSULTANT**

No objections subject to conditions.

**CONTAMINATED LAND OFFICER**

No objections subject to conditions and informatives.

**HISTORIC ENGLAND**

Amendments addressed previous comments and no further comments to make.

**NATURAL ENGLAND**

No comments to make.

**NORFOLK WILDLIFE TRUST**

Concerned that development on this site will have an adverse impact on Etling Green CWS and on the great-crested newt population, which has been shown to be present on the green. Reduced link to the surrounding countryside and reduced terrestrial habitat for great-crested newt. Effects will include increased recreational pressure, including impacts of people with dogs, in and around the ponds. If this application is approved this should only be on condition that the advice of the Breckland Ecologist regarding impacts on the CWS and on protected species is followed. In addition to these biodiversity measures, there should a strong buffer of semi-natural habitat between the development site and the CWS along with improved access to the surrounding rights of way network, in order to steer residents and dogs away from the CWS.

**CRIME REDUCTION & ARCHITECTURAL LIAISON OFFICER** No Comments Received

**ENVIRONMENTAL HEALTH OFFICERS** No Comments Received

**HISTORIC BUILDINGS CONSULTANT** No Comments Received

**PUBLIC RIGHTS OF WAY OFFICER** No Comments Received

**Historic Building Consultant - No objections.**

**REPRESENTATIONS**

Letters were sent to neighbouring residents; a site notice displayed at the site and notice displayed in the local press. The Council has received 16 representations including one from local ward member objecting to the proposals for the following reasons:

- Significant harm caused to the character, appearance and tranquillity of Etling Green.
- Urban in character and out keeping with Etling Green.
- Inadequate highway, drainage, education and health infrastructure for the proposed dwellings.
- Existing foul drainage problems would be worsened.
- Lack of space to Shillings Lane.
- Outside settlement boundary.
- Loss of open natural buffer on edge of Dereham
- Site comprises an important wildlife corridor.
- Impact on Neatherd Moor and Etling Green Management Plan
- Various inaccuracies and mistakes in submission documents.

- Inadequate access.
- Limited bus and footpath links.
- Harm caused to bats, owls, species of birds and great crested newts.
- Loss of meadow habitat.
- Increase the risk of flooding.

Following amendments to the proposed development, 2 representations were received highlighting the following:

- Still an impact on the setting and character of Shillings Lane.
- Surface water flooding in surrounding area.
- Inadequate foul sewerage network.
- Detrimental impact on character and appearance of the surrounding area and rural hamlet.
- Proposal would set a precedent and lead to further development on the site and in the surrounding area.
- Loss of valuable farmland.
- No justification for the proposed development.
- No provision for wildlife corridor between site and Shillings Lane.

#### **ASSESSMENT NOTES**

1.0 This application is referred to Committee as a development proposal outside of settlement boundaries.

#### 2.0 Principle of development and material considerations

2.1 For decision making purposes, as required by Section 38(6) of the Planning & Compulsory Purchase Act 2004, the Development Plan comprises the Adopted Core Strategy and Development Control Policies Development Plan Document, together with the Site Specific Allocations DPD. Material considerations in respect of national planning policy are the NPPF and the more recently published National Planning Policy Guidance.

2.2 The site is located outside the settlement boundaries in an area of open countryside between Dereham and Etling Green, (as defined by policies SS1, CP01 and CP14 of the Core Strategy and Development Control Policies Development Plan Document 2009), where development is heavily restricted. The addition of the three new dwellings would therefore conflict with the objectives of policy CP14 of the development plan.

2.3 With regards to the other elements of the proposals, policy CP14 does allow for the appropriate re-use of existing rural buildings, for which the criteria are set out in policy DC20. Given the site's location, its accessibility to the various services and facilities within Dereham, that satisfactory access could be provided, that the proposed conversion would cause no significant landscape impact and the condition, appearance and construction of the barns would make them appropriate for conversion, it is considered that the proposals would comply with the tests set out in Policy DC20. The proposed demolition, extension and alterations to the existing farmhouse are considered to be acceptable in principle subject to consideration against other policy requirements.

2.4 Planning law requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. It is necessary to consider therefore whether in this case any such material considerations, including national planning policy, would justify a departure from policy.

2.5 Paragraph 49 of the NPPF states that housing applications should be considered in the context of a presumption in favour of sustainable development. The NPPF defines sustainable development in broad terms by reference to economic, social and environmental considerations and indicates that planning should seek gains in relation to each element. In order to promote sustainable development in rural areas, the NPPF indicates that housing should be located where it will enhance or maintain the vitality of local communities.

2.6 It is noted in this case that the site is located within an accessible location, in close proximity to the market town of Dereham. Dereham is one of five market towns in the District and is identified as delivering significant employment growth together with focused housing growth to enhance its position as the administration centre of Mid-Norfolk and exploit its employment base and its position on the A47 trunk road. Policy SS1 also notes that Dereham has a good range of retail and service uses including convenience and comparison shopping, services, entertainment and community facilities, and identifies Dereham to provide up to 2,000 new homes over the plan period. Therefore, it is considered that the proposals would provide a small amount of additional family sized dwellings in a sustainable location.

2.7 With respect to other social and economic benefits, it is noted that the new households would provide some limited economic support for existing shops and facilities which would in turn assist in contributing to the vitality of the local community, with some short-term economic benefits derived during construction and in the subsequent supply chain. The proposals would also provide limited financial gains through the New Homes Bonus.

2.8 In terms of availability and delivery, Paragraph 47 of the NPPF requires new sites for housing development to be deliverable, which is defined as being available now, suitable in terms of location and be achievable in respect of housing being developed on the site within the next five years. The application is submitted in full and there is nothing to suggest that there are any technical constraints which would prevent the development coming forward in the short term.

2.9 In a recent 'written representations' appeal decision in respect of the Council's refusal of a development of one dwelling in the countryside the Inspector made reference to the Local Planning Authority as not being able to demonstrate the robustness of the Council's five year housing land supply. This appeal decision is a material planning consideration in the determination of this application, especially with regards to the Council's five year housing land supply. However, it is important to note that given the nature of the appeal, the Inspector had only limited access to information demonstrating the deliverability of individual housing sites.

