



AGENDA

NOTE

WARD REPRESENTATIVES WISHING TO SPEAK ON A PARTICULAR APPLICATION ARE ASKED TO INFORM THE PLANNING USHER AT planningusher@breckland.gov.uk BY NO LATER THAN WEDNESDAY, 28 APRIL 2021

Committee - PLANNING COMMITTEE

Date & Time - WEDNESDAY, 5TH MAY, 2021 AT 1.00 pm

THIS MEETING WILL BE STREAMED LIVE VIA THE LINK BELOW AND WILL BE ACTIVATED AT THE START OF THE MEETING

<https://www.breckland.gov.uk/virtual-committee-meetings>

THE ORDER OF THE MEETING WILL NOT VARY. TO REDUCE WAITING TIMES EACH APPLICATION WILL BE HEARD AT AN ALLOTTED TIME (SEE TIME SLOTS BELOW)

VOTING:

If the first vote is lost in considering an application, a new proposal will be requested (eg a vote for approval, if lost, does not automatically mean “refused”). On a tied vote, the Chairman has a casting vote, if he/she wishes to use it. It is necessary for summary reasons for approvals or refusals to be identified in each case.

Democratic Services
Elizabeth House, Walpole Loke,
Dereham Norfolk, NR19 1EE
Date: Thursday, 22 April 2021

NB: some applications may overrun the allotted time slot due to any Wi-Fi issues that may occur, and/or the number of questions asked and the subsequent responses.

PLANNING POLICY NOTE

THE STRENGTH OF PLANNING POLICY IN DETERMINING PLANNING APPLICATIONS

The Planning process is set up, **IN THE PUBLIC INTEREST**, to protect the public from the unacceptable planning activities of private individuals and development companies. Planning is primarily concerned to deal with issues of land use and the way they affect the environment.

The Council's planning policy documents set the strategic context for development in the District, governing the decisions made on planning applications and what types of development are suitable for each area.

The National Planning Policy Framework sets an expectation that each Local Planning Authority (LPA) should produce a single Local Plan which sets out the strategic planning priorities for the District.

The Localism Act, introduced in 2011, also comes with a requirement that Local Authorities produce and justify their own housing targets rather than having to rely on the targets set out by the abolished Regional Spatial Strategy (East of England Plan).

The Breckland Local Plan was adopted on the 28th November 2019. It is a key document that guides development in the District over the next 20 years. This contains the Council's planning policies which must be consistent with the Government's National Planning Policy Framework (NPPF) and accompanying technical guidance. The full public scrutiny of the Council's proposals that has been carried out gives the Local Plan an exceptional weight when dealing with planning applications.

This shift towards a "Plan-led" planning system is a major feature of planning legislation. The Planning & Compulsory Purchase Act 2004, states that ***planning applications should be determined in accordance with the policies of the Plan, unless material considerations which are relevant to planning indicate otherwise.***

The NPPF states that the purpose of the planning system is to achieve sustainable development. The core planning principles contained within the NPPF are summarised as:

- To be genuinely plan led
- To drive and support sustainable economic development
- Seek high quality design
- Conserve and enhance the natural environment
- Encourage the effective use of land
- Conserve heritage assets

Unless there are special reasons to do otherwise, planning permissions "run with the land", and are NOT personal licences.

The factors to be used in determining applications will relate to the effect on the "public at large" and will NOT be those that refer to private interests.

Personal circumstances of applicants "will rarely" be an influencing factor, **and then, only** when the planning issues are "finely balanced".

THEREFORE we will:

- **acknowledge the strength of our policies,**
- **be consistent in the application of our policy, and**
- **if we need to adapt our policy, we should do it through the LDF process.**

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

LOCAL COUNCILS

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

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

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

PART A
ITEMS OPEN TO THE PUBLIC

| | <u>Page(s)</u> <u>herewith</u> |
|---|-----------------------------------|
| 1. <u>MINUTES</u> To confirm the minutes of the meeting held on 12 April 2021. | 5 - 8 |
| 2. <u>APOLOGIES & SUBSTITUTES</u> To receive apologies for absence. | |
| 3. <u>DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED</u> The duties to register, disclose and not to participate for the entire consideration of the matter, in respect of any matter in which a Member has a disclosable pecuniary interest are set out in Chapter 7 of the Localism Act 2011. Members are also required to withdraw from the meeting as stated in the Standing Orders of this Council. | |
| 4. <u>CHAIRMAN'S ANNOUNCEMENTS</u> | |
| 5. <u>REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA</u> To consider any requests from Ward Members, officers or applicants to defer an application included in this agenda, so as to save any unnecessary waiting by members of the public attending for such applications. | |
| 6. <u>URGENT BUSINESS</u> To note whether the Chairman proposes to accept any item as urgent business, pursuant to Section 100(B)(4)(b) of the Local Government Act 1972. | |
| 7. <u>LOCAL PLAN UPDATE (STANDING ITEM)</u> To receive an update. | |
| 8. <u>DEFERRED APPLICATIONS</u> To consider applications deferred at previous meetings including some, but not all, of those shown on the attached Schedule of Deferred Applications. | 9 - 10 |
| a) <u>Shipdham: Parfitt Nurseries, The Cricket Players, Old Post Office Street: Reference: 3PL/2020/0906/F at 1pm</u> Residential Development for 23 no. dwellings and associated car parking, garages, and associated public open space and highway improvements. This application was deferred at the Planning Committee meeting on 12th April to allow for further consultation with interested parties. | 11 - 31 |
| 9. <u>SCHEDULE OF PLANNING APPLICATIONS</u> To consider the Schedule of Planning Applications: | |

| | <u>Page(s)</u> <u>herewith</u> |
|--|-----------------------------------|
| <p>a) <u>Old Buckenham: Part of Anglian Water Drilling Unit Site, Abbey Road: Reference: 3PL/2021/0091/F at 1.30pm</u></p> <p>Erection of a 24.46m high radar tower and associated comms cabin (portakabin).</p> | 32 - 39 |
| <p>b) <u>Snetterton: Land at Chalk Lane: Reference: 3PL/2020/0780/F - THIS ITEM HAS SINCE BEEN DEFERRED</u></p> <p>The construction of an agricultural feed mill (Use Class B2) with ancillary offices and welfare facilities, creation of a new vehicular access and associated infrastructure including silos; engineering; landscaping; and ground works - this is an Environmental Impact Assessment Development.</p> | 40 - 68 |
| <p>c) <u>Watton: Land North of Norwich Road: Reference: 3PL/2021/0032/F - THIS ITEM HAS SINCE BEEN DEFERRED</u></p> <p>Development of single storey food store (Use Class E - retail) with associated car parking, and landscape works; and 45 dwellings (Class C3) with associated open space and highway infrastructure.</p> | 69 - 91 |
| <p>10. <u>APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE (FOR INFORMATION)</u></p> <p>Report of the Executive Director of Place.</p> <p><i>Members are requested to raise any questions at least two working days before the meeting to allow information to be provided to the Committee.</i></p> | 92 - 110 |
| <p>11. <u>APPEALS (FOR INFORMATION)</u></p> | 111 |

BRECKLAND COUNCIL

At a Meeting of the

PLANNING COMMITTEE

Held on Monday, 12 April 2021 at 1.00 pm

This meeting is in line with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

PRESENT

| | |
|--------------------------------------|---------------------|
| Cllr Nigel Wilkin (Chairman) | Cllr Helen Crane |
| Cllr Peter Wilkinson (Vice-Chairman) | Cllr Vera Dale |
| Cllr Roger Atterwill | Cllr Phillip Duigan |
| Cllr Claire Bowes | Cllr Keith Gilbert |
| Cllr Marion Chapman-Allen | Cllr Robert Kybird |
| Cllr Harry Clarke | Cllr Keith Martin |

In Attendance

| | |
|-----------------|--|
| Rebecca Collins | Head of Development Management |
| Michael Horn | Solicitor to the Council |
| Fiona Hunter | Principal Development Management Planner |
| Simon Wood | Director of Planning & Building Control |
| Rebecca Harris | Technical Support Officer |
| Teresa Smith | Democratic Services Team Leader |
| Julie Britton | Democratic Services Officer |

Minute Silence

Before the meeting commenced, and as a mark of respect, a minute's silence was held in memory of the recent passing of HRH Duke of Edinburgh.

36/21 MINUTES (AGENDA ITEM 1)

The Minutes of the meeting held on 15 March 2021 were agreed as a correct record.

37/21 APOLOGIES & SUBSTITUTES (AGENDA ITEM 2)

None.

38/21 DECLARATION OF INTEREST AND OF REPRESENTATIONS RECEIVED (AGENDA ITEM 3)

None.

39/21 CHAIRMAN'S ANNOUNCEMENTS (AGENDA ITEM 4)

None.

40/21 REQUESTS TO DEFER APPLICATIONS INCLUDED IN THIS AGENDA (AGENDA ITEM 5)

The following application at agenda item 9(c) was deferred due to a resident not being informed of the application:

Action By

Shipdham: Parfitt Nurseries, The Cricket Players, Old Post Office Street:
Reference: 3PL/2020/0906/F.

41/21 URGENT BUSINESS (AGENDA ITEM 6)

None.

42/21 LOCAL PLAN UPDATE (STANDING ITEM) (AGENDA ITEM 7)

At the previous meeting, Councillor Atterwill had asked for a short report in terms of the work being carried out in respect of the Local Plan. Simon Wood, the Director of Planning & Building Control provided Members with an update that would be circulated to Members after the meeting for information.

