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| ITEM: | | RECOMMENDATION: | APPROVAL |
| REF NO: | 3PL/2018/0952/O | CASE OFFICER | Fiona Hunter |
| LOCATION: | WATTON Land at Thetford Road Watton | APPNTYPE: | Outline |
| APPLICANT: | Gladman Developments Ltd Gladman House Alexandria Way | POLICY: | Out Settlemnt Bndry |
| AGENT: | Gladman Developments Ltd Gladman House Alexandria Way | ALLOCATION: | N |
| PROPOSAL: | Erection of up to 180 dwellings, the provision of open space and recreational facilities, with site access and associated highways and infrastructure works | CONS AREA: | N |
| | | LB GRADE: | N |
| | | TPO: | N |

REASON FOR COMMITTEE CONSIDERATION

The application is a major application as defined by the Council's scheme of delegation and is a deviation from the adopted development plan.

KEY ISSUES

Principle of Development
Impact Upon the Countryside and Setting of the Village
Quantum of Development
Highways
Trees
Ecology
Residential Amenity
Contamination
Flooding and Drainage
Housing Mix and Tenure
Open Space
Infrastructure
Other Matters

DESCRIPTION OF DEVELOPMENT

Outline planning permission with details of access only for up to 180 dwellings, together with open space and associated highways and infrastructure works on land at Thetford Road, Watton.

The 'Development Framework Plan' details two accesses for which approval is sought. One is access is from a new roadabout at the south edge of the site, connecting to Thetford Road (A1075) and Watton Road. A second access is proposed off Thetford Road towards the north-west part of the site.

The layout is indicative, however, shows how the site could be delivered. It details two areas of housing, one to the north and one to the south separated by a green/ SUDS corridor. A further green corridor along the eastern part of the site. In the south-east corner is a public open space with play area. A pedestrian and cycle route is shown along the east, south and west part of the site.

The site has extant planning permission for 180 homes (reference: 3PL/2014/1253/O). The key difference between this application and the extant planning permission is the reduction of affordable housing from 40% as granted to 25% as proposed.

In addition, following comments from consultees including Norfolk Wildlife Trust (NWT), Natural England (NE) and NCC Natural Environment Team (NET) the ecological and PRoW mitigation proposals have been amended. Lastly, the proposed limit of storey height at the north of the site, via the Framework Plan, has been removed.

SITE AND LOCATION

The application site comprises approximately 7.4 hectares of agricultural land and lies at the southern edge of the Watton. The northern boundary of the site backs on to existing residential properties at Canon Close. The eastern edge of the site is bound by hedges and trees. The southern boundary of the site is adjacent the A1075 Thetford Road. To the east of the site is a residential estate granted permission under 3PL/2013/0510/F.

The site is wholly outside but adjacent to the Settlement Boundary. The market town of Watton is identified in the adopted Core Strategy as being of mid-size and providing a good range of services for residents' day-to-day needs but with limited capacity for expansion.

The site is located approx. 240 metres away from the statutory-designated Wayland Wood Site of Special Scientific Interest (SSSI) and 1.89 km from Breckland Special Protected Area (SPA) and Breckland Farmland SSSI.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2014/1253/O - Residential development of up to 180 dwellings, provision of recreational facilities, site access & associated works - Refused by LPA on 27th July 2015. Appeal allowed on 20th April 2016.

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

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|-------|---|
| CP.04 | Infrastructure |
| CP.05 | Developer Obligations |
| CP.06 | Green Infrastructure |
| CP.08 | Natural Resources |
| CP.09 | Pollution and Waste |
| CP.10 | Natural Environment |
| CP.11 | Protection and Enhancement of the Landscape |
| CP.13 | Accessibility |
| CP.14 | Sustainable Rural Communities |
| DC.01 | Protection of Amenity |
| DC.02 | Principles of New Housing |
| DC.03 | Replacement Dwellings and Extensions in the Countryside |
| DC.04 | Affordable Housing Principles |
| DC.11 | Open Space |
| DC.12 | Trees and Landscape |
| DC.13 | Flood Risk |
| DC.16 | Design |
| DC.19 | Parking Provision |
| NPPF | National Planning Policy Framework |
| NPPG | National Planning Practice Guidance |

OBLIGATIONS/CIL

Draft Heads of Terms have been agreed which will be secured by S106 Agreement if the planning committee resolve the application is to be approved. The following are proposed to be provided by the development and included in the S106:

- 25% affordable homes
- Education (infant & junior) - amount subject to final mix
- Fire Hydrants 1 per 50 dwellings rounded up (to be conditioned)
- Library - £75 per dwelling
- NHS - £10,000
- SSSI Mitigation including: funding for community warden/ ranger; ongoing surveys; new signage. The contribution in total equates to approximately : £92,750
- Travel Plan Monitoring/ Implementation approximately £90,552
- Off-Site Sports Contribution £146,560.00.