2.10 Furthermore, it is considered that the Inspector gave insufficient weight to the Central Norfolk Strategic Housing Market Assessment (2015); ( the Councils latest assessment of housing need), especially given that

paragraph 30 of the national Planning Practice Guidance, (PPG), the starting point for calculating a five year land supply, states: "Considerable weight should be given to the housing requirement figures in adopted Local Plans, which have successfully passed through the examination process, unless significant new evidence comes to light. It should be borne in mind that evidence which dates back several years, such as that drawn from revoked regional strategies may not adequately reflect current needs.

2.11 Where evidence in Local Plans DATA ERROR!!!

**RECOMMENDATION**

**Planning Permission**

**CONDITIONS**

3006	Full Permission Time Limit (2 years)	
3047A	In accordance with submitted plans NEW 2017	
3920	Levels	
3920	Landscaping scheme	
3920	Tree protection measures	
3920	CEMP	
3920	Bird nesting season	
3920	Provision of visibility splays	
3920	Provision of parking, access and road	
3920	Scheme of off-site highway works to be approved and delivered	
3920	Require scheme to provide a TRO or 40mph restriction	
3920	Construction management plan	
3395	Non standard archaeological condition	
3920	Limit floorspace to no greater than 1,000 square metres	
3962	NOTE: Highway notes attached	
4000	Variation of approved plans	
2001	Application Approved Following Revisions	
2014	Criterion E - Planning Apps Where Approved	
3946	Contaminated Land - Unexpected Contamination	This condition will require to be discharged
3104	External materials, fenstration, sections to be approved	This condition will require to be discharged
3802	Precise details of surface water disposal	This condition will require to be discharged
3804	No occupation until foul water drainage scheme completed	This condition will require to be discharged

<b>ITEM:</b> 3	<b>RECOMMENDATION:</b> APPROVAL
<b>REF NO:</b> 3PL/2016/1412/D	<b>CASE OFFICER:</b> Rebecca Collins
<b>LOCATION:</b> WEETING Land east of The Beeches Lynn Road	<b>APPNTYPE:</b> Reserved Matters <b>POLICY:</b> Out Settlemnt Bndry <b>ALLOCATION:</b> N <b>CONS AREA:</b> N <b>LB GRADE:</b> N <b>TPO:</b> N
<b>APPLICANT:</b> Mr R Childerhouse c/o Agent	
<b>AGENT:</b> EJW Planning Limited Lincoln Barn Norwich Road	
<b>PROPOSAL:</b> 24 residential dwellings	

#### **REASON FOR COMMITTEE CONSIDERATION**

The application is referred to Committee as a major development proposal.

#### **KEY ISSUES**

Principle  
Appearance and Scale  
Landscaping  
Amenity  
Other matters  
Conclusion

#### **DESCRIPTION OF DEVELOPMENT**

The application is a Reserved Matters application for 24 residential dwellings with matters of appearance, landscaping and scale all to be considered.

The application is for the second phase of residential development on land to the north of Cromwell Road in Weeting. Subsequent to the permitting of outline planning permission which was subject to environmental statement. Planning permission was also granted at Appeal under planning reference 3PL/2011/1102/F for the erection of no.35 dwellings, a new access, no.24 allotments, a community woodland and public open space, (Phase 1,) to the south of this site. Access to the application site is through this development to the south, off Cromwell Road.

The Outline proposal comprised the erection of an additional no. 21 dwellings, and the relocation of no.3 approved dwellings. It also included new parish allotments, (1.5 hectares of allotment land immediately to the north of the proposed Phase II housing), an extension of the community woodland to the east of the application site and a footpath, (all the subject of a S106 Agreement).

#### **SITE AND LOCATION**

The application site comprises part of 2.4 hectare of agricultural land located on the north western edge of the village of Weeting, (classified as a local service centre). The site falls beyond the Settlement Boundary. The site is accessed via a private drive which adjoins the Brandon Road to the west. The private drive also serves a number of residential dwellings and agricultural buildings which lie to the west of the application site. Immediately to the south of the site is land the subject of the Phase I scheme of residential development for no. 35 dwellings allowed at appeal 16 August 2012. To the east is a belt of trees beyond which are the private gardens of a number of residential properties. Immediately to the north of the proposed built development is a line of mature trees, beyond which further agricultural land. The proposed location for the new allotment land would be to the north of the tree line.

The application site is in the vicinity of Breckland Farmland Site of Special Scientific Interest, (SSSI) and Breckland Forest SSSI. These SSSIs form part of Breckland Special Protection Area, (SPA). The application site is also in the vicinity of Weeting Heath SSSI which is part of Breckland SPA and Breckland Special Area of Conservation, (SAC) and is also designated as Weeting Heath National Nature Reserve, (NNR). The site lies within 1500 metres of SPA supporting or capable of supporting stone curlew.

The site is generally flat and level.

#### **EIA REQUIRED**

This application is a 'subsequent application' as the previous Outline application was the subject of Environmental Statement. The application has been advertised and assessed as a subsequent application in accordance with the Environmental Impact Assessment regulations, (2011). The results of that consultation will be reported to Councillors at the Committee.

#### **RELEVANT SITE HISTORY**

Application ref: 3PL/2013/0258/O - Outline planning permission for 24 dwellings, new parish allotments, an extension of the community woodland and footpath.

Application ref: 3PL/2011/1102/F for the development of 35 dwellings, a new access, 24 allotments, community woodland and open space was refused by Breckland District Council 3 February 2012.

An Inquiry, appeal ref: APP/F2605/A/12/2172205 was held 19-21 June 2012 against the decision to refuse planning permission by Breckland District Council. The development was allowed 16 August 2013 for the erection of 35 dwellings, a new access, 24 allotments, community woodland and open space.