In summary, work was being undertaken with Old Buckenham, Saham Toney and Necton on Neighbourhood Planning.

The scope of the review for the Local Plan included working on timetables and ensuring that suitable resources were in place. The Rural Settlement Study would be updated shortly, and preparatory work was being carried out on the Model Design Guide, the implications on the Environment Bill and other planning consultations. The Statement of Community Involvement was being updated and initial work was being carried out on the Housing Needs Assessment.

Work was also being carried out with partner authorities including the Norfolk Strategic Planning Group. This Group consisted of other Districts, the County and other interested bodies, looking at Green Infrastructure Strategy that would have implications on the Local Plan as well as for development management. The Planning Team was actively involved in putting this together with other colleagues in other authorities. Climate Change and an Older Persons' Study was also being considered through this Group as well as the Planning Framework update that sought to inform the infrastructure report that the Team would be hoping to bring forward through the Council's Local Plan forming part of the Duty to Cooperate.

The Planning Team was also part of the 5G Study Group.

Other work streams that the Planning Policy Team was involved with included the Brownfield Land Register, working with colleagues in Housing in respect of the affordable Housing supplementary document as well as clarifying Policy ENV04 of the Local Plan in respect of open space. Attleborough was being advised of their Design Guide and the Team was also working with Natural England on Great Crested Newts and the brief on the new District Licensing Scheme. Planning also fed into the work of Water Resources East and was also actively working with Highways England and the County on the Norwich Western link road as well as the A47 dualling work which was now with the national case work organisation at the Planning Inspectorate.

The Team was also involved in consultations in respect of the Greater Norwich Local Plan, the National Model Design Codes, the changes to the National Planning Policy Framework and to the New Homes Bonus.

Work had now started on Housing Monitoring and the 5 Year Housing Land Supply updates to enable the Team to update its Annual Monitoring reports.

Members were then invited to ask questions; however, Members were also

Action By

invited to submit questions to the Director of Planning & Building Control after the meeting.

Councillor Atterwill thanked the Director of Planning & Building Control for sending him the list of workstreams earlier, he would look at this in more depth as he was sure there would be more questions to ask. His main interest was in the timetable and the resources element in respect of the Local Plan, and he looked forward to receiving further information on these matters moving forward.

Councillor Gilbert asked the Director of Planning & Building Control if he anticipated that the Local Plan work would be completed on time for the deadline in November. In response, the Director of Planning & Building Control hesitated to answer this question purely on the basis that he did not know. The work the Team was doing on the timetabling and the resources would inform that view. Currently, various options were being considered to address this particular policy within the Local Plan and he hoped that within the next 4 to 6 weeks he would be able to be more definitive in terms of responding to that particular question.

Vice-Chairman in the Chair

Due to the Chairman experiencing some IT issues, the Vice-Chairman took over the meeting at this stage.

43/21 DEFERRED APPLICATIONS (AGENDA ITEM 8)

The Schedule of Deferred Applications was noted.

44/21 SCHEDULE OF PLANNING APPLICATIONS (AGENDA ITEM 9)

The Schedule of Applications was determined as follows:

- a) Garboldisham: Land West of Hopton Road: Reference: 3PL/2020/0544/O - 1pm

Outline planning permission with details of access only for 10 dwellings, garages, parking and turning; and highways access.

Consideration was given to the report presented by Fiona Hunter, Principal Development Management Planner.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

A representation was made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Applicant's Agent: Sarah Roberts (Roberts Molloy Architects)

DECISION: Members voted 8 x 3 for refusal in support of the Officer's recommendation.

- b) Garboldisham: Land West of Hopton Road: Reference: 3PL/2020/0559/F - 1pm

Erection of Modern Earth Block dwelling with garage, parking & turning; 1no. Highways Access.

Action By

Consideration was given to the report presented by Fiona Hunter, Principal Development Management Planner.

Members considered the matter and fully explored the details of the application in light of prevailing policies and guidance.

A representation was made in respect of the application in accordance with the Council's scheme of public speaking at Planning Committee meetings:

Applicant's Agent: Sarah Roberts (Roberts Molloy Architects)

DECISION: Members voted 10 x 1 for refusal in support of the Officer's recommendation.

- c) Shipdham: Parfitt Nurseries, The Cricket Players, Old Post Office Street:
Reference: 3PL/2020/0906/F - 1.30pm

This application had been deferred (see Minute No. 40/21 above).

Chairman in the Chair

45/21 APPLICATIONS DETERMINED BY THE EXECUTIVE DIRECTOR OF PLACE
(AGENDA ITEM 10)

Noted.

46/21 APPEALS (FOR INFORMATION) (AGENDA ITEM 11)

Referring to the Dumpling Green appeal that had been dismissed, Councillor Atterwill asked the Director of Planning & Building Control if any lessons had been learnt bearing in mind that it had been a very controversial application at the time.

The Director of Planning & Building Control had not had the opportunity to consider the outcome and would need to go through this decision with his Team in more detail. He was conscious that the application had been refused by Members, contrary to the Officer's recommendation of approval and felt that where relevant lessons would be learnt and brought forward in future decision making.

The Chairman believed that this site would not disappear and become a wildflower meadow but believed there would be a better scheme submitted for this site in the near future.

The meeting closed at 2.00 pm

CHAIRMAN

BRECKLAND COUNCIL**DEVELOPMENT CONTROL COMMITTEE – 5 May 2021: SCHEDULE OF DEFERRED APPLICATIONS**

| REFERENCE AND DETAILS OF APPLICATIONS | MEETING FIRST REPORTED TO | RECOMMENDATION | REASON FOR DEFERMENT | DATE EXPECTED TO RETURN TO COMMITTEE |
|---|----------------------------------|-----------------------|--|---|
| 3PL/2018/1150/F: Attleborough: Land off Long Street: Residential dwelling on existing agricultural unit to provide housing for Farm Manager | 24/06/2019 | Refusal | To allow the applicant the opportunity to change the design | tbc |
| 3PL/2019/1444/O: Banham: Mill Road: Two detached two storey dwellings | 09/03/2020 | Refusal | To allow the applicant and Agent to address the comments made by Members in respect of cutting back the hedgerow to improve the visibility splay for highway safety. To submit revised plans to show the two driveways amalgamated into one – one access; and Norfolk County Council Highways to be re-consulted. | tbc |
| 3PL/2019/1408/F: Banham: Heath Road: Change of use from smallholding to leisure, erection of four holiday let eco lodges and a natural swimming pond | 03/08/2020 | Refusal | This application had been deferred prior to the meeting to enable the applicant to submit further information. | tbc |
| 3PL/2019/1076/O: Harling: Land north of Kenninghall Road and south of Quidenham Road: Outline planning application with all matters reserved except access for redevelopment of the site for 85 no. residential dwellings with new access point, associated landscaping and open space. | 10/02/2020 | Approval | Deferred at the request of the applicant. This application was considered by planning committee on 10th February 2020 and was resolved to be allowed as recommended. This application is brought back | tbc |

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE – 5 May 2021: SCHEDULE OF DEFERRED APPLICATIONS

| REFERENCE AND DETAILS OF APPLICATIONS | MEETING FIRST REPORTED TO | RECOMMENDATION | REASON FOR DEFERMENT | DATE EXPECTED TO RETURN TO COMMITTEE |
|--|----------------------------------|-----------------------|---|---|
| | | | to committee as the applicant is now offering 17.6% affordable housing equating to 15 units | |
| 3PL/2020/0906/F: Shipdham: The Cricket Players, Old Post Office Street: Residential development for 23 no. dwellings and associated car parking and garages and associated public open space and highway improvements. | 12/04/2021 | Approval | Deferred due to one resident not being informed of application | tbc |

| | | |
|-------------------|---|--|
| ITEM: | | RECOMMENDATION: APPROVAL |
| REF NO: | 3PL/2020/0906/F | CASE OFFICER Chris Hobson |
| LOCATION: | SHIPDHAM Parfitt Nurseries The Cricket Players, Old Post Office Stree | APPNTYPE: Full POLICY: In Settlemnt Bndry CONS AREA: N LB GRADE: N TPO: N |
| APPLICANT: | T & P Developments Ltd c/o DFAL 35 Whiffler Road | |
| AGENT: | David Futter Associates Ltd Arkitech House 35 Whiffler Road Norwich | |
| PROPOSAL: | Residential Development for 23 no. dwellings and associated car parking and garages, and associated public open space and highway improvements. | |

DEFERRED REASON

The application was deferred at Planning Committee on 12th April to allow for further consultation with interested parties.

REASON FOR COMMITTEE CONSIDERATION

The application is locally significant and has received a significant number of representations and a recent application was refused at Planning Committee.

KEY ISSUES

The application has been called in to be determined by Planning Committee by Ward Member in light of the public interest, the previous refusal due to highway concerns and that the viability issues need full consideration.

Principle of development
Design, character and appearance of the area
Access and highway impact
Impact on amenity
Heritage/Archaeological Considerations
Drainage/Flood Risk
Landscape / Ecological Implications
Viability - Planning Obligations Affordable Housing,
Other Matters -Contamination.

DESCRIPTION OF DEVELOPMENT

Full planning permission is sought to construct 23 dwellings within the application site. Access would be onto Old Post Office Street. A central estate road, roughly T shaped, would serve the development. 2 dwellings

would front Old Post Office Street with a cul-de-sac arrangement further into the site. Parking would be provided by private garaging and driveways. Each dwelling would be served by individual areas of private amenity space and garages and parking spaces.

A mix of dwelling types would be provided to include detached, semi-detached and a short run of terraces.