CONSULTATIONS

WATTON TOWN COUNCIL

30-08-2018

Watton Town Council objects to this application as it did to previous applications for this site. It was noted the

documents submitted for this application are very much the same as submitted for the original application with only minor amendment. It was felt the Drainage Report is misleading as it notes there are no issues with flooding or drainage (Watton Town Council believes past experience has shown the area is prone to flooding)

28-01-2019

The Council objects to this application on the grounds of its proximity to SSSI Wayland Wood and believes there are material changes since the original planning permission was granted. Development which has taken place in the area should suggest housing need be re-assessed and consideration should be given to the Drainage Report compiled as part of the Watton Neighbourhood Plan supporting documents. The same conditions should be applied to this application as on the original permission.

Watton Town Council re-iterates former objections to development of this site and endorses the report submitted by Watton Neighbourhood Plan Drainage Group. There are relevant new material changes since the initial application that should now be considered.

ENVIRONMENT AGENCY

We object to the planning application, as submitted, because the proposed development would pose an unacceptable risk of pollution of groundwater. In accordance with our Groundwater Protection Position Statements we will maintain our objection until sufficient information has been provided to demonstrate that the requirements of our Groundwater Protection Position Statements have been met.

ANGLIAN WATER SERVICE

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that notification of this is appended to any approval notice.

The foul drainage from this development is in the catchment of Watton Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management.

HISTORIC ENVIRONMENT SERVICE

The site has potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be adversely affected by the proposed development. If planning permission is granted, we therefore ask that this be subject to a programme of archaeological mitigatory work.

RAMBLERS ASSOCIATION: NORFOLK AREA

07-05-2019

The Ramblers fully endorses the comments made by Michelle Sergeant, Green Infrastructure Officer, attributed to PRow Officer dated 18-01-19.

02-09-2018

We note and welcome the intention to promote walking and cycling routes through the site and in connection with existing rights of way. We would suggest that provision is also made to use the site as a link with Watton

FP7, shown on several of the applicants maps as approaching the site from the west. As it emerges on to Thetford Road close to the proposed location of a roundabout, we propose that the design here clearly encourages pedestrians to cross Thetford Road safely and enter the site, using it as access to the town and also to link to Watton FP13 to the east.

NATURAL ENGLAND

12-03-2019

Natural England notes the concerns of the Norfolk Wildlife Trust about the potential damage to Wayland Wood, Watton Site of Special Scientific Interest. Consequently we think that further mitigation may be required in addition to what we suggested previously.

We agree that on-site measures may be necessary and that these may include a visitor management plan and a community warden.

NORFOLK WILDLIFE TRUST

No objection subject to the SSSI mitigation measures being secured.

MINISTRY OF DEFENCE

No objection.

PUBLIC RIGHTS OF WAY OFFICER

11-03-2019 & 03-05-2019

The proposed new PRoW across third party land is unlikely to be legally achievable as it does not meet the requirements of section 119 of the Highways Act 1980. Furthermore, the monies proposed are insufficient.

We would like to suggest, therefore, as this would be a far more effective use of this available sum, that this is now made available directly to Norfolk Wildlife Trust for additional mitigation measures within Wayland Wood.

However, we are still concerned that as public footpath 7 leads directly to local schools from opposite the development on Thetford Road, this footpath would suffer damage from increased footfall and so we would request that developer undertakes surface improvements themselves, in agreement with the County Council, to this public footpath as mitigation for this. This should be required by condition.

NHS ENGLAND MIDLANDS & EAST (EAST)

The existing GP practice does not have resource capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 414 residents and subsequently increase demand upon existing constrained services.

A developer contribution will be required towards the one off cost of recruiting additional clinical personnel for the benefit of the patients at Watton Medical Practice to mitigate the impacts of this proposal. NHS England calculates the level of contribution required, in this instance to be 10,000 pounds. Payment should be made before the development commences.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection subject to conditions. Recommends the north and south area have a vehicle link, and that development faces Thetford Road to naturally reduce traffic speeds.

OBLIGATIONS OFFICER, NORFOLK COUNTY COUNCIL

Contributions sought for infant and junior education, fire hydrants and libraries due to existing capacity constraints.

FLOOD & WATER MANAGEMENT TEAM

No objection following receipt of additional and amended information.

TREE AND COUNTRYSIDE CONSULTANT

No objection. Updated tree reports will be required to support an application for the final layout.

HOUSING ENABLING OFFICER

No further comments, providing the viability assessment has been confirmed via external testing.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

No objection subject to conditions and the agreed mitigation package to manage recreational impacts on Wayland Wood SSSI needs to be secured through the planning permission.

CONTAMINATED LAND OFFICER

No objection subject to condition for contamination investigation and remediation.