#### **POLICY CONSIDERATIONS**

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

CP.01	Housing
CP.04	Infrastructure
CP.05	Developer Obligations
CP.10	Natural Environment

CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.11	Open Space
DC.12	Trees and Landscape
DC.16	Design
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

#### **OBLIGATIONS/CIL**

A Section 106 Agreement was entered into for the outline planning permission and included the provision of affordable housing, public open space, community woodland, ecological mitigation, land for allotments and libraries contribution.

#### **CONSULTATIONS**

##### **RAMBLERS ASSOCIATION: NORFOLK AREA**

Welcome the joining of the new footpath to the permissive footpath through the community woodland rejoining the site at the north-eastern corner between Plots 50 and 51.

##### **NATURAL ENGLAND**

If the proposal is undertaken in strict accordance with the details submitted, it is not likely to have a significant effect on features of interest and will not damage or destroy the interest features for which the Breckland Farmland SSSI, Breckland Forest SSSI, Grime's Graves SSSI and Weeting Heath SSSI have been notified.

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes.

This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature.

##### **NORFOLK COUNTY COUNCIL HIGHWAYS**

On the basis this application is looking to resolve matters of landscaping, appearance and scale we have no comments to add.

##### **HISTORIC ENVIRONMENT OFFICER**

No need for further conditions to be applied to the current approval of reserved matters.

##### **ANGLIAN WATER SERVICE**

The submitted documents include no further information relating to foul water drainage. Therefore, we have no comments.

##### **TREE AND COUNTRYSIDE CONSULTANT**

No comments subject to a condition with regards to operations on site shall take place in complete accordance with the approved Arboricultural Impact Assessment, (AIA), Tree Protection Plan, (TPP) and

Arboricultural Method Statement, (AMS), supplied by Greenleaf dated March 2017.

**HOUSING ENABLING OFFICER**

The site should provide eight affordable units, as agreed in the outline permission.

**CONTAMINATED LAND OFFICER**

No comments.

**ENVIRONMENTAL HEALTH OFFICERS**

No comments. I would be happy to comment on any detail received in respect of foul water disposal but there did not appear to be any detail relating to this.

**NORFOLK WILDLIFE TRUST**

No Comments Received

**WEETING P C**

No Comments Received

**R S P B**

No Comments Received

**ENVIRONMENT AGENCY**

No Comments Received

**OBLIGATIONS OFFICER, NORFOLK COUNTY COUNCIL**

No Comments Received

**CRIME REDUCTION & ARCHITECTURAL LIAISON OFFICER**

No Comments Received

**REPRESENTATIONS**

Two letters of objection have been received from neighbouring properties objecting to the public footpath through the adjacent woodland area as it would present a risk to security and have to be maintained. Also, the new housing is two storey and would overlook neighbouring properties affecting privacy. Finally, the application fails to show the correct ownership boundaries.

**ASSESSMENT NOTES**

**1.0 Principle of development**

1.1 The principle of development has been established by the granting of outline planning permission reference 3PL/2013/0258/O, including the detailed consideration of matters of access and layout. Therefore, only matters of appearance, scale and landscaping are considered as part of this application.

**2.0 Appearance and Scale**

2.1 Matters of layout and access were considered at the outline application stage, the reserved matters are therefore required to consider the appearance of the dwellings and the scale of the resultant dwellings. This application is for the continuation of an existing development site and the house types proposed match that of the existing, neighbouring development. The proposed dwellings would only be visible from within the application site and not from Cromwell Road. Subject to the use of matching and/or good quality materials, to be the subject of a condition, then the proposal is considered acceptable and in accordance with policies 6 and 7 of the NPPF and Policy DC16 of the adopted Core Strategy.

### 3.0 Landscaping

3.1 A landscaping plan, Arboricultural Impact Assessment, (AIA), Tree Protection Plan, (TPP) and Arboricultural Method Statement, (AMS), has been submitted, the information submitted is considered to adequately protect existing trees and hedgerows. Some additional planting is also proposed which is considered acceptable. A condition is therefore proposed to ensure works are carried out in accordance with the approved details. The proposal is therefore considered in accordance with DC12 and DC16 of the adopted Core Strategy.

### 4.0 Amenity

4.1 The neighbouring properties have raised concerns with regards to impact on amenity through loss of privacy and overlooking. As the footpath was agreed as part of the outline planning permission, then it is not for this application to revisit this matter.

4.2 The neighbouring properties to the east of the application site, off Angerstein Close, are separated from the development by the proposed woodland. Also, there is sufficient distance between these properties, over 60 metres, and the proposal so as not to result in any overlooking or loss of privacy. On this basis, the scale of development, at two and a half storey, is considered acceptable. The proposal is unlikely to result in any further impacts with regards to amenity and is therefore considered in accordance with Policy DC02 of the adopted Core Strategy.

### 5.0 Other matters

5.1 The site is located close to SSSI's, SPA and is within the Stone Curlew zone. However, matters of ecology were adequately dealt with at outline application stage and appropriate conditions were applied to this consent. Natural England raises no concerns with this application and on this basis the proposal is considered acceptable and in accordance with Policy 11 of the NPPF and CP10 of the adopted Core Strategy.

5.2 Access was considered at outlined application stage, the Highways Authority raises no comments to this current application.

5.3 Matters of ownership are not material planning considerations and therefore have not been taken into consideration in the determination of this application.

### 6.0 Conclusion

6.1 This application is considered to be a continuation of the phase 1 development to the south of the application site, in terms of appearance, scale and landscaping. It is unlikely to have significant impact on the character of this area or the amenity of neighbouring properties. The application has been screened as EIA development and no further information is considered necessary in accordance with Environmental Impact Assessment regulations, (2011). On this basis the proposal is considered in accordance with the

NPPF and Development Plan and is recommended for approval subject to conditions.