House Type A (x4) - Two storey detached dwellings (3 bedrooms), GIA 104 m2, with a gabled roof and finished in brick with a pantile roof.

House Type B (x3) - Two storey detached dwellings (4 bedrooms), GIA 150 m2, with a pantiled gabled roof. The house would be finished in brick with a rendered front gable feature.

House Type C (x1) Single storey bungalow (2 bedrooms), GIA 92 m2, finished in brick with a pantiled gable roof.

House Type D (x4) - Two storey semi-detached dwellings (3 bedrooms), GIA 87 m2, finished in brick with a pantile roof.

House Type E (x1) Detached two storey dwellings (4 bedrooms), GIA 150 m2, brick and pantile finish with two storey rendered, front gable feature.

House Type F (x1) Two storey detached dwellings, (4 bedrooms), finished in brick and pantile with front projecting gable, gabled roof with a GIA of 186 m2.

House Type G (x5) Two bedroom, two storey semi-detached & 3 unit terrace with a pantiled gable roof and brickwork finish.

House Types H & J (x4) - Semi-detached, House Type H with rendered gable, pair of two storey gabled dwellings (2 and 3 bedrooms GIA 72m2 and 93m2).

SITE AND LOCATION

The application site extends to approximately 1.1 hectares and is a former nursery site on the edge of the village of Shipdham, now allocated in the Local Plan for residential development. The site is at the southeastern end of the village, on Old Post Office Street, and is bounded to the north and east by existing housing. There are open fields to the south and west. The plot is no longer in use and contains an abandoned nursery building and associated areas of grass previously used for planting. A single point of access provides entry/egress to Old Post Office Street.

The site is within the settlement boundary of Shipdham, which is designated in the Local Plan as a Local Service Centre village. The village includes a number of listed buildings and has an extensive conservation area.

The application site is an allocated housing site within the adopted Breckland Local Plan for at least 23 dwellings (Shipdham Housing Allocation 1). The site, as detailed in the planning history, has also been the subject of previous applications for residential development, and outline planning permission was previously granted in May 2017 for 23 dwellings (3PL/2015/1267/O) but has since lapsed.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2017/0864/F - Residential Development for 23 no. dwellings and associated car parking and garages - Refused for the following reason:

"The proposed development would have an unacceptable impact on highway safety as a result of the design of the following highway junctions and their use by large agricultural vehicles, lorries and HGV's, Junction A (Old Post Office Street and Watton Road (A1075)) and Junction B (Bradenham Road and Watton Road (A1075), which would need to cross the highway onto the opposite side to turn into Watton Road. The proposed development would therefore be contrary to policies CP4 of the Adopted Core Strategy and Development Control Policies DPD, policies TR02 and COM01(m) of the emerging Breckland Local Plan, and paragraphs 108 and 109 of the NPPF."

3PL/2015/1267/O - The Cricket Players, Old Post Office Street - Residential development for 23no. dwellings - Approved May 2017.

3PL/2014/1073/O - 14 dwellings on part of the site within the development boundary - Refused March 2015.

3PL/2011/0292/O - Development of 30 dwellings - Refused June 2011.

POLICY CONSIDERATIONS

The following policies of the Breckland Local Plan, 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

| | |
|-------|---|
| COM01 | Design |
| COM03 | Protection of Amenity |
| ENV02 | Biodiversity protection and enhancement |
| ENV03 | The Brecks Protected Habitats & Species |
| ENV04 | Open Space, Sport & Recreation |
| ENV05 | Protection and Enhancement of the Landscape |
| ENV06 | Trees, Hedgerows and Development |
| ENV07 | Designated Heritage Assets |
| ENV08 | Non-Designated Heritage Assets |
| ENV09 | Flood Risk & Surface Water Drainage |
| GEN01 | Sustainable Development in Breckland |
| GEN02 | Promoting High Quality Design |
| GEN03 | Settlement Hierarchy |
| GEN05 | Settlement Boundaries |
| HOU01 | Development Requirements (Minimum) |
| HOU02 | Level and Location of Growth |
| HOU06 | Principle of New Housing |

| | |
|-------|---|
| HOU07 | Affordable Housing |
| HOU10 | Technical Design Standards for New Homes |
| INF02 | Developer Contributions |
| LBC | Planning(Listed Building & Conservation Areas) Act 1990 |
| NPPF | National Planning Policy Framework |
| NPPG | National Planning Practice Guidance |
| SRA1 | Shipdham Residential Allocation 1 Old Nursery, Land behind Old Post Office Street (LP002) |
| TR01 | Sustainable Transport Network |
| TR02 | Transport Requirements |

OBLIGATIONS/CIL

Following consultation, the following contributions are recommended and agreed by the applicant, and should be secured through the signing of the section 106 agreement if planning permission is granted:

- 2 affordable units (9%);
- Viability Review Clause with claw back mechanism;
- Open space provision on site and provisions for its ongoing maintenance;
- Education contribution as per NCC Infrastructure response;
- Library service contribution as per NCC Infrastructure response.

CONSULTATIONS

SHIPDHAM P C

Object to application. The proposal of the 4 pedestrian crossings are too many, especially two on the main A1075 and turning left from A1075 onto Bradenham Road junction. The application appears to over engineer a solution to a problem of its own making that is the number of houses planned for the plot. We are concerned that this application offers nothing for the community of Shipdham and everything for the developer and landowner. We agree with the principle of development on this site it has been earmarked for development since 2005, and is integral to the Local Plan and the earlier LDF. But a development of this scale should make provision and recompense to the community in which this is located. We cannot support as a Parish, and as a district, the imposition of a significant development which will adversely impact the local community where no benefits accrue to that community on the grounds of economic hardship.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objections subject to conditions.

CONTAMINATED LAND OFFICER

No objections subject to conditions. The developer is responsible for ensuring that there have been no new sources of contamination on and off-site since the report was first submitted and that all potential risks are considered.

ENVIRONMENT AGENCY

No objections.

ANGLIAN WATER SERVICE

No objections subject to conditions.

CRIME REDUCTION & ARCHITECTURAL LIAISON OFFICER

I have no concerns regarding layout with the application.

Boundary Dwellings - It is important that the boundary between public and private areas is clearly indicated. I cannot see from the plans the detail on the boundaries intended for below plots of 3 and 6. Defensive space is important to prevent accidental contact with the dwelling, particularly adjacent amenity spaces. Consider a buffer zone using either 1.2m railings or a 1m mature hedge.

Car Parking - From a crime prevention perspective the car parking on site has been provided in garages or within the dwelling boundary which is supported.

OBLIGATIONS OFFICER, NORFOLK COUNTY COUNCIL

There would be insufficient capacity at Thomas Bullock CE Primary Academy. Therefore, Norfolk County Council will seek Education contributions for primary school provision as follows:

-Thomas Bullock CE Primary Academy (6 x £14,022 = £84,132)

The contributions will be used to contribute towards the provision or enhancement of educational facilities required as a consequence of the Development.

A development of 23 dwellings would place increased pressure on the existing library service particularly in relation to library stock, such as books and information technology. This stock is required to increase the capacity of the library. It has been calculated that a development of this scale would require a total contribution of 1,725 (i.e. 75 per dwelling).

Fire hydrant provision would be required on site.

FLOOD & WATER MANAGEMENT TEAM

The LLFA appreciate that the proposed surface water drainage system has been designed to contain the volume of rainfall generated from a 1% Annual Exceedance Probability event (plus an additional allowance of 40% for further climatic change) together with discharging this runoff to the wider watercourse network at QBAR. However, due to the need for more information and updated drainage strategy we maintain our objection to this planning application in the absence of an acceptable Drainage Strategy and/or supporting information relating to:

- A Sustainable Drainage Scheme (SUDS) has not been proposed. A traditional sewer pipe network with additional attenuation has been proposed. There is no clear evidence why SuDS are inappropriate at this location.

- Sufficient water quality parameters do not appear to have been met by the proposed system. It is unclear how surface water runoff from the main estate carriageway will suitably be cleansed prior to its discharge to the wider watercourse environment.

Officer Note: Updated response to the additional information submitted is awaited and will be reported to members.

HOUSING ENABLING OFFICER

At present a 25% provision is required on sites capable of accommodating 10 or more dwellings and/or 0.5ha. This is then further split into 70% being made available for rent and 30% for shared ownership, shared equity or any other intermediate product that meets the intermediate definition within NPPF, meets an identified need in the District and is agreed by the Council. In an application where there are 23 units, such

as this application, it would normally be expected that 5.75 being made up of 5 units a commuted sum of 37,500 would also be payable, this being calculated as 75% of the standard 50,000 per equivalent dwelling, to discharge the fraction 0.75 unit requirement. It is noted no affordable housing is proposed and a viability study provided with the application. Confirmation by viability contractor is required to determine what if any Affordable Housing can be provided. If an independent open book review of the viability determines that it is not viable to provide the policy requirement, a clawback provision will be required as part of the S106 agreement. This will ensure that, should the scheme not be completed within three years from date of planning approval, half of any profits in excess of the percentage stated in the independent review shall be paid as a commuted sum to provide affordable housing in the district, up to an amount where the scheme has made the equivalent of a policy compliant affordable housing contribution. House types H and J will need to be amended to meet NDSS space standards.

Officer Note: Discussion of the development viability and affordable housing provision is discussed in further detail elsewhere in this report. Following review by CP Viability on behalf of the Council and the submission of further viability evidence by the applicants, the Housing Enabling Team have raised no objections to the provision of 2 affordable units on site, to be secured by Section 106 Agreement. The proposed house types H and J have been amended in order to meet the minimum floor space standards set out in the NDSS.