ENVIRONMENTAL HEALTH OFFICERS

Raise concern in relation to Anglian Water system capacity due to a number of complaints from existing properties in the area. Recommend conditions requiring Anglian Water that the existing mains sewage network has sufficient capacity to cope with the additional flow from this development. Where improvements are necessary to prevent the system from failing these works should be completed prior to the first dwelling being occupied.

FACILITIES MANAGEMENT

The Council may consider adoption of simple areas of grass but will not adopt drainage features such as storage lagoons or underground tanks. Consequently the S106 Agreement should provide an opportunity for BDC to have first refusal of the open space with an option to decline the adoption if it chooses, and for the developer to then make other arrangements for the management of the land, such as through the Town Council or a management company.

There was serious flooding in Watton in 2016 and consequently the future maintenance of the ditches and drainage infrastructure is an important issue.

WATTON NEIGHBOURHOOD PLAN DRAINAGE

The Group objects to this application based on its local knowledge of the area which has been severely flooded on 15 June 2009 and 23 June 2016. The boulder clay layer close to the surface means that water does not drain away quickly but accumulates on the surface. Even on days of steady moderate rain the field floods for this reason.

Disputes the submitted Flood Risk Assessment Report including ownership of ditches.

Existing problems with foul sewer network, including backing up into residents homes.

CPRE NORFOLK

Objects to this application due to:

- Lack of viability evidence
- Site not suitable for housing particularly of this scale
- Flooding issues
- Proposed development would harm the setting and appreciation of Wayland Wood, as well as bringing the possibility of harm to that valued landscape
- Harm to Waland Wood value as a SSSI / habitat
- Not allocated in adopted development plan
- Emerging plan suggests the housing planned does not include this site.

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| ENVIRONMENTAL PLANNING | No Comments Received |
| BUCKENHAM AVIATION CENTRE LTD | No Comments Received |
| COMMUNITY DEVELOPMENT OFFICER | No Comments Received |
| AIR QUALITY OFFICER | No Comments Received |

REPRESENTATIONS

The application was advertised in the press on 10/09/2018 and letters sent to immediate neighbours on 15/08/2018. Three site notices were erected on 12/09/2018. Due to submission of revised information, a further consultation was issued on 9th April 2019 for immediate neighbours.

Approximately 81 local representations were received raising the following objections:

- Watton is already over developed
- Application based on theories and statistics which bear little relation to the reality of Watton in 2019
- The Council will struggle to service the town if there are extra houses (doctors, schools, jobs etc.)
- Only one supermarket in the town and certain facilities have closed such as the bank and post office, together with very limited employment
- Public Transport has deteriorated
- Roads at gridlock/ capacity. Can be difficult to get onto the roads due to this and dangerous. This also causes pollution
- Attention drawn to newspaper article from unspecified newspaper dated 22-09-2018. Article states less homes are being built despite assistance from the taxpayer. High level of bonuses and profits for house builders.
- Harm to Wayland Wood which is a SSSI and Ancient Woodland (setting/ environment/ wildlife)
- Sewerage system is inadequate/ at capacity and clean water system pressure too low
- Trees may be cut down for wood burners and rubbish left
- Breckland have a 5 year plan and no longer need this site to meet housing needs
- Affordable homes unlikely to be used/ allocated to local people
- Houses will be too expensive
- Report have not been updated since 2014/ original application
- Houses are proposed and the site is next to bungalows
- Issues of flooding in the site area and surrounds
- The site is within a flood plain
- Local views should be listened to
- Need more areas for children to play
- Extra pressure on Wayland Wood by the extra houses including the protected bird species which live there
- Proposed access on the bend would be dangerous
- Loss of views

ASSESSMENT NOTES

1.0 Principle of Development

1.1 This application seeks Outline planning permission with details of access for 180 dwellings with associated open space and infrastructure at land off Thetford Road, Watton. The site is outside the

settlement boundary falling within the countryside. For this reason, the proposal conflicts, in principle, with Policies SS01, DC02 and CP14 of the adopted Core Strategy and Development Control Policies Development Plan Document, (2009), which seek to focus new housing within defined Settlement Boundaries.

1.2 The Council does not currently have a published 5 year land housing supply as required by the NPPF, currently reporting 4.77 years as of 31st March 2018. The NPPF is a strong material consideration in the determination of planning applications and paragraph 11 states that where an authority does not have an up-to-date five year housing land supply the relevant local policies, should not be considered up-to-date. Furthermore, housing applications should be considered in the context of the presumption in favour of sustainable development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits or specific policies in the Framework indicate that development should be restricted. On the aforementioned basis, other principle planning issues for the application are considered below.