**RECOMMENDATION**

**Approval of Reserved Matters**

**CONDITIONS**

<b>3047A</b>	In accordance with submitted plans NEW 2017	
<b>3450</b>	Non-standard landscaping condition	
<b>3402</b>	Boundary screening to be agreed	This condition will require to be discharged
<b>MT03</b>	External wall and roof materials to be agreed	This condition will require to be discharged

<b>ITEM:</b> 4	<b>RECOMMENDATION:</b> REFUSAL
<b>REF NO:</b> 3PL/2017/0130/O	<b>CASE OFFICER:</b> Heather Byrne
<b>LOCATION:</b> BESTHORPE Land off Norwich Road	<b>APPNTYPE:</b> Outline
<b>APPLICANT:</b> Mrs R J Shearwood Swallow Barn Decoy Farm	<b>POLICY:</b> Out Settlemnt Bndry
<b>AGENT:</b> Cowen Consulting Chiara Mere Road Stow Bedon	<b>ALLOCATION:</b> N
<b>PROPOSAL:</b> Erect 2 storey dwelling, integral garage and associated works	<b>CONS AREA:</b> N
	<b>LB GRADE:</b> N
	<b>TPO:</b> N

**REASON FOR COMMITTEE CONSIDERATION**

This application is referred to Committee at the request of the Ward Representative.

**KEY ISSUES**

Principle of development  
Impact upon character and appearance of area  
Impact upon amenity  
Impact upon highway safety

**DESCRIPTION OF DEVELOPMENT**

This application seeks outline consent, with all matters reserved, for the erection of a two storey dwelling with integral garage, which would be accessed off Norwich Road to the North.

**SITE AND LOCATION**

The application site is located outside, but adjacent to, the Settlement Boundary of Besthorpe. The site is bounded to the east by residential dwellings, to the south by agricultural land, to the west by a grassed area, (which has approval for three dwellings), to the north by the highway and beyond residential dwellings.

**EIA REQUIRED**

No

**RELEVANT SITE HISTORY**

3PL/2010/1289/F

Withdrawn

10-02-11

Erection of new dwelling & annex including garage & means of access

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3PL/2011/0883/F	Refusal	03-10-11
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Proposed new dwelling & annex with associated cart lodge & means of access

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3PL/2011/1338/F	Refusal	26-01-12
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Proposed new dwelling and annex with associated cart lodge style garage and means of access

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### **POLICY CONSIDERATIONS**

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

CP.11	Protection and Enhancement of the Landscape
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.12	Trees and Landscape
DC.16	Design
DC.19	Parking Provision
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SS1	Spatial Strategy

### **OBLIGATIONS/CIL**

Not Applicable

### **CONSULTATIONS**

#### **BESTHORPE PARISH COUNCIL**

No objections.

#### **NORFOLK COUNTY COUNCIL HIGHWAYS**

The site is located in a village which is remote from shops schools, employment and other amenities it is considered that any residents would have a high dependency on travelling by car. However in view of the permissions granted in respect of 3PL/2015/1225, for six dwellings to the east of the village, and 3PL/2016/0271 for the adjacent site, I consider it would be difficult to substantiate a highway objection on transport sustainability grounds.

It is noted that a half hourly bus service runs past the site; however whilst there is a footway on the opposite side of Norwich Road the footway on the site side terminates adjacent to Gon-Dri and therefore any resident travelling by public transport would therefore be likely to walk in the carriageway of a busy highway especially

if the verge were impassable. The proposal should therefore include a footway along the entire site frontage linking to the existing footway adjacent to Gon-Dri, which would at least ensure that a safe pedestrian route was created between the site and public transport provision.

It is also noted that visibility of 2.4m x 43m is indicated. Norwich Road was formerly A11 Trunk Road it has retained a number of characteristics, including its width, which encourages traffic speed. Since no speed data has been submitted to evidence that traffic speed is contained to within 30mph in this location I will require visibility of 2.4m x 59m to either side of the access. If approved the following would need to form part of a reserved matter submission:

- Visibility splays measuring 2.4m x 59m;
- A 1.4m footway along the site frontage linking into the existing adjacent to Gon-Dri;
- Access arrangements;
- Parking provision in accordance with adopted standard; and
- Turning areas.

### **CONTAMINATED LAND OFFICER**

Recommend approval providing the development proceeds in line with the application details and subject to the imposition of a condition relating to unexpected contamination.

### **TREE AND COUNTRYSIDE CONSULTANT**

It appears that the existing hedge is set back from the road and not restricting visibility. There are no other significant arboricultural implications linked to the proposal.

### **REPRESENTATIONS**

Two local representations received stating the following:

- No objection but raise issues regarding surface water drainage; and
- If approved the site should contribute to the footpath along the front of the site.

### **ASSESSMENT NOTES**

1.0 This application is referred to Committee at the request of the Ward Representative.

#### 2.0 Principle of development

2.1 This application seeks outline consent, with all matters reserved, for the erection of a two storey dwelling with integral garage, which would be accessed off Norwich Road to the North.

2.2 The site is located outside the Attleborough Settlement Boundary and therefore the application is contrary to Policies SS1, DC02 and CP14 of the Core Strategy and Development Control Policies Development Plan Document 2009. The principle of the proposal is therefore not accepted.

2.3 In a recent 'written representations' appeal decision in respect of the Council's refusal of a development of one dwelling in the countryside the Inspector made reference to the Local Planning Authority as not being able to demonstrate the robustness of the Council's five year housing land supply. This appeal decision is a material planning consideration in the determination of this application, especially with regards to the Council's five year housing land supply. However, it is important to note that given the nature of the appeal, the Inspector had only limited access to information demonstrating the deliverability of individual housing sites.

2.4 Furthermore, it is considered that the Inspector gave insufficient weight to the Central Norfolk Strategic Housing Market Assessment, (2015); ( the Councils latest assessment of housing need), especially given that paragraph 30 of the national Planning Practice Guidance, (PPG), the starting point for calculating a five year land supply, states: "Considerable weight should be given to the housing requirement figures in adopted Local Plans, which have successfully passed through the examination process, unless significant new evidence comes to light. It should be borne in mind that evidence which dates back several years, such as that drawn from revoked regional strategies may not adequately reflect current needs.

2.5 Where evidence in Local Plans such as the housing requirement in the Breckland Core Strategy, (2009), has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered".

2.6 On this basis, it is considered by the Council that this appeal decision can only be afforded very limited weight.

2.7 Paragraph 12 of the NPPF states that the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. It is highly desirable that local planning authorities should have an up-to-date plan in place.