NORFOLK RIVERS INTERNAL DRAINAGE BOARD

I note that the applicant intends to discharge surface water to a watercourse within the watershed catchment of the Boards IDD. We request that this discharge is facilitated in line with the Non-Statutory technical standards for sustainable drainage systems (SuDS), specifically S2 and S4. Resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible.

TREE AND COUNTRYSIDE CONSULTANT

No objections subject to conditions. The supplied tree surveys demonstrates that trees within the development site are of low value and should not be seen as a constraint upon the proposed development. A landscaping plan to include replacement trees should be provided.

HISTORIC BUILDINGS CONSULTANT

No objection in broad terms of principle from an historic built environment perspective as the application site is separated from any non designated or designated heritage assets. The site is however in a prominent location and readily visible from the public realm. It is recommended therefore that the applicant refers to the National Design Guide as a point of reference to ensure that any development here is an appropriate response to context.

HISTORIC ENVIRONMENT SERVICE

No Comments Received

ECOLOGICAL AND BIODIVERSITY CONSULTANT

No Comments Received

ENVIRONMENTAL HEALTH OFFICERS

No Comments Received

REPRESENTATIONS

The application has been publicised by letters sent to neighbouring properties, site notice and notice in the local press. The Council has received representations from in excess of 39 separate individuals raising objections for the following reasons:

- Road network is already very busy and infrastructure not adequate for size of proposed development.
- Existing road network including Old Post Office Street is unsafe.

- Harm caused to highway safety from proposed unsafe highway access and arrangements.
- Over development of site and too much development in Shipdham.
- Additional off site parking.
- Site partly outside settlement boundary.
- Impact on surrounding house prices.
- Proposals would drain to private land and pond which already experiences flooding.
- Inadequate notification.
- Development is not needed and is greed on behalf of applicants.
- Proposed road improvements do not solve the existing problems, are unsafe for large and long vehicles and would be detrimental to highway safety.
- Proposed access arrangements are not safe for pedestrians.
- The A1075 already experiences flooding and the proposals would increase the flooding on the main road and private gardens.
- The ditch network proposed to drain water from the site is not adequate and is in private ownership.

ASSESSMENT NOTES

1.1 Principle of the Development

1.1 As noted above, the site has been the subject of a number of planning applications and as detailed in the planning history, outline permission was previously granted in 2017 to develop this site for 23 dwellings but has since lapsed. More recently the site has been allocated within the adopted Breckland Local Plan for residential development of at least 23 dwellings. The Local Plan designates Shipdham as a local service centre and the application site would deliver the identified growth required for the village. This is in recognition of local service and facilities within the village, including local employment opportunities. Therefore, the principle of residential development of the type and scale proposed has been established and accords with the development plan. The following sections of the report will consider the proposals against the series of criteria within the Allocation policy.

1.2 The provision of housing to meet local needs is identified as a key component of sustainable development and in this respect the NPPF seeks to boost significantly the supply of housing. The NPPF also encourages the location of rural housing where there is access to alternative modes of transport other than the private car and where it will enhance or maintain the vitality of rural communities. The site meets these requirements and therefore the principle of housing is appropriate.

1.3 Furthermore relatively good transport links exist to other higher order settlements. The NPPF advises that developments generating significant amounts of traffic should be located where the need to travel will be minimised and the use of sustainable transport modes can be maximised, and where there is access to high quality public transport facilities, recognising that this will differ between rural and more urban areas. It is considered that sustainable transport options, although moderate, do exist providing links to higher order settlements.

1.4 The NPPF also seeks, at Paragraph 78, to locate rural housing where it will enhance and maintain the vitality of rural settlements. The NPPF also encourages the avoidance of isolated homes in the countryside. This scheme would help maintain the local services that exist in the village including a number of local businesses. Reasonable alternative transport modes exist and services in neighbouring settlements would benefit. Furthermore this scheme, adjacent to the village settlement boundary, will avoid isolated homes in the countryside, in the provision of rural housing.

1.5 There are moderate economic benefits in the short term including economic activity which would be generated during the construction/disposal phase of development. When considered in conjunction with other approved developments the overall contribution to the local economy would not be inconsequential. Longer term economic benefits would emerge for the village and further afield with the creation of new households.

2.0 Access and Highway Safety Considerations

2.1 Policies TR01 and TR02 of the Local Plan seek to promote sustainable transport. Policy TR01 requires development to minimise the need to travel; promote opportunities for sustainable transport modes; not adversely impact on the operation or safety of the strategic road network; improve accessibility to services; and support the transition to a low carbon future. Policy TR02 requires development to integrate into existing transport networks; mitigate highways impacts; protect and enhance access to public rights of way; provide safe, suitable and convenient access for all users, including appropriate parking; and avoid inappropriate traffic generation and do not compromise highway safety.

2.2 The previous application 3PL/2017/0864/F was refused due to concerns in relation to highway safety on the surrounding highway network. There have been ongoing consultations between the applicant, Norfolk County Council Highways Authority and the local community following the previous refusal of application 3PL/2017/0864/F in 2019. The applicants have instructed a highways consultant to assist in the revised scheme. The amended scheme includes amended site access layout and a number of off site highway improvements. The Highway Authority have, as in previous applications, raised no objections to the proposed development. The existing alignment and access for residents along Old Post Office street is retained and the proposals now provide for a number of improvements to the existing road layout. As a result the proposals comply with criteria 1 within the housing allocation policy for the site.

2.3 Local representations have continued to raise objections due to the layout of the proposed site access, the proposed road arrangements and the potential impacts on the wider local road network. The applicants have submitted a series of drawings showing the movement paths of a variety of vehicles including articulated lorries, HGV's, combines and tractors and trailers using the improved Bridgham and Watton Road junction. These have been reviewed by the Highways Authority and demonstrate that a variety of agricultural and industrial related vehicles would be able to manoeuvre in a safe manner. The NPPF advises applications should only be refused on highways capacity grounds were the impact would be severe. In this instance it is not considered to be the case as shown by the Highways Authority not objecting to the application.

2.4 The proposals would provide a number of off site highway improvements, including a new 20mph speed restricted zone along Old Post Office Street; safer realignment of the Watton Road and Bridgham Road junction; a new gateway feature into the village to slow speed of vehicles approaching from Watton; additional signage; and additional footpaths and pedestrian crossings.

2.5 Having regard to the above, the proposals comply with the requirements of the site allocation policy, and Policies TR01 and TR02 of the Breckland Local Plan and the policy principles set out within the NPPF.

3.0 Design, Landscape, Character and Appearance of the Area

3.1 Policies GEN02 and COM01 of the adopted Local Plan (2019) and section 12 of the NPPF support high quality design. Policy HOU6 of the Breckland Local Plan (adopted) also states that the "design and layout will optimise the density of the development to a level which is appropriate and justified for the locality"

3.2 The NPPF highlights in paragraph 126 that "The creation of high quality buildings and places is

fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

3.3 Paragraph 64 further states that "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions". It should embrace opportunities to enhance the character and appearance of an area and contribute to creating a sense of local distinctiveness.

3.4 The site is within the Central Breckland Plateau as identified in the 2007 Landscape Character Assessment (LCA). Key sensitivities include open skylines and long views from the elevated road network. There is a desire to conserve woodlands and historic hedge lines. Settlement edge development should preserve historic settings and take into account the open elevated landscape and associated views.

3.5 As detailed within the outline application the development of the site would be seen in the context of existing development on Old Post Office Street and built form would not extend excessively into the surrounding landscape, half the site being within the settlement boundary. The proposed finishes and development styles, two storey/single storey detached/semi-detached, would be commensurate with the existing pattern of development.

3.6 Whilst a density of 23 dph is considered higher than adjoining development, the site allocation Policy requires the site to deliver at least 23 dwellings. Furthermore the supply of housing should be optimised on appropriate and sustainable sites for development such as this. The proposed density and impact on the character of the area is considered acceptable. The site would not appear overdeveloped or cramped and each property is served by a suitable level of private amenity space. The site would be seen within the context of existing development and whilst the inevitable change in character will have some impact the low set nature of the site will ensure any impact would be localised. Any moderate impact on the character of the area is outweighed by the significant and demonstrable benefits of the development.

3.7 As would be expected at this site, the proposed materials palette references red brick and pantile elements in the finishes. This is in keeping with the predominant materials finish in the immediate area. Furthermore the general mix of two storey/single storey detached/semi-detached is in general keeping with the character of the immediate area and wider village. A sufficient mix is included to offer some variety. The overall scale and massing is also generally in keeping with the local character.

3.8 The site plan demonstrates suitable levels of private amenity space, parking and the incumbent ancillary requirements such as adequate access and turning facilities. The development would provide continuity in the street frontage. The layout retains dwellings fronting on to roads and areas of open space are provided with good natural surveillance, a valuable element of all small housing developments. The space is useable and accessible for all residents. The constabulary's Liaison Officer in relation to designing out crime advises that the layout is relatively suitable, avoiding alleyways and other characteristics which can encourage crime and or result in an unsafe layout. The general layout is considered acceptable.

3.9 As individually designed dwellings, the houses will be a modernised version of typical red brick family homes. As detailed the mix in styles will provide some level of variety, but the use of good quality materials, something that can be secured by condition, will ensure a development that would assimilate into the existing housing stock of Shipdham. As a result the proposals are considered to comply with criteria 2 of the Site Allocation Policy. The design and layout raises no significant issues and is general compliance with policies GEN02 and COM01 of the Breckland Local Plan (adopted).