1.3 The site is immediately adjacent to the built up part of Watton which is a mid sized market town which has a good range of services and facilities to meet the day-to-day needs of existing residents. The site's northern entrance (proposed) is within 800m easy walking distance of the town centre and the various offer it provides. Whilst residents concerns are not about lack of facilities, this Market Town is our 4th /5th most sustainable location. Issues with GP capacity/ lack of GPs is known to be a UK wide issue. The site is therefore considered a sustainable location for new housing.

1.4 The site has extant planning permission granted at appeal for up to 180 dwellings on the site, which was considered under the same adopted development plan. The site has therefore already been found to be acceptable, and the existing consent could be developed at any time, albeit this is tempered by the question of whether it is viable given this current application. Whilst NPPF has been updated since the decision was granted, which represents a change in material consideration, it is considered the changes are not materially different to have resulted in a different outcome for this application, in terms of the inspectors recommendation. A further consideration is that the emerging development plan, whilst at this stage only carrying modest weight, is at an advanced stage, details the site as within the settlement boundary of Watton and includes the site in it's 5 year land housing supply calculations.

1.5 Based on the foregoing, the principle of development is considered to be acceptable.

2.0 Impact Upon the Countryside and Setting of the Village

2.1 The site is located within the countryside, however, is immediately adjacent to the built up part of Watton and is to the east of a new housing estate. The site is not a valued landscape as defined by the NPPF. Clearly, owing to its scale and current undeveloped nature, the proposal would represent a significant change in the nature and appearance of the land itself.

2.2 The Breckland Landscape Character Assessment (2007) indicates that the site is located within an area known as the 'Wayland Plateau'. Land within this area is predominantly farmland interspersed with small blocks of woodland or farm coverts and occasional paddocks. Blocks of Ancient Woodland are also a distinctive feature, e.g. Wayland Wood, approximately 240 metres to the east of the site. The Settlement Fringe analysis of Watton highlights the open edge to the town adjacent to Canon Close, but concludes that the area in general has a low sensitivity to change. The Character Area Study does however highlight the need to conserve and continue to manage a functional agricultural landscape to this edge of Watton, and the aim should be to conserve and enhance Wayland Wood, which is sensitive to further development that would adjoin or increase recreational pressure within the wood. Overall, it is suggested that any new development should seek to create a well integrated settlement edge with the adjacent farmland.

2.3 The Planning Inspector for the previous appeal for the site found that "the proposal would bring significant change but would not harm the landscape character and appearance of the area, would not diminish the importance of Wayland Wood within the landscape and would not conflict with adopted Policy CP11 or the provisions of the NPPF". The indicative layout remains the same and would provide the open space infrastructure needed to successfully integrate the development with the adjacent fields, and therefore the Inspectors conclusion remains applicable and the development is therefore found compliant with Policy CP 11.

3.0 Quantum of Development

3.1 The proposal would provide up to 180 new dwellings in Watton. The emerging plan which is at an advanced stage allocates 1,130 new dwellings for Watton which comprises a mix of completed, those with planning permission and new land allocations. This site is included within these calculations and therefore has found to be acceptable for the town.

3.2 In relation to net density, the proposal equates to 34 dwellings per hectare. Policy DC2 stipulates that a density of 40 dwellings per hectare is appropriate in sustainable locations with good public transport. The development is below this. The latest version of the NPPF, also supports securing optimum densities for new developments. However, this application proposes providing a green edge to protect the landscape and the SSSI and was previously found to be acceptable under the extant planning permission, although resulting in the lower density, it is considered acceptable for these reasons.

4.0 Access, Highways Network and Parking

4.1 This application seeks approval of details for access and the application proposes two accesses to Thetford Road. One is access is from a new roundabout at the south edge of the site, connecting to Thetford Road (A1075) and Watton Road. A second access is proposed off Thetford Road towards the north-west part of the site. The Highways Authority have not objected to these access arrangements subject to conditions for the detailed design of the roundabout to be approved in writing together, with the delivery prior to occupation. The Planning Inspector for the previous application also commented that the provision of the roundabout would have some benefit in itself as it would slow traffic on Thetford Road (the A1075).

4.2 In relation to highways network capacity, under the previous appeal decision, the Planning Inspector reported that the highway authority considered that the existing road network can accommodate the traffic generated by this proposal, along with that from other committed developments. Under the current application the highways authority have not raised an objection, subject to a number of conditions.

4.3 A number of residents have raised objection due to existing traffic congestion and that the extra houses will exacerbate this problem. Paragraph 109 of the NPPF advises that development should only be refused on highways grounds where there is an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Whilst the development will increase traffic, it is not considered that the impact would be severe which is reflected by no objection from the highways authority and the granting of the earlier consent.

4.4 The Ramblers Association have requested that the development includes proposals to connect Watton Footpath 7 to the south-west of the site to the development and then to Watton Footpath 13. The Transport Statement details a roundabout proposal which includes a pedestrian refuge which would provide this link, and would be controlled by way of condition.