2.8 The Council's Core Strategy and Development Control Policies Document is considered up-to-date and therefore the material considerations are assessed in line with the sustainable development roles:

- economic, in terms of building a strong economy and in particular by ensuring that sufficient land of the right type is available in the right places
- social, by supporting, strong vibrant and healthy communities by providing the supply of housing required to meet future need in a high quality environment with accessible local services and
- environmental, through the protection and enhancement of the natural, built and historic environment.

2.9 In terms of economic and social criteria, the proposal would provide one residential dwelling for market sale, which would make a limited contribution to the housing supply. The proposal would provide limited short-term economic benefits through labour and supply chain demand required during construction. However, given the small scale nature of the development these benefits are not considered to be significant and not definitive in this instance. It should be noted if the application is approved to ensure the deliverability

of the development a planning condition would require a reduced time period for commencement.

2.10 The social role of sustainable development seeks to ensure, amongst other matters, the creation of a high quality built environment with accessible local services. Besthorpe is defined as a lower tier 'rural settlement' in the settlement hierarchy set out in the Council's Core Strategy. Such settlements are generally considered to be unsuitable for significant growth due to their small size and dependence on larger settlements for the majority of facilities. It is clear that the limited level of service provision in the settlement of Besthorpe, (contains limited employment, in the form of a plant centre and public transport with no other facilities), are such that future residents would be largely dependant on higher order settlements for almost all shopping, employment, education and leisure purposes.

2.11 Besthorpe is served by a regular bus service providing a service every 30 minutes Monday to Saturday, with reduced levels of service on Sunday linking Besthorpe with Attleborough and to the regional centre of Norwich. The bus service runs along Norwich Road immediately to the north of the site. Whilst it is noted the bus service provision weighs in the proposals favour, due to the very limited services and facilities within Besthorpe the proposed residential scheme would not represent an accessible form of development and would result in a high reliance upon the private vehicle.

2.12 For these reasons occupants of the dwelling would rely on the use of the private car to gain access to local facilities to meet everyday needs. This would not accord with the core planning principle in paragraph 17 of the National Planning Policy Framework which is to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling. The proposal would also not accord with paragraph 34 of the Framework in terms of ensuring the need to travel will be minimised and the use of sustainable transport modes will be maximised. Further to this paragraph 55 states that housing should be located where it will maintain the viability of rural communities and isolated dwellings in the countryside should be avoided.

### 3.0 Impact upon character and appearance of area

3.1 The environmental role of sustainable development seeks to, in part, contribute towards protecting and enhancing the natural, built and historic environment. Consideration of a proposals impact on the character and appearance of the area within which it is situated is therefore, integral to the environmental dimension of sustainable development, as is design. Core Strategy Policy CP11 says, amongst other things, that the countryside will be protected for its intrinsic beauty and rural character and that the design of new development should be sympathetic to landscape character, informed by the Council's Landscape Character Assessment, (LCA). Core Policy DC02 deals with housing mix and density, whilst Policy DC16 promotes good design.

3.2 The application site, which is currently a grassed field, lies outside of any defined Settlement Boundary. The site currently adjoins a field to the west, which has approval for three dwellings under reference 3PL/2016/0271/O. The site adjoins further agricultural land to the south. Given the sites open undeveloped character it is considered the site lies beyond the built up part of Besthorpe and the absence of development on the site assists in defining the settlement of Besthorpe currently and contributes to the streetscene and the rural setting of the village.

3.3 It is considered that the development of the site would result in encroachment of development into the countryside that would detract from its intrinsic open character. The closure of this gap within the landscape would significantly alter the character of the area by removing the visual relief that it provides and the introduction of further built development would erode the rural character of this location in the surrounding landscape.

3.4 It should be noted that a previous application, reference 3PL/2011/1338/F, was dismissed at appeal on the application site, which proposed a new dwelling and annexe with associated cart lodge style garage and means of access. This was dismissed in conjunction with an appeal on the neighbouring site. The site to the west has since been granted approval at Planning Committee for three dwellings under reference 3PL/2016/0271/O.

3.5 The Inspector noted the development of this site in conjunction with the adjacent land, (to the west), would result in the coalescence of the existing settlement with the cottages to the west and would not regard the proposal as the infilling of an otherwise built up frontage and its development in combination with the site to the west would not overcome its harmful effect on the character and appearance of the area. The Inspector concluded that the proposal would detract from the character and appearance of the area, contrary to Policies DC01 and CP14 of the Breckland Core Strategy.

3.6 Taking the above appeal decision into account, it is considered the proposal would have a harmful impact upon the intrinsic open character of this rural location. This consideration weighs against the proposal.

3.7 Whilst it is also noted that residential development has been approved outside of the defined Settlement Boundary of Besthorpe, these were assessed in the context of the presumption in favour of sustainable development, as the Council did not have a five year housing land supply at that time. It was also considered these sites fell within curtilages of existing development and / or had clear, demarcated boundaries of established hedgerows and / or trees, which would screen such proposals from the surrounding landscape.

#### 4.0 Impact upon amenity

4.1 In terms of neighbour amenity, the detailed implications would be considered at the detailed planning stage should permission be granted. However, it is considered due to the size of the site and the degree of separation from neighbouring dwellings, that appropriately positioned and designed dwellings would not result in overlooking, loss of light, privacy, overshadowing or a dominant form of development.

#### 5.0 Impact upon highway safety

5.1 The Highways Authority note the site is located in a village which is remote from shops, schools, employment and other amenities but also note a half hourly bus service runs past the site; however currently there is no footway provision to the front of the site and therefore any resident travelling by public transport would be likely to walk in the carriageway. The proposal should therefore include a footway along the entire site frontage linking to the existing footway adjacent to Gon-Dri. If approved this would be conditioned.

5.2 The Highways Authority also stated if approved the following would need to form part of a reserved matter submission:

- Visibility splays measuring 2.4m x 59m;
- A 1.4m footway along the site frontage linking into the existing adjacent to Gon-Dri;
- Access arrangements;
- Parking provision in accordance with adopted standard; and
- Turning areas.