4.0 Residential Amenity

4.1 Policy COM03 of the Breckland Local Plan (adopted) seeks all new development to protect the amenity of the area, neighbouring and future occupants.

4.2 The proposed development would provide a relatively spacious development served by appropriate levels of both public and private amenity space for future residents. Whilst some concern has been raised about potential impacts on existing residents, adjoining properties are served by spacious rear gardens and this ensures that the proposed development would not appear un-neighbourly or result in excessive losses of outlook from existing houses or rear amenity areas. Whilst there will be an increase in noise from the general comings and goings from the new development, this should not detract significantly from the overall pleasant village feel which is a positive selling point of most village settlements.

4.3 The scheme includes a sewage pumping station which can often be a source of nuisance for neighbouring residents. On this issue the Environmental Health section are content that there would be no significant impacts, and a suitable condition agreeing details of the system and measures to control noise and smells is deemed necessary.

4.4 It is noted that house types B and H include first floor windows in the flank elevations to serve bedrooms. Whilst care should be taken to avoid future issues of overlooking, the windows adjoin private driveways serving the dwellings and although there is the potential for overlooking of adjoining plots any impact would not be, on balance, to an unacceptable level. The proposed development is in generally compliance with policy COM03 of the Breckland Local Plan (adopted).

5.0 Housing Mix, Tenure and Viability

5.1 The development proposes 23 dwellings including 21 market and two affordable homes of predominantly two and three bedrooms. The application proposes a good mix of type, size of dwellings including a detached, semi-detached, a short terrace formats, some properties with large gardens, smaller gardens and ranging from two bedrooms through to four bedroom dwellings. Overall the proposals provide a good balance and would assist in meeting the needs of a range of households and accord with the latest SHMA which seeks to secure predominantly 3 bedroom units for the whole of Breckland.

5.2 With respect to the provision of affordable homes, policy HOU07 of the Breckland Local Plan (adopted) requires the provision of 25% Affordable Housing on residential sites of this size. The applicant has submitted a viability appraisal of the development and consider that the scheme cannot viably provide for any affordable housing. The council has had the findings independently appraised on their behalf by CP Viability who conclude that a scheme which provides between 2-3 affordable units would be viable. Following further evidence submitted by the applicants viability consultants CP Viability have recommended that the provision of 2 affordable dwellings would be an acceptable level. The applicant has since agreed to provide 2 affordable homes on site in addition to financial contributions totalling £92,349 towards local education and library facilities.

5.3 The Council's Housing Enabling Team have reviewed the position and raised no objections to the provision of 2 affordable dwellings on site. These are to be secured via a Section 106 Agreement which would include a claw back mechanism to ensure that if the scheme does become more viable then a financial contribution is secured towards affordable housing provision off site.

5.4 With regards to the requirements of policy HOU10 the proposed dwellings would all meet the necessary Nationally Described Space Standards. Accordingly the size and type of homes are considered to be

acceptable.

6.0 Planning Obligations / Infrastructure Requirements and Viability

6.1 The proposed dwellings will result in increased demand on local services and facilities. As detailed above the response from Norfolk County Council suggests contributions under Section 106 of the Town and Country Planning Act 1990. Any contributions requested must meet the tests in that they are necessary to make the development acceptable in planning terms; are directly related to the development; and fair and reasonably relate in scale and kind to the proposed development. The request for education contributions, in this case at the Thomas Bullock CE Primary Academy, is a common enough expense generated by a new development and meets the tests. In addition, the requested financial contribution towards local library facilities is also deemed appropriate. The contributions towards a fire hydrant are to be secured by condition.

6.2 Policy ENV04 of the Local Plan requires for a proposal of this number of units and mix to provide outdoor open space, including on site childrens play and recreational provision. The proposed scheme provides for on-site public open space in the form of two small areas of open space which provide opportunities for informal childrens play and amenity space. The proposals provide approximately 390 m2 of public open space on site, which is well below the amount of on site open space required in Policy ENV04 of 1,446m2. As such the proposals would not comply with the requirements of Policy ENV04 of the Breckland Local Plan.

6.3 However, noting the size and shape of the site, the requirements in the site allocation policy to provide for at least 23 dwellings it is not considered that a scheme providing any significantly greater amount of on site open space would be achievable whilst meeting other policy objectives. In such circumstances policy ENV04 does allow for the provision of a financial contribution to provide additional or improved facilities off site. However, in light of the viability position of the scheme it is noted that no further financial contributions could be secured without reducing or removing the provision towards either affordable housing, education or library facilities. The laying out, detailed specification and its ongoing maintenance would be secured in perpetuity through the legal agreement.

7.0 Flood Risk and Drainage Considerations

7.1 Policy ENV09 seeks to ensure that flood risk is not increased elsewhere as a result of development and where feasible development has a neutral or positive impact on surface water drainage and management.

7.2 The site is located in an area at very low risk of flooding from all sources including fluvial, surface water, ground water, reservoirs, and canals. The proposals are therefore not considered to be at any significant risk of flooding. Following objections and request for further information by the Lead Local Flood Authority (LLFA) with respect to the proposed surface water drainage strategy, the applicant has provided an updated Flood Risk Assessment and revised surface water drainage strategy which has been shared with the LLFA. An updated response from the LLFA is awaited. This response will be reported in due course to Planning Committee.

7.3 With regards to foul water provision, the application has been supported by a Flood Risk Assessment and Drainage Strategy which has included a Pre-Planning Assessment by Anglian Water. The proposals would connect to the existing main foul system and provide for a pumping station and connections. Anglian Water have confirmed that there is available capacity in the existing network and that the Shipdham - Carbrooke Road Waste Water Recycling Centre has sufficient capacity for the loads generated by the proposed development. As a result Anglian Water have subsequently raised no objections subject to conditions securing the provision of an approved foul water drainage scheme. The proposals therefore accord with criteria 5 of the Site Allocation policy of the Local Plan (adopted).

8.0 Ecological Implications

8.1 Both policy ENV02 of the Local Plan and the guidance contained within section 15 of the NPPF require that development should contribute to a net gain in biodiversity with an emphasis on improving ecological networks and linkages where possible.

8.2 A Protected Habitat and Species Survey has been submitted in support of this application (Anglian Ecology, June 2015). This concludes that there are minimal ecological constraints despite the field/grassland nature of the site. NCC Ecologists advise that should the Council be minded to approve this development they recommend that a Biodiversity Method Statement and details of ecological enhancements are submitted to and approved prior to development commencing. Conditions have also been recommended to prevent vegetation clearance in the bird nesting season and ensure any lighting that is erected is designed to minimise light pollution and impacts on wildlife. The application can be conditioned accordingly and would therefore accord with the above policies of the Local Plan.

9.0 Tree / Landscape Features

9.1 Policy ENV06 of the Breckland Local Plan requires existing trees and hedgerows should be retained and integrated into proposed development. The proposals would retain existing hedgerows to the north and eastern boundaries of the site, in accordance with policy ENV06 and criteria 3 of the Site Allocation policy.

9.2 The site does not contain any trees of significant arboricultural value and the Council's Tree Officer has not raised objections subject to conditions. The applicants have submitted an Arboricultural Method Statement to address the concerns of the Tree Officer with respect to impacts of the proposed off site highway improvement works on nearby mature trees. As a result, the proposals are not considered to have any significant impacts on important tree and landscape features and would accord with policy ENV06 of the Breckland Local Plan (adopted).

10.0 Historic Environment

10.1 Section 66(1) of the Planning (Listed Building and Conservation Areas Act) 1990 (as amended) states that the Local Planning Authority "shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

10.2 Paragraph 192 of the NPPF states that when determining applications LPA's should take account of, "a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness."

10.3 The site has archaeological potential as confirmed by NCC Environment Services, whom have not raised an objection subject to a condition for further investigation. With regards to the impacts on designated and non-designated heritage assets in the surrounding area, given the separation distance, intervening vegetation and buildings it is not considered that the proposed development would have an adverse impact on the character and appearance of the Conservation Area. Accordingly the proposed development is considered to accord with policies ENV07 and ENV08 and with criteria 6 of the Site Allocation policy of the Breckland Local Plan (adopted).

11.0 Ground Conditions / Contamination

11.1 The proposed development does not raise any significant concerns in relation to potential contamination. Conditions regarding ground gas, remediation and unexpected contamination are deemed reasonable and necessary. The scheme is in accordance with policy COM03 of the Breckland Local Plan (adopted).

12.0 Third Party Representations

12.1 It is considered the majority of third party representations have been addressed as part of the assessment undertaken above. Comments have been received regarding the amount of development in Shipdham and the level of services and infrastructure available in the village, however the village is a Local Service Centre and has been deemed appropriate for housing growth in the adopted Local Plan. Indeed the site is allocated for the amount of development proposed and the proposals are considered to strike a reasonable balance in optimising the site and retaining the village character of Shipdham.

13.0 Conclusion and Recommendation

13.1 The proposed scheme would deliver additional housing within the designated settlement boundary within the Breckland Local Plan (adopted) and on an allocated housing site. The proposals however do not comply with policy ENV04 of the Local Plan in a deficient provision of public open space. In this regard independent review of the viability of the proposals demonstrates that the scheme could not viably provide for off site contributions towards public open space without reducing or removing the provision of mitigation towards local education and library facilities or the provision of affordable housing. On balance it is considered that such other facilities should be given greater priority and accordingly contributions are sought towards local education, and library facilities and the provision of 2 affordable dwellings on site.