4.5 The Public Right of Way Officer (PRoW) has asked for a contribution for the improvements of the surface of Footpaths 7 to mitigate against the development. This has been agreed by the agent and is included as part of the PRoW contribution.

4.6 Given the proposed density of development there is no reason why each unit could not be provided with at least two parking spaces in accordance Policy DC 19.

4.7 In relation to Highways and parking, the development is considered compliant with Policy DC 19, CP 4 and Paragraph 109 of the NPPF.

5.0 Layout

5.1 The layout broadly accords with that previously considered by the Planning Inspectorate and approved at appeal, and a condition was attached to this permission requiring the layout to broadly accord with the indicative plan. The Inspector's conclusion is concurred with, and the layout is considered to be of a good standard. The reasons for this is that a sizable green open space is shown at the south of the site and along the eastern border which assists with creating a positive transition from rural landscape to the town. Furthermore, it provides a buffer to Wayland Wood SSSI. These are considered essential to making the development acceptable, and results in a recommended condition for the Reserved Matters layout to broadly accord with the Framework Plan.

5.2 Other positive features include a pedestrian and cycle route around the west, south and east of the site, which in turn connects to existing off-site public footpaths. This route would go some way to mitigating that the development is next to a busy highway, giving residents an pleasant alternative route to the town centre. The site is split into a north and south area, each of which benefit from a "green" space focal point. The drainage strategy is likely to require a pond feature, which would be designed to enhance the open space and landscape proposals.

5.3 Highways have requested that the northern parts of the site have an internal vehicle connections. This is can be reflected in a condition.

5.4 Based on the foregoing, the indicative layout is considered of good quality and assist in creating a sense of place together with creating sustainable places. The plan therefore would meet the objectives of Policy 16 and paragraphs 91 and 127 of the NPPF.

Residential Amenity

5.5 The development is a sensible density, with immediate neighbours only to the northern boundary. Therefore there is no reason why a layout cannot be achieved which protects existing and new residents amenity. Based on the foregoing the impact to residential amenity is acceptable and complies with DC 1, DC2 and DC16.

6.0 Trees

6.1 The Tree Officer has advised that the internal area of the site is free from arboricultural constraints. As shown by the indicative plan, trees and hedges along the site border which are category A or B, should be retained as part of the final layout. In addition, the density and indicative layout provided opportunity for new planting. The proposal therefore complies with Policy DC 12, subject to conditions.

7.0 Ecology

7.1 The application has been supported by an Ecology Report. The report found no protected species on site and made a number of recommendations for mitigation and enhancements.

7.2 NWT originally objected to the application in September 2018 due to the addition of human disturbance on Wayland Wood SSSI which already faces routine damage from antisocial behavior including vandalism, littering and fly-tipping. Sensitive species at the site include woodcock and Yellow Star-of-Bethlehem (woodland plant), for which Wayland Wood is the only site in the whole county. In response to this, the application was amended to include mitigation measures they had requested, and take a proposal for a new PRow which was not legally feasible. The proposed mitigation measures is monies for: new signage, a woodland warden/ ranger and ongoing surveys to monitor the condition of the wood. The developer will also undertake works to improve existing PRow FP7 which leads to a school.

7.3 NWT and NCC Natural Environment Team (NET) have following these revised mitigation proposals not raised an objection. Natural England have objected due to NWT previous objections, however, does not appear to consider the amended mitigation proposals. Natural England have been emailed to seek clarity.

7.5 The part time on-site warden and new signage will directly mitigate against damage from the new residents, but will also positively address existing issues as well. This is considered satisfactory and ensure no significant environmental impact to Wayland Wood. On the foregoing basis, no conflict with Policy CP10 has been identified.

8.0 Contamination

8.1 The Council's Contaminated Land Officer has reviewed the submitted Ground Conditions Desk Study Report and has not raised an objection subject to a conditions for further site investigation, remediation and unexpected contamination. On this basis, the development is acceptable in relation to contamination and compiled with Policy CP 9.

9.0 Flooding and Drainage

9.1 The site is within Flood Zone Risk 1 which has the lowest risk of flooding from rivers and sea as identified by the governments mapping system. The risk of ground water flooding is identified by the same system as very low with some areas of low risk.

9.2 The submitted Flood Risk Assessment as updated details an indicative drainage strategy with on-site infiltration via ponds which drain at a controlled date to deep boreholes. Following the switch from draining to ditch systems off-site, to draining on-site together with additional information the LLFA have removed their objection subject to conditions.

9.3 Residents and the Watton Neighborhood Plan Drainage Working Group (WNPDWG) have raised objection due to existing/ past flooding and this sites development exacerbating this. The WNPDWG raised specific concerns in relation to the disposal of surface water via the ditch. However, as discussed in paragraph 9.2 this has now been removed from the drainage strategy in-lieu of on-site deep bore holes.