## 6.0 Other matters

6.1 The Contaminated Land Officer recommends approval providing the development proceeds in line with the application details and subject to the imposition of a condition relating to unexpected contamination.

6.2 The Tree Consultant raises no issues.

## 7.0 Conclusion

7.1 The site is outside the Besthorpe Settlement Boundary and given the nature and size of the development for only one dwelling this site is unlikely to contribute significantly to the delivery of housing and a five year housing land supply and therefore the proposal does not accord with Policies SS1, CP14 and DC02 of the adopted Breckland Council Core Strategy and Development Control Policies DPD. The development would not accord with the Development Plan and there are no material considerations that would outweigh this harm. As a result the proposed development is therefore not considered sustainable and would be contrary to paragraphs 12, 13, 14 and 17 of the NPPF.

7.2 The proposed development would result in the loss of part of an open area which positively contributes to the rural character of the area and would amount to a visually intrusive form of development in this countryside location, such that it would cause significant demonstrable harm to the character and appearance of the countryside, contrary to Policy CP11, CP14 and DC16 of the Breckland Core Strategy and Development Control Policies document 2009 and paragraphs 14,17 and 56-68 of the National Planning Policy Framework.

<b>RECOMMENDATION</b>
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**Refusal of Outline Planning Permission**

<b>REASON(S) FOR REFUSAL</b>
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- |      |  |
|------|--|
| 9900 | Outside SB - Unsustainable development       |
| 9900 | Impact upon character and appearance of area |

<b>ITEM:</b> 5	<b>RECOMMENDATION:</b> REFUSAL
<b>REF NO:</b> 3PL/2017/0168/O	<b>CASE OFFICER</b> Lisa O'Donovan
<b>LOCATION:</b> BRIDGHAM Land adjacent 60 The Street	<b>APPNTYPE:</b> Outline
<b>APPLICANT:</b> Mr M Nightingale 13 Elm Grove Garboldisham	<b>POLICY:</b> Out Settlemnt Bndry
<b>AGENT:</b> Acorus Rural Property Services Old Market Office 10 Risbygate Street	<b>ALLOCATION:</b> N
<b>PROPOSAL:</b> Proposed infill dwelling	<b>CONS AREA:</b> N
	<b>LB GRADE:</b> N
	<b>TPO:</b> N

**REASON FOR COMMITTEE CONSIDERATION**

The application is brought to Committee at the request of the Ward Representative.

**KEY ISSUES**

Principle of development  
Impact on character and appearance  
Impact on amenity  
Highways Impact

**DESCRIPTION OF DEVELOPMENT**

The application seeks outline permission with all matters reserved for the erection of a single dwelling on land adjacent to No.60 The Street, Bridgham.

**SITE AND LOCATION**

The land is situated to the south-east of No.60 and is currently garden area. Other residential uses surround the site on all boundaries with a sewage works to the rear. The site has an open frontage and current side boundary screening is provided by way of post and rail fencing and hedging.

**EIA REQUIRED**

No

**RELEVANT SITE HISTORY**

No relevant site history

**POLICY CONSIDERATIONS**

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.12	Trees and Landscape
DC.16	Design
DC.19	Parking Provision
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SS1	Spatial Strategy

**OBLIGATIONS/CIL**

Not Applicable

**CONSULTATIONS**

**BRIDGHAM PARISH COUNCIL**

We remind Breckland Council that their policy is for no new build in the village. If Breckland Council consider it despite this, then we have no issues with the outline consent apart from concerns with regard to off road parking for both properties as the plan is taking away an existing garage and driveway. Parking on the highway and kerbs is causing more of a regular problem within the village particularly in the evenings and weekends.

**CONTAMINATED LAND OFFICER**

I have considered the application and would not raise any contaminated land comments based on both the accuracy of the information provided and the current records of contaminated land issues we hold to date.

**TREE AND COUNTRYSIDE CONSULTANT**

No comments.

**NORFOLK COUNTY COUNCIL HIGHWAYS**

No Comments Received

**REPRESENTATIONS**

Site notice erected: 02-03-2017

Consultation letters issued: 21-02-2017

Advertised in the Press: 27-02-2017

No representations received.

<b>ASSESSMENT NOTES</b>
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1.0 Principle

1.1 The application site lies outside of any defined Settlement Boundary. For this reason the proposal conflicts in principle with Policies SS1, DC02 and CP14 of the Core Strategy and Development Control Policies Development Plan Document, (2009), which seek to focus new housing within defined Settlement Boundaries. The application is therefore assessed against the benefits provided in relation to the sustainable development tests as set out in the NPPF.

1.2 The NPPF identifies three dimensions of sustainable development:

- Economic, in terms of building a strong economy and in particular by ensuring that sufficient land is of the right type and is available in the right places.
- Social, by supporting, strong and healthy communities by providing the supply of housing required to meet future need in a high quality environment with accessible local services and
- Environmental, through the protection and enhancement of the natural, built and historic environment.

1.3 Paragraph 8 of the NPPF also stresses that these roles should not be undertaken in isolation because they are mutually dependent; therefore a balanced assessment against these three roles is required.

1.4 Economic - whilst the land is in the applicant's ownership and is therefore available and would cause some economic benefit by way of providing jobs in relation to the construction, the small scale of development means that this will be minimal. The land lies outside of the settlement boundary, therefore this land is not considered to be the right type or within the right place as defined by paragraph 7 of the NPPF.

1.5 The social role of sustainable development seeks to ensure, amongst other matters, the creation of a high quality built environment with accessible local services. Bridgham is classed as a 'Rural Settlement' in Policy SS1. These villages contain limited services and facilities. The spatial strategy states that these villages are not capable of supporting consequential growth as they rely on higher order settlements for the majority of these services and facilities. The occupiers of any new dwellings here would therefore be highly reliant on car use to get to higher order settlements.

1.6 The nearest Service Centre village is East Harling which is approximately 2-3 miles to the east and the nearest Market Town, which would provide many of the day-to-day facilities and services is approximately 7 miles to the south-west along predominantly unlit roads with no pavement. The likelihood is therefore high for car use to reach these services. In addition, there is no regular bus service in Bridgham village which would enable the steady use of public transport to reach these higher order settlements.