13.2 The proposals would respond favourably to the broad policies, objectives of the Local Plan and would deliver an allocated housing site which would make use of a site in a sustainable location with access to a good range of services and facilities provided within the Local Service Centre. As a result the proposals are in broad accordance with the policy guidance contained within the Breckland Local Plan (adopted), and the NPPF.

13.3 The proposed scheme is of appropriate design and is sensitive to its rural context and character of the village. Conditions are recommended to ensure appropriate mitigation and improvements are provided in respect of wildlife and nature conservation interests, trees and landscape features, highway infrastructure; surface water drainage. There are no outstanding objections from consultees and the scheme has been amended several times during the application to address the comments of consultees.

13.4 It is therefore recommended that permission is granted subject to no adverse comments being raised by the LLFA, and subject to conditions and following the execution of a suitable Section 106 Agreement to secure the planning obligations identified above.

CONDITIONS

1

Full Permission Time Limit (3 years)

The development must be begun not later than the expiration of THREE YEARS beginning with the date of this permission.

Reason for condition:-

As required by section 91 of the Town & Country Planning Act 1990 (as amended).

2 In accordance with submitted plans NEW 2017

The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.

Reason for condition:-

To ensure the satisfactory development of the site.

3 No dwelling shall be occupied until details of the proposed

Prior to first occupation of the development hereby approved, details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act (1980) or a Private Management and Maintenance Company has been established.

Reason for condition:-

To ensure safe, suitable and satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable standard in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

4 No works shall commence on the site until such time

Prior to the commencement of development, detailed plans of the roads, footways, cycleways, street lighting, foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved plans.

Reason for condition:-

This needs to be a pre-commencement condition to ensure fundamental elements of the development that cannot be retrospectively designed and built are planned for at the earliest possible stage in the development and therefore will not lead to expensive remedial action and adversely impact on the viability of the development in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

5 Prior to the construction/occupation of the final dwelling

Prior to the occupation of the final dwelling all works shall be carried out on roads/footways/cycleways/street lighting/foul and surface water sewers in accordance with the approved specification to the written satisfaction of the Local Planning Authority.

Reason for condition:-

To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

6 Before any dwelling/industrial unit is first occupied the

Prior to first occupation of the development hereby permitted the road(s)/footway(s)/cycleway(s) shall be constructed to binder course surfacing level from the dwelling/industrial unit to the adjoining County road in accordance with the details to be first submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

To ensure satisfactory development of the site in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

7 Prior to the first occupation/use of the development hereby

Prior to the first occupation of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan drawing Proposed Road Layout Drawing No. 19202-11 Rev H). The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.

Reason for condition:-

In the interests of highway safety in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

8 Notwithstanding the details indicated on the submitted

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 Proposed Road Layout Drawing No. 19202-11 Rev H) have been submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

9 Prior to the first occupation/use of the development hereby

Prior to the first occupation of the development hereby permitted the off-site highway improvement works (including Public Rights of Way works) referred to in condition 8 shall be completed to the written satisfaction of the Local Planning Authority.

Reason for condition:-

To ensure that the highway network is adequate to cater for the development proposed in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

10 External wall and roof materials to be agreed

Notwithstanding the details hereby submitted, no development shall commence above slab level until details of the external facing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. This shall include details of external wall, roof materials, details of window and door designs, materials and finish. The development shall be completed in accordance with the approved materials and specification.

Reason for condition:-

To enable the Local Planning Authority to control the colour, tone, texture and appearance of the materials used to ensure the satisfactory appearance of the development, as required by Policy GEN02, COM01 of the Breckland Local Plan (Adopted).

This condition will require to be discharged

11 Drainage condition

Prior to commencement of development, a detailed surface water drainage scheme incorporating the following measures shall be submitted to and approved in writing by the

Local Planning Authority. The scheme shall be developed in accordance with the submitted Flood Risk Assessment and Drainage Strategy Report (BHA Consulting, Document Ref: 2971, Version: V3, Dated: 12 March 2021) together with the SuDS & Surface Water Drainage Maintenance & Management Plan (BHA Consulting, Document Ref: 2971, Version: V3, Dated: 12 March 2021), and shall address the following matters:

I. Detailed designs, modelling calculations and plans of the proposed watercourse extension including Bio-retention area are submitted to and agreed by the Local Planning Authority.

II. II. Post development external ground levels are submitted demonstrating that finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding (including ordinary watercourses, SuDS features and within any proposed drainage scheme) and at least 150mm above ground level, whichever is the more precautionary.

III. III. Details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development. This will also include the ordinary watercourse and any structures such as culverts within the development boundary.

The approved scheme will be implemented prior to the first occupation of the development. Reason: To prevent flooding in accordance with National Planning Policy Framework paragraph 163 by ensuring the satisfactory management of local sources of flood risk and ensure there is no adverse impact from fluvial flooding on the development or an increased risk of flooding elsewhere. The details are required prior to the commencement of development because they have implications on the detailed design of the whole scheme and site layout and construction

12 Precise details of foul water disposal

Prior to any development commencing above ground level and the construction of any drainage systems on site, precise details of the means of foul water disposal shall be first 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 in accordance with Policies ENV09 and COM03 of the Breckland Local Plan (Adopted).

This condition will require to be discharged

13 Trees and hedges

No development shall commence on site until an updated Tree Protection Plan and Arboricultural method Statement have been submitted to and approved in writing by the Local Planning Authority. 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). No other operations shall commence on site in connection with the development until the tree protection works and any pre-emptive tree works required by the approved AIA or AMS have been carried out and all tree protection barriers are in place as indicated on the TPP.

The protective fencing shall be retained in a good and effective condition for the duration of the construction of the development and shall not be moved or removed, temporarily or otherwise, until all site works have been completed and all equipment, machinery and surplus materials removed from site, unless or until the prior written approval of the local planning authority has been sought and obtained.

Reason for condition:-

Details are required prior to commencement in the interests of the satisfactory appearance of the development and the protection of existing trees and hedges, having regard to Policies GEN02, COM01 and ENV06 of the Breckland Local Plan (Adopted).

This condition will require to be discharged

14 Boundary screening to be agreed

Prior to first occupation of any of the dwellings hereby approved, a scheme for the provision of boundary screening, shall be submitted to and approved by the Local Planning Authority. The approved scheme shall thereafter be completed prior to the first occupation of the dwelling which the screening adjoins.

Reason for condition:-

To safeguard the interests of the amenities of neighbouring occupiers and to ensure the satisfactory appearance of the development, in accordance with Policies GEN02, COM01 and COM03 of the Breckland Local Plan (Adopted).

This condition will require to be discharged

15 Landscaping - details and implementation

Prior to the first occupation of any of the dwellings hereby approved, a scheme of landscaping which shall take account of any existing trees or hedges on the site, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out during the planting season November/March in accordance with a timetable for the phased implementation of the landscaped areas, or within such longer period as may be first agreed in writing with the Local Planning Authority. The details shall take account of 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:-

To ensure the satisfactory appearance of the development and surrounding area, in accordance with Policies GEN02, COM01 and ENV05 of the Breckland Local Plan (Adopted).

This condition will require to be discharged

16 Compliance with submitted Ecology Report

The development shall take place in complete accordance with the approved Preliminary Ecological Appraisal 'Cricket Players, Old Post Office Street, Shipdham' (prepared by Anglian Ecology, dated September 2019), with particular regard to the avoidance and mitigation measures sections 7.1, 7.2 and 7.3 of the report, and the timescales for implementation contained within the report.

Reason for condition:-

In order to protect wildlife and nature conservation interests within and around the application site, and to mitigate the ecological impacts of the development having regard to Policy ENV02 of the Breckland Local Plan (Adopted) and policy guidance contained within the NPPF.

17 LEMP

No development shall take place (including any demolition, ground works or site clearance) until a biodiversity method statement has been submitted to and approved in writing by the

Local Planning Authority. The content of the method statement shall include:

- .Purpose and objectives for the proposed works,
- .Creation of new wildlife features e.g. bird and bat boxes, hedgehog gaps and insect bricks, tree, hedge and wildflower planting and establishment
- .Detailed designs and/or working methods necessary to achieve the stated objectives
- .Extent and location of proposed works shown on appropriate scale maps and plans,
- .Timetable for implementation, demonstrating that works are aligned to the proposed phasing of construction,
- .Persons responsible for implementation of the works,
- .Initial aftercare and long-term maintenance;
- .Disposal of any wastes arising from works.

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter."

Reason for condition:- The site is located within a strategic GI corridor (identified as part of the Greater Norwich GI Strategy) and in accordance with Policy ENV 01 Green Infrastructure should be enhanced. New developments are expected to exploit opportunities to incorporate GI and enhance existing connectivity. Also, Policy ENV 02 Biodiversity protection and enhancement development should accord with the mitigation hierarchy, provide appropriate mitigation and compensation, and demonstrate net gains for biodiversity.

18 Non-standard condition

No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation to the Local Planning Authority that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

Reason for condition:-

In order to protect wildlife and nature conservation interests within and around the application site, and to mitigate the ecological impacts of the development having regard to Policy ENV02 of the Breckland Local Plan (Adopted) and policy guidance contained within the NPPF.

19 Full details of external lighting

Prior to commencement of development above slab level a 'lighting design strategy for biodiversity' shall be submitted to and approved in writing by the local planning authority. The strategy shall:

1. Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example foraging; and
2. Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to breeding sites, resting places or feeding areas.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. No other external lighting shall be installed other than that within the curtilage of the dwellings hereby permitted without prior consent from the local planning authority.