9.4 Residents and the WNPDWG also raised that existing foul water system is not suitable and also advised that the foul and surface water sewer for Watton is combined. Anglian Water (AW) as the statutory undertaker for foul drainage and has a responsibility to provide suitable foul drainage for any new developments. AW have responded and confirmed that the Watton Water Recycling Centre does not have capacity to serve the proposal and they would be obliged to upgrade it. On this basis, the foul water system

will be upgraded as necessary to serve the development. The Environmental Health Officer has recommended that a condition be applied requiring the necessary improvement to be made to the foul drainage system before first occupation of the development. Instead, we recommend the foul water disposal condition is worded to allow the approved system to be fully functional for each unit prior to its occupation.

9.5 The development is acceptable in respect of flooding and drainage and accords with Policy DC 13.

10.0 Housing Mix and Tenure

10.1 The development proposes 25% affordable housing, which if the maximum 180 units were built would equate to 45 units. This is considered to be an acceptable provision as it accords with emerging Policy HOU 7. Whilst this emerging Policy is not yet adopted, it has been through Examination in Public, and the 25% requirement has not been amended as part of the current Main Modifications consultation. Whilst the Council contends that the emerging Policies have modest weight at this stage, this particular requirement has been underpinned by Council's Local Plan and CIL Viability Assessment, 2017. Furthermore, it is consistent with the NPPF 2019 and has no unresolved objections where paragraph 49 of the NPPF 2019 advised that weight should be given to the emerging policy.

10.2 In relation to mix, this is reserved for future determination and there are no site constraints which would prevent an appropriate mix coming forward as part of a reserved matters application.

11.0 Open Space

11.1 Policy DC 11 requires for a proposal of this number of units an mix as indicatively shown in the supporting information, to provide: 3,840sqm of childrens play space of which there must be a minimum one LEAP together with a contribution for off-site sports outdoor space contribution of £148,800 or alternatively on-site provision.

11.2 The layout is indicative, however, it has been demonstrated that it could provide 180 units plus at least 3,840sqm of childrens play space including a LEAP. In addition, the developer has agreed to the financial contribution towards off-site sports outdoor space. The development is therefore compliant with Policy DC 11 and will provide sufficient facilities to support the new residents.

11.3 Other landscaping areas are shown a green SUDs corridor running east to west and a green corridor along the eastern part of the site and a green buffer along the eastern edge.

12.0 Infrastructure

12.0 The additional dwellings will create increased demand on local services and facilities.

12.1 Norfolk County Council Infrastructure Team have commented on the application and advised that infant education/care, junior education, libraries and fire hydrants contributions are required.

12.2 In respect of education the combined amount sought is £690,062 which would go towards a new classroom at Watton Westfield Infant and Nursery School and Wayland Junior Academy. The developer has agreed to these contributions together with the fire hydrant provision condition and library contribution of £75 per dwelling.

12.3 The NHS have advised they cannot accommodate the development and are seeking £10,000 to cover the one off cost of recruiting additional clinical personnel for the benefit of the patients at Watton Medical

Practice. The developer has agreed to this obligation.

12.4 Ecological mitigation obligations are discussed in Section 7.0 of this report.

12.5 The proposal does therefore provide for the infrastructure identified as necessary to support the new residents of the development.

13.0 Other matters

13.1 The site has archaeological potential as evidenced by the supporting reports and confirmed by NCC Environment Services, whom have not raised an objection subject to a condition for further investigation.

14.0 Conclusion/ Planning Balance

14.1 The application does not accord with the adopted development plan as the site falls out any settlement boundary. However, the Council does not currently have a 5 year land supply as required by the NPPF and this development would provide a contribution towards Breckland's Housing supply. On this basis, the other key principle considerations for this proposal must be considered and a planning balance judgement made.

14.2 The Council are currently able to demonstrate a 4.77 year land housing supply as of March 2018. This equates to deficit of 211 houses. This development would therefore equate to providing 85% of the deficit which is a strong positive benefit. The additional residents would also support local business in the town and existing public transport services.

14.3 The site is in a sustainable location adjacent to the built up part of the mid-sized market town of Watton, and within 800m walking distance of the town centre. The site is also within the development boundary of the emerging plan and contributes to 5 year land housing supply of the emerging plan.

14.4 The development of the site will change an agricultural field to built development changing the character of the site, however, there is modern housing development to the west of the site and Watton to the north. The development would therefore be seen in context of these built up areas, and proposals are included for a soft green edge. The harm to the landscape and setting of Watton has been found to be minor in nature.

14.5 The PRoW, signage and open space mitigation proposals are considered sufficient to moderate any harm to Wayland Wood SSSI.