1.7 Environmental - It is accepted that there are other dwellings to the north, east and west of the site and also that the dwelling will be situated in what is currently garden land and will therefore not intrude further into open countryside, however it is not considered that these issues will materially outweigh the harm caused by approving further development in an unsustainable location.

1.8 In light of the above factors, the proposal is not considered to offer significant benefits in order to outweigh the harm caused by approving the erection of an additional dwelling contrary to the above mentioned policies and taking account of paragraphs 7, 8, 11, 12, 13 and 14 of the NPPF.

## 2.0 Impact on character and appearance

2.1 The application is in outline with all matters reserved, therefore no details in respect of the proposed design have been submitted. The application does state that any dwelling will be similar to those adjacent. On this basis, and subject to an appropriate scale and form, I cannot foresee any material objection to the application in terms of its likely impact on the form and character of the area given the proximity of other dwellings, having due regard to policies DC01 and DC16.

## 3.0 Impact on amenity

3.1 The application is in outline and therefore amenity would be properly assessed when the final siting and design is submitted. Notwithstanding this, the current submission provides an indicative drawing which shows the siting. On the basis of this, the orientation of the site and the track to the west, it is considered that neighbour amenity is unlikely to be adversely affected to a material degree subject to an appropriate internal layout and considerate positioning of windows. In terms of amenity for any future occupiers, the indicative siting shows a dwelling can be accommodated on the site so as to provide the occupiers with sufficient private amenity space and also space for parking and turning on site. The proposal is considered to have due regard to Policy DC01.

## 3.0 Highway impact

3.1 Norfolk County Council as the Highway Authority was consulted on the proposal. There were concerns raised by them in respect of all parking for the existing dwelling at No.60 being removed and insufficient on-site turning being provided on site. However, it was subsequently concluded by the Highways Authority that an objection on the lack on on-site turning provision could not be substantiated but the loss of parking could be. In respect of the parking, it is noted that an element of on-street parking already takes place, however this in itself is not reason enough to exacerbate the current problem which could result in up to 2-3 cars parking on the roadside. As a result there are concerns in respect of highway safety and the proposal fails to meet the requirements of the Parking Standards-Policy DC19 and paragraph 32 of the NPPF.

## 4.0 Other matters

4.1 The Contaminated Land Officer has raised no objection or comment on the scheme.

4.2 The Tree and Countryside Officer has raised no comment on the scheme.

4.3 In a recent 'written representations' appeal decision in respect of the Council's refusal of a development of one dwelling in the countryside the Inspector made reference to the Local Planning Authority as not being able to demonstrate the robustness of the Council's five year housing land supply. This appeal decision is a material planning consideration in the determination of this application, especially with regards to the Council's five year housing land supply. However, it is important to note that given the nature of the appeal, the Inspector had only limited access to information demonstrating the deliverability of individual housing sites.

4.4 Furthermore, it is considered that the Inspector gave insufficient weight to the Central Norfolk Strategic Housing Market Assessment (2015); ( the Councils latest assessment of housing need), especially given that paragraph 30 of the national Planning Practice Guidance, (PPG), the starting point for calculating a five year land supply, states: "Considerable weight should be given to the housing requirement figures in adopted Local Plans, which have successfully passed through the examination process, unless significant new evidence comes to light. It should be borne in mind that evidence which dates back several years, such as that drawn from revoked regional strategies may not adequately reflect current needs.

4.5 Where evidence in Local Plans DATA ERROR!!!

**RECOMMENDATION**

**Refusal of Outline Planning Permission**

**REASON(S) FOR REFUSAL**

- |             |   |
|-------------|---|
| <b>9044</b> | Policy not met outside settlement                         |
| <b>9900</b> | Parking and turning                                       |
| <b>2002</b> | Application Refused Following Discussion - No Way Forward |
| <b>2009</b> | Criterion E - Planning Apps Where Refused                 |

<b>ITEM:</b> 6	<b>RECOMMENDATION:</b> APPROVAL
<b>REF NO:</b> 3PL/2017/0288/F	<b>CASE OFFICER</b> Lisa O'Donovan
<b>LOCATION:</b> ICKBURGH Iceni Brewery Foulden Road	<b>APPNTYPE:</b> Full <b>POLICY:</b> Out Settlemnt Bndry <b>ALLOCATION:</b> N <b>CONS AREA:</b> N <b>LB GRADE:</b> N <b>TPO:</b> N
<b>APPLICANT:</b> Mr Jim Leech Tallon House Tallon Street	
<b>AGENT:</b> Clayland Architects The Glass House Lynford Gardens	
<b>PROPOSAL:</b> Erection of a single 4 bedroom house	

#### **REASON FOR COMMITTEE CONSIDERATION**

The application is brought to committee as the recommendation is contrary to Policy.

#### **KEY ISSUES**

Principle of development  
Amenity  
Impact on the character and appearance of the area  
Highway safety  
Natural environment

#### **DESCRIPTION OF DEVELOPMENT**

The application seeks permission for the demolition of an existing brewery and ancillary buildings and the erection of a two-storey, four bedroom dwelling with attached garage / cart shed.

The proposed dwelling will be constructed using red and dark grey tiles and red multi facing brickwork with elements of timber cladding, although specific details in terms of colour and type have not been provided.

The existing access is proposed for use to serve the new dwelling.

#### **SITE AND LOCATION**

The Iceni Brewery comprises of a range of sheds, outbuildings and large former cattle shed, it is accessed from a track leading from Foulden Road. To the south-east of the brewery lies a two-storey red brick house and detached double garage. Boundary screening is currently provided by way of established hedging and vegetation.