Reason for condition:-

In order to ensure those ecological enhancement measures are integrated into the site and design of the final scheme being implemented on site. In order to protect wildlife and nature conservation interests within and around the application site, and to provide ecological enhancements having regard to Policy ENV02 of the Breckland Local Plan (Adopted) and policy guidance contained within the NPPF.

This condition will require to be discharged

20 Fire Hydrants

Prior to the commencement of any works above slab level a scheme shall be submitted to and approved in writing by the Local Planning Authority for the provision of two fire hydrants (served by mains water supply) serving the development. No dwelling shall be occupied until the approved hydrant(s) for that Phase have been provided in accordance with the approved scheme.

Reason for condition:-

In order to secure the provision of fire hydrants in accordance with Policy INF02 of the Breckland Local Plan (Adopted).

This condition will require to be discharged

21 Construction Method Statement

No development shall take place, with the exception of site investigation, clearance and preparation, until a Construction Method Statement including Construction Traffic Management Plan and Access Route, has been submitted to, and approved in writing by, the local planning authority. The approved Statement and Construction Traffic Management Plan and Access Route shall be adhered to throughout the construction period. The Statement and Plan shall provide details of the:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- 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. hours of construction works on site, hours of deliveries made to and from the site; and hours of operation of plant, machinery and equipment.
- viii. Construction Traffic Management Plan and Access Route to incorporate adequate provision for addressing any abnormal wear and tear to the highway together with wheel cleaning facilities together with proposals to control and manage construction traffic using the 'Construction Traffic Access Route' to ensure no other local roads are used by construction traffic.

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. In accordance with Policies GEN02 and COM03 of the Breckland Local Plan (Adopted).

This condition will require to be discharged

22 Site Investigation/ remediation

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. 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.

B. 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 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 Section 15 of the National Planning Policy Framework.

This condition will require to be discharged

23

Ground gas condition

The development shall include ground gas protection measures, or a site investigation may be undertaken to provide site specific assessment which would need to be acted on accordingly. The details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The scheme shall be constructed and completed in accordance with the approved specification at such times as may be specified in the approved scheme.

Reason for condition:-

Details are required prior to commencement to ensure a safe development in accordance with Section 15 of the National Planning Policy Framework.

This condition will require to be discharged

24

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. In accordance with Policy COM03 of the Breckland Local Plan (Adopted).

This condition will require to be discharged

27

Note Legal agreement re: afford hsg, p open space & fin cont

The permission is subject to a legal agreement dated xxxxx requiring the provision of affordable housing, public open space, and financial contributions towards local service projects.

| | | |
|-------------------|--|---|
| ITEM: | | RECOMMENDATION: APPROVAL |
| REF NO: | 3PL/2021/0091/F | CASE OFFICER Tom Donnelly |
| LOCATION: | OLD BUCKENHAM Part of Anglian Water Drilling Unit site Abbey Road Old Buckenham | APPNTYPE: Full POLICY: Out Settlemnt Bndry CONS AREA: N LB GRADE: N TPO: N |
| APPLICANT: | Hickman & Smith Architects Studio B2.01 31 Rutland Street | |
| AGENT: | Hickman & Smith Architects Studio B2.1 LCB Depot | |
| PROPOSAL: | Erection of a 24.46m high radar tower and associated comms cabin (portakabin). | |

REASON FOR COMMITTEE CONSIDERATION

The application is presented before the committee due to the significant level of public interest.

KEY ISSUES

- Impact on character and appearance
- Impact on amenities
- Biodiversity Impact
- Impact on historic environment
- Impact on parking provision and highway safety

DESCRIPTION OF DEVELOPMENT

The proposal seeks the erection of a 24.46m high radar tower and associated comms portakabin. The radar tower is to be used by the MET Office in association with flood warnings.

SITE AND LOCATION

The application site is at an existing Anglian Water Drilling Unit site on Abbey Road in Old Buckenham. There are a small number of residential units located on Abbey Road with the Old Buckenham Airfield located to the west of the site.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2019/1555/F

Withdrawn

17-03-20

Erection of a 28.5m high radar tower and associated comms cabin (portakabin).

No relevant site history

POLICY CONSIDERATIONS

The following policies of the Breckland Local Plan, 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

| | |
|-------|---|
| COM01 | Design |
| COM03 | Protection of Amenity |
| ENV02 | Biodiversity protection and enhancement |
| ENV05 | Protection and Enhancement of the Landscape |
| ENV07 | Designated Heritage Assets |
| GEN02 | Promoting High Quality Design |
| INF01 | Telecommunications |
| LBC | Planning(Listed Building & Conservation Areas) Act 1990 |
| NPPF | National Planning Policy Framework |
| NPPG | National Planning Practice Guidance |
| TR02 | Transport Requirements |

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

OLD BUCKENHAM P C

OBPC object to this application on several grounds. Firstly, the ecological impact of the application has not been fully stated or even researched. There are several rare bat species in the area and there is research that the microwaves emitted by the Radar, could negatively impact them. The PC feel that the Met Office should have investigated the local wildlife present more fully and also find out the effect the Radar could have on them. Secondly, the application states that they have completed a full and detailed consultation process with the nearest neighbours, but this does not appear to be the case. Several residents who's land is very close to the proposed location were not consulted at all and some were became aware recently, when notified by other neighbours. If a full consultation process has not taken place, they will not have discovered the opinions of those that will have to live near it on a daily basis. Additionally, the location is on the boundary of Old Buckenham and so the parishes of New Buckenham and Carleton Rode should also have been consultees. We requested this previously and this has still not happened. There has also not been a full visual impact study for the residents that live next to the site, only from further afield. There has been no clarification on what screening option they could use. The PC feel that they will be unable to actually screen

the Tower, due to its height and the Met Office's lack of answer to this point further heightens this feeling. In summary, OBPC feel that this application should not be approved due to its impact on rare wildlife, the detrimental effect on a nearby property and also due to the lack of full consultation that they claim to have undertaken.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection

ECOLOGICAL AND BIODIVERSITY CONSULTANT

No objection subject to conditions

ENVIRONMENTAL HEALTH OFFICERS

No objection subject to conditions

HISTORIC BUILDINGS CONSULTANT

No objection

MINISTRY OF DEFENCE

No objection

HISTORIC ENGLAND

No objection

CARLETON RODE PARISH COUNCIL

Carleton Rode Parish Council would like to recommend refusal of the above application taking into account the following considerations. Loss of visual amenity. Due to the open aspect of the site the radar tower will be highly visible from a great distance in area without any similar tall structures. Light pollution. There is very little light pollution in this area and we are concerned that this will increase with the building of this structure. Inadequate consultation by the Applicant. Our Parish Council, other neighbouring Parish Councils and local residents have not been formally consulted on this matter. Impact on wildlife. More research is required into the effects of the Radar on local bats and other wildlife. Proximity to the neighbouring property. This matter was discussed at the meeting held on the 9th February 2021.

NATURAL ENGLAND

No objections

OLD BUCKENHAM AIRFIELD

No Comments Received

SOUTH NORFOLK DISTRICT COUNCIL

No Comments Received

CIVIL AVIATION AUTHORITY

No Comments Received

BUCKENHAM AVIATION CENTRE LTD

No Comments Received

REPRESENTATIONS

The neighbour consultation period expired on 16-02-21.
Additionally, a site notice was posted which expired on 22-02-21.

53 letters of representation were received with the key points raised as follows:

- Significant visual impact
- Proximity to residential properties

- Alternative locations that are more suitable
- Noise impact on adjoining properties
- Effects of electromagnetic radiation on health of nearby residents
- Impact on barbastelle bats
- Structure not contextually appropriate in rural location
- Inadequate surrounding road network
- Impact on nearby airfield
- Impact of development on tourism.

A letter of representation was also received by the Local MP which reads as follows:

Having studied the proposals on this occasion, it does appear that many of those concerns have been looked at in more detail by the Met Office and that this new application is more respectful of the Airfields proximity. For example, the height of the tower has been reduced by just over 4 metres and now misses the Airfields Inner Horizontal Surface protected area.

It is my understanding that, following surveys carried out by the British Trust for Ornithology in the area, it has been discovered that several rare bat species live in the area including the Western Barbastelle Bat, the Serotine Bat and the Nathusius Pipistrelle Bat. All are threatened with extinction in this country and, I believe, red-listed by the International Union for Conservation of Nature.

Having read through the documents for this application, it is clear that the issue of bats is rarely mentioned and I fear that it may have been missed or, worse, ignored for the convenience of getting approval for this application. I know from my conversations with Old Buckenham Parish Council that there is a strong desire to pause the application until at least such time that proper, comprehensive ecological surveys have been carried out to determine the full extent of the bat colonies in the area. A detailed study over a sufficient period is probably required to fully assess the situation).

I should, of course, highlight the enormous visual, and physical, impact that the proposed weather radar will have on residents living in the vicinity of the Anglian Water site too particularly Mr and Mrs Riches of Waterworks House, but several others too. I have also been struck by the number of residents living in the area that, until recently, were not aware of the Met Office proposals for this weather radar tower and who have not been directly consulted.