14.6 The development would give rise to no harms which would significantly out-weigh the benefits including a sizeable contributions towards the Council's 5 year land housing supply and 47 affordable houses. In accordance with paragraph 11 of the NPPF, the application should therefore be approved subject to conditions and S106 legal agreement.

RECOMMENDATION

Approve subject to conditions and S106.

CONDITIONS

- 1 Early delivery of Housing Time limit**
Valid Application for Approval of all Reserved Matters must be made not later than the

expiration of TWO YEARS beginning with the date of this permission, and the development must be begun within ONE YEAR of the FINAL APPROVAL OF THE RESERVED MATTERS or, in the case of approval at different dates, the FINAL APPROVAL OF THE LAST SUCH MATTER to be approved.

Reason for condition:-

As required by section 92 of the Town & Country Planning Act 1990 and in order to ensure the early delivery of housing.

2

Standard Outline Condition

No development whatsoever shall take place until the plans and descriptions giving details of the reserved matters referred to above shall have been submitted to and approved by the Local Planning Authority and these plans and descriptions shall provide details of the appearance, layout, scale and landscaping of the development.

Reason for condition:-

The details are not included in the current submission.

3

In accordance with submitted plans NEW 2017

This notice relates to the land identified by drawing number G.0223_06 entitled Site Location Plan. The development must be carried out in strict accordance with the application form and the approved plans and documents listed in at the end of this decision notice.

The reserved matters details shall be broadly in accordance with drawing no. P18-1177_03 Rev A (Development Framework Plan). A Vehicle route must be provided internally within the development between the two approved accesses.

Reason for condition:-

To ensure the satisfactory development of the site.

4

Footpath 13 Connection

The reserved matters as specified by Condition 2 of this decision, shall show on a plan a connection to Watton Footpath 13. The connection shall be delivered prior to first occupation of any of the dwellings hereby permitted.

Reason for condition:-

To provide good connectivity and promote walking and cycling in accordance with Sections 8, 9 and 10 of the National Planning Policy Framework 2019.

5

Standard outline landscaping condition

The reserved matters as specified by Condition 2 of this decision, shall include details of a landscaping and tree planting scheme, which shall take account of any existing trees or hedges on the site. The landscaping and tree planting shall be carried out in accordance with the scheme as approved during the planting season of the November/March immediately following the commencement of the development, or within such longer period as may be agreed in writing, with the Local Planning Authority, and in accordance with the Council's leaflet "Tree pack" (Landscaping advice for applicants).

Any trees or plants which within a period of 5 (five) years from the completion of the landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with others of the same size and species unless

the Local Planning Authority gives written consent to any variation.

Reason for condition:-

In the interests of the satisfactory appearance of the development having regard to Policy CP 10 of the Breckland Core Strategy and Development Control Policies Development Plan Document (2009).

This condition will require to be discharged

6 Height Restriction

No dwelling shall exceed 2½ storeys in height.

Reason for condition:-

To ensure the satisfactory appearance of the development in accordance with Policies DC16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009 and paragraph 131 of the National Planning Policy Framework (2019).

7 External materials to be approved

Prior to the commencement of any works above slab level a schedule of materials to be used in the construction of the external elevations of each dwelling hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. Only such agreed materials shall be used in connection with this approval.

Reason for condition:-

To ensure the satisfactory appearance of the development, in accordance with Policies DC1 and DC16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

8 In accordance with Arboricultural report

No development whatsoever shall take place until a Tree Protection Plan and Method Statement, which retains all existing category A and B trees on site, has been submitted to and approved by the Local Planning Authority. The construction works shall be carried out in accordance with the scheme as approved.

Reason for condition:-

The details are required prior to commencement to ensure trees and hedgerows are protected in accordance with Policy DC12 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

9 Fencing protection for existing trees

Prior to the commencement of any work on the site, all existing trees shall be protected by the erection of Tree Protection Fencing as per the details approved under Condition 8 of this notice. This fencing shall be retained throughout the period of the development and at all times when works (as defined below) are being carried out on the site.

For the purposes of this condition "work" shall include the storage of plant, materials, site huts or the use of any machinery either for preparatory site work or construction itself.

"Trees" shall refer to all trees both on and adjacent to the site.

Protective fencing shall be constructed and maintained in accordance with BS5837:2012 and the Council's document Practice Note: Construction and Maintenance of Tree Protection

Fencing, which is available to download from the Council's website.

Reason for condition:-

The works are required to be undertaken prior to the commencement of the development in order to safeguard the protection of trees from the outset of the development, in accordance with Policy DC 12 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009

10

Contaminated Land - Site Investigation/Remediation

Unless otherwise agreed in writing, the following details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved:

A. Site Investigation

A site investigation and risk assessment to determine the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings must include: (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments; (iii) an appraisal of remedial options, and proposal of the preferred option(s).

B. Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

The above must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason for condition:-

Details are required prior to commencement ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to

controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This condition is imposed in accordance with CP9 of the Breckland Adopted Core Strategy.

INFORMATIVE:-

Land contamination risk assessment is a step-by-step process. During the course of the risk assessment process set out in the above condition, it may become clear that no further work is necessary to address land contamination risks. Where this is the case the condition may be discharged by the Council without all the steps specified being completed. In all cases written confirmation should be obtained from the Council confirming that the requirements of the condition have been met.

This condition will require to be discharged

11 Contaminated Land - Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with details to be agreed in writing with the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

This condition is imposed in accordance with CP9 of the Breckland Adopted Core Strategy.

This condition will require to be discharged

12 Archaeological work to be agreed

A) No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation; and,

B) No development shall take place other than in accordance with the written scheme of investigation approved under condition (A); and,

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the

archaeological written scheme of investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason for condition:-

The details are required to be submitted prior to the commencement of the development to ensure the potential archaeological interest of the site is investigated and protected from the outset of the development, in accordance with Policy DC 17 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

13

Any drainage conditions

Any reserved matters application will be accompanied by a detailed drainage plan(s) and calculations. The approved drainage system will be completed in full prior to first occupation or a timetable to be first submitted to and agreed in writing with the Local Planning Authority.

Reason for condition:-

to prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development and to protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (2019).

14

Precise details of foul water disposal

Prior to any development above slab level and the construction of any drains, precise details of the means of foul water disposal shall be submitted to and approved in writing by the Local Planning Authority. The approved foul water system will be made available and fully functional for each dwelling prior to their first occupation.

Reason for condition:-

Details are required at an early stage in accordance with Policies DC 1 and DC 13 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

15

Non-standard highways condition

No works shall commence on the site until such time as detailed plans of the roads, footways, cycleways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved plans.

Prior to occupation of any dwelling hereby approved the road(s), footway(s) and cycleway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the approved details.

Reason for condition:-

In the interests of highway safety in accordance with paragraph 108(b) of the National Planning Policy Framework (2019) and Policy CP 4 of the Breckland Core Strategy and Development Control Policies Development Plan Document (2009).

16

Non-standard highways condition

Prior to the first occupation of the development hereby permitted visibility splays measuring

2.4 metres x 59 metres shall be provided to each side of the access where it meets the highway. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

Reason for condition:-

In the interests of highway safety in accordance with paragraph 108(b) of the National Planning Policy Framework (2019) and Policy CP 4 of the Breckland Core Strategy and Development Control Policies Development Plan Document (2009).

17 Non-standard highways condition

Development shall not commence until a scheme detailing provision for on-site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

Reason for condition:-

In the interests of highway safety in accordance with paragraph 108(b) of the National Planning Policy Framework (2019) and Policy CP 4 of the Breckland Core Strategy and Development Control Policies Development Plan Document (2009).

18 Non-standard highways condition

Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise first agreed in writing until detailed drawings for the off-site highway improvement works as indicated on Drawing 4746/19/02 D have been submitted to and approved in writing by the Local Planning Authority.

Prior to the first occupation of any of the dwellings hereby permitted, the approved off-site highway improvement works shall be completed unless first otherwise agreed in writing with the Local Planning Authority.

Reason for condition:-

In the interests of highway safety in accordance with paragraph 108(b) of the National Planning Policy Framework (2019) and Policy CP 4 of the Breckland Core Strategy and Development Control Policies Development Plan Document (2009).

19 Non-standard highways condition

A. No works above slab level on any of the dwellings hereby approved, shall commence, unless or until an Interim Travel Plan shall be submitted to and approved by the Local Planning Authority.

B. No part of the development hereby permitted shall be occupied prior to implementation of the Interim Travel Plan referred to in Part A of this condition. During the first year of occupation an approved Full Travel Plan based on the Interim Travel Plan referred to in Part A of this condition shall be submitted to and approved in writing by the Local Planning Authority. The approved Full Travel Plan shall be implemented in accordance with the timetable and targets contained therein and shall continue to be implemented as long as any part of the development is occupied subject to approved modifications agreed by the Local Planning Authority as part of the annual review.

Reason for condition:-

To create a sustainable form of development in accordance with the National Planning

Policy Framework 2019, specifically paragraph 8 and 9.

20

Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- ii. loading and unloading of plant and materials
- ii. storage of plant and materials used in constructing the development
- iii. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- iv. wheel washing facilities
- v. measures to control the emission of dust and dirt during construction
- vi. a scheme for recycling/disposing of waste resulting from demolition and construction works
- vii. noise mitigation measures for piling, drilling and powered machinery

Reason for condition:

The details are required prior to the commencement of the development in the interests of the amenity of the area and to ensure a safe development from the outset of the development.

This condition will require to be discharged