#### **EIA REQUIRED**

No

**RELEVANT SITE HISTORY**

3PL/2016/1051/F - Demolition and removal of existing buildings and erection of two detached houses and creation of new access - Withdrawn

**POLICY CONSIDERATIONS**

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

CP.10	Natural Environment
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.12	Trees and Landscape
DC.16	Design
DC.19	Parking Provision
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

**OBLIGATIONS/CIL**

Not Applicable

**CONSULTATIONS**

**NORFOLK COUNTY COUNCIL HIGHWAYS**

Whilst I am disappointed that a new access, with improved visibility, does not form part of the submission I accept the applicants agents point that the existing access currently serves a business use, in the form of a brewery, which will cease if permission is granted. I therefore consider I would have difficulty in substantiating an objection to the use of the existing access when it already generates an amount of business traffic. I also accept that the existing hedge overhangs the highway boundary and is to be trimmed back which will assist the situation. Therefore no objection, subject to conditions.

**ECOLOGICAL AND BIODIVERSITY CONSULTANT**

No objection subject to conditions.

**TREE AND COUNTRYSIDE CONSULTANT**

No comments.

**NATURAL ENGLAND**

No objections but opportunities for biodiversity and landscape enhancements exist

**ENVIRONMENTAL HEALTH OFFICERS**

No objections

**CONTAMINATED LAND OFFICER**

No objections subject to conditions.

**ICKBURGH P C**

No Comments Received

**REPRESENTATIONS**

Site notice erected: 15-03-2017

Consultation letters issued: 09-03-2017

Advertised in the Press: 20-03-2017

No representations received.

**ASSESSMENT NOTES**

1.0 Principle of development

1.1 The application site lies outside of any defined Settlement Boundary. For this reason the proposal conflicts in principle with Policies SS1, DC02 and CP14 of the Core Strategy and Development Control Policies Development Plan Document, (2009), which seek to focus new housing within defined Settlement Boundaries.

1.2 Whilst outside of the settlement boundary, the application site is currently in operation as a brewery and has been for 20 years. The site is therefore considered to be brownfield land. The business and visits to the site is waning and the applicant would like to retire.

1.3 Paragraphs 17 and 111 of the NPPF encourage the re-use of brownfield land that is not of high environmental value.

1.4 The range of buildings and arrangement of the site at present is not of a high quality. The majority of the land comprises a sand/gravel driveway with various make-shift, ancillary buildings ancillary to the brewery use, a dwelling of the design proposed here would therefore be considered an enhancement.

2.0 Impact on amenity

2.1 The dwelling has been positioned centrally within the large plot. The separation distances between the new dwelling and the nearest neighbour at The Pathian are considerable, the nearest distance being 19+ metres to the nearest neighbouring boundary. This, the orientation of the site and the considered positioning of the dwelling and sensitive window placements will ensure that the impact on the existing level of amenity currently enjoyed by neighbouring occupiers are not affected, particularly in respect of loss of light, overshadowing, noise and disturbance and overshadowing. The site also provides more than ample private amenity space for the future occupiers. The proposal is therefore considered to accord with Policy DC01

and paragraph 17 of the NPPF.

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

3.1 The dwelling proposed is of a traditional form and style for the area. The scale is considered acceptable in the context of the plot size and neighbouring dwelling. The proposal also includes a wildlife area to the north-west side of the site. Given, the existing arrangement on the site, the proposed dwelling is considered to be an enhancement to the area and is therefore considered to comply with Policies DC01 and DC16 and paragraph 17 of the NPPF.

### 4.0 Highway safety

4.1 Norfolk County Council as the Highway Authority was consulted on the proposal. They expressed disappointment that no improvements are proposed to the existing access, however given the proposed use as a single dwelling, compared to the existing tourist attraction/brewery, the vehicular movements to and from the site are likely to be reduced. As a result no objection was raised subject to conditions requiring / requesting: the access, parking and turning area to be laid out, levelled, surfaced and drained in accordance with the approved plans. This will be attached to any forthcoming approval. The application is therefore not considered to have an adverse impact on highway safety.

### 5.0 Natural environment

5.1 The ecology team were consulted on the proposal. No objections were subsequently raised subject to conditions and notes relating to works being carried out in accordance with the submitted Preliminary Ecological Appraisal and also that no vegetation shall be removed within the bird nesting season unless checked by an ecologist. These will be attached to any forthcoming approval. The proposal also includes additional wildlife enhancements which will ensure there is no net loss of biodiversity.

5.3 As a result, the application is considered to accord with Policy CP10 and paragraph 17 of the NPPF.

### 6.0 Other issues

6.1 Trees - The proposal is not considered to have an adverse impact on any significant trees within the site and is therefore considered to accord with Policy DC12.

6.2 Contaminated Land - The Contaminated Land Team has raised no objection subject to condition.

6.3 Environmental Health - The Environmental Health Team has raised no objection.

### 7.0 Conclusion

7.1 The land is considered to be brownfield where the presumption in favour of development is accepted.

## BRECKLAND COUNCIL - PLANNING COMMITTEE - 8th May 2017

The proposal incorporates a dwelling which in design, form and scale terms is considered appropriate in the context of the site size and will not present undue harm to the level of amenity currently enjoyed by the neighbouring occupiers. The proposal also incorporates positive enhancements to the ecology / biodiversity value of the site. In light of this, the application is recommended for approval.

<b>RECOMMENDATION</b>
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**Planning Permission**

<b>CONDITIONS</b>
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<b>3007</b>	Full Permission Time Limit (3 years)	
<b>3047A</b>	In accordance with submitted plans NEW 2017	
<b>HA24</b>	Provision of parking and servicing - when shown on plan	
<b>3920</b>	Bird nesting	
<b>3920</b>	Ecology report	
<b>3994</b>	Non-standard note	
<b>3923</b>	Contaminated Land - Informative (Extensions)	
<b>4000</b>	Variation of approved plans	
<b>3996</b>	Note - Discharge of Conditions	
<b>2000</b>	NOTE: Application Approved Without Amendment	
<b>2014</b>	Criterion E - Planning Apps Where Approved	
<b>MT03</b>	External wall and roof materials to be agreed	This condition will require to be discharged
<b>LS10</b>	Implementation of submitted boundary treatment	This condition will require to be discharged
<b>3946</b>	Contaminated Land - Unexpected Contamination	This condition will require to be discharged