There can be no doubt that this weather radar tower is not reflective of the very rural nature of this area. Given the geography of the area, it will clearly dominate the surrounding landscape and be visible for some distance. Many are concerned by the impact of what will undoubtedly be an eyesore namely in relation to their quality of life, but also upon the prices of their homes. (There can be no question that this will impact upon local house prices what compensation will be offered? I understand that Historic England have even requested they be consulted due to the definite visual impact of the radar tower upon historic landmarks in the nearby area). Furthermore, there are worries about the potential health effects that could be encountered by those who may live in close proximity to the tower for a prolonged period of time and, while I know there is some scientific debate about the evidence of such health impacts from these radar towers, I would like to know more about the work that has been done to determine that this tower would be safe at the site in question)

With this in mind, I am surprised that the Met Office continues to insist this is the best location in Norfolk for this structure and that they haven't consulted with the locals in far greater depth to at least try and find a solution that is more acceptable to the community. Perhaps had the Met Office worked with local residents more, they might find they were not up against the level of opposition that they now are.

As before, I am absolutely not against the construction of such a radar tower, along with its associated infrastructure, in Mid Norfolk and, as before, I would be very willingly to work with the Met Office in order to try and find a more suitable location elsewhere in my constituency, should no others be situated beyond my patch. (Please take this as me formally offering my assistance to the Met Office again).

ASSESSMENT NOTES

1.0 Impact on character and appearance

1.1 The proposal seeks the erection of a 24.46m high radar tower and associated comms portakabin. The radar tower is to be used by the MET Office in association with flood warnings. The key policies in this instance in assessing the visual and landscape impact of the development are policies COM01, GEN02 and ENV05 of the Breckland Local Plan (adopted 2019).

1.2 The application is supported by the submission of a landscape and visual impact assessment. This assessment considers the likely visual impact of the development on the surrounding area and also has particular regard to the impact on heritage assets in the surrounding area with a 25km radius. The assessment takes into account existing natural landscape features. The visual and landscape impact is of particular interest due to the large number of heritage assets in the surrounding area.

1.3 Due to the height of the structure at 24.5m, it is to be expected that there will be a degree of visual impact on the surrounding area. Notwithstanding this, it is considered that although there will be a visual impact from the development, the level and severity of this impact would not be automatically unacceptable.

1.4 The visual impact assessment identifies the area that the structure will be seen when taking into account various factors of the land. Initially, when considering the flat topography of the surrounding area, it is noted that there would be an extremely high level of visibility of the structure.

1.5 The next stage of the Zone of Theoretical Visibility is to take into account areas of significant woodland and settlements that would impact on the level of visibility. After considering these factors, it is noted that the level of visibility of the structure is significantly reduced in this location. It is important to remember that the findings of this are only theoretical and therefore the 'actual' visibility of the tower may be increased or decreased.

1.6 The methodology adopted within the assessment follows the best practice guidance as found in The Landscape Institute's Guidelines for Landscape and Visual Impact Assessment 2002. The assessment concludes that the location of development is appropriate and is of a scale that can be accommodated in this location which assists in minimising any potentially significant landscape impacts.

1.7 The assessment, when considering the visual impact of the development on significant or sensitive receptors, identified that visibility was likely to occur as an inherent impact of a structure this size. However, it was not considered that the impact on these receptors would be significant when considering proximity, screening, direction of travel and existing factors that reduce the quality of the baseline view.

1.8 Whilst the structure will be visible in the surrounding area, when considering the visual impact of other tall structures in the District, such as the Dereham Water Tower which stands at approximately 46m, it is not considered that the visual impact of the structure on the landscape will be unacceptable having regard to Policy COM01, GEN02 and ENV05 of the Breckland Local Plan (Adopted 2019).

2.0 Impact on amenities

2.1 The impact on amenities was considered with regard to Policy COM03 of the Breckland Local Plan (adopted 2019). There having been significant objections received from local representatives, the Parish Council and the local MP raising concerns about the impact of the structure on the nearest residential

properties among other things.

2.2 There is a residential property immediately adjacent to the site to the east and the nearest property to the west of the site is approximately 200m away. Concerns have been raised about noise impacts from the radar tower on these residential properties. Whilst these comments are noted, the Environmental health officer has raised no objection to the development subject to conditions ensuring that the noise levels emitted from the tower do not exceed levels that would result in significant detrimental impacts on the amenities of the adjacent properties.

2.3 It is not considered on the basis of the siting of the structure that its height would result in any detrimental amenity impacts in terms of over-dominance that would warrant refusal of the application.

2.4 The proposal is overall considered to satisfy the requirements of Policy COM03 of the Breckland Local Plan (Adopted 2019) in terms of the preservation of amenities.

3.0 Biodiversity Impact

3.1 The application is supported by the submission of an ecological assessment report. The submission detail has been assessed by the County Ecologist and Natural England, neither of which have raised any objections to the proposal. Conditions have been requested by the County Ecologist to ensure the provision of biodiversity enhancements as part of the development.

3.2 Comments received from local representatives raised concerns about the impact of the development on barbastelle bats in this location. Additional information has been submitted by the agent in this regard to address the concerns raised. This information is currently subject to re-consultation and a further update will be provided once comments are received in this regard.

3.3 On the basis of the application as currently submitted and on the basis of the comments as currently received from statutory consultees, the proposal is considered to have appropriate regard to Policy ENV02 of the Breckland Local Plan (Adopted 2019) and the NPPF (2019) in terms of the preservation of biodiversity.

4.0 Impact on historic environment

4.1 As highlighted previously in the report, there are a number of heritage assets and sites of historic importance in the surrounding area and as such, the potential impact on these heritage assets is a key issue of consideration.

4.2 The visual and landscape impact assessment submitted with the application investigated the impact of the development on a number of heritage assets. The findings of the assessment was that none of the heritage assets would experience a significant impact as a result of the development.

4.3 Historic England considered the proposal and have raised no objections to the development in terms of the impact on the character and setting of these heritage assets.

4.4 Given the separation distances from the site to these heritage assets and the limited visual impact that will occur as a result of the development, it is overall not considered that the proposal will have a detrimental impact on these heritage assets. It can therefore be considered that the proposal would serve to preserve the character and importance of these features as required by Policy ENV07 of the Breckland Local Plan (Adopted 2019) and Sections 66 and 72 of the Planning (Listed Building and Conservation Area) Act 1990.

5.0 Impact on parking provision and highway safety

5.1 The highways authority have considered the proposal and have raised no objection to the development. It is not considered that the proposed development would give rise to any detrimental highway safety impacts. It is therefore considered that the proposal complies with Policy TR02 of the Breckland Local Plan (Adopted 2019) and paragraphs 108 & 109 of the NPPF (2019) in this regard.

6.0 Planning Balance

6.1 Whilst the comments and representations received from the Parish Council, MP and neighbours are noted regarding the visual, amenity and biodiversity impact of the development, there are no objections from statutory consultees that suggest that the proposal is unacceptable in planning policy terms.

6.2 In terms of the overall planning balance of the scheme, the proposal is considered to be acceptable in planning terms and is accordingly recommended for approval, subject to conditions.

RECOMMENDATION

The proposal is considered to be acceptable in planning terms and is recommended for approval on this basis, subject to conditions.

CONDITIONS

- 1 Full permission 3 year time limit**
The development hereby permitted shall be begun before the expiration of THREE YEARS from the date of this permission.
Reason for condition:-
To comply with section 91 of the Town & Country Planning Act 1990 (as amended).
- 2 In accordance with submitted plans NEW 2017**
The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.
Reason for condition:-
To ensure the satisfactory development of the site, in accordance with Policy COM01 of the Breckland Local Plan (adopted 2019).
- 3 External materials as approved**
The development hereby permitted shall be constructed using the materials specified on the planning application form and / or submitted drawings.
Reason for condition:-
To enable the Local Planning Authority to ensure the satisfactory appearance of the development, as required by Policies COM3, GEN2 and COM1 of the Breckland Local Plan (adopted 2019).
- 4 Non-standard condition**
An ecological management plan (EMP) shall be submitted to, and approved in writing by the LPA prior to commencement of development or at reserved matters stage. The content of the EMP shall include the following.
 - a) Description and evaluation of features to be managed,
 - b) Ecological constraints on site that might influence management

- c) Aims and objectives of management
- d) Appropriate management options for achieving aims and objectives including mitigation detailed in the ES submitted with the application namely that for protection and enhancement of bat feeding and commuting corridors, protection and enhancement of hedgerows creation of a wildlife pond and enhancement of the existing pond on the site, creation of wildflower areas, mitigation measures outlined in principle in the Ecological Assessment (Wild Frontier Ecology; January 2021).
- e) Prescriptions for management actions
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- g) Details of the body or organisation responsible for implementation of the plan
- h) On-going monitoring and remedial measures

A site visit, desk study and updated targeted protected species survey carried out by a suitably qualified ecologist may be required in-line with CIEEM s Advice Note on the Lifespan of Ecological Reports and Surveys (CIEEM; April 2019) and any additional mitigation measures that need incorporating into the site s design agreed with the local planning authority.

The EMP shall also include details of the legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer. The plan shall also set out (where the results of monitoring show that conservation aims and objectives of the EMP are not being met) how remedial action will be identified, agreed and implemented so the development still delivers the fully function biodiversity objectives of the originally approved scheme.

Reason for condition:-

Details are required prior to commencement in the interests of biodiversity protection and enhancement having regard to Policy ENV02 of the Breckland Local Plan (Adopted 2019).

| | | |
|-------------------|---|------------------------------------|
| ITEM: | | RECOMMENDATION: APPROVAL |
| REF NO: | 3PL/2020/0780/F | CASE OFFICER Fiona Hunter |
| LOCATION: | SNETTERTON Land at Chalk Lane | APPNTYPE: Full |
| APPLICANT: | 2 Agriculture Ltd C/o Agent - | POLICY: Out Settlemnt Bndry |
| AGENT: | WYG 54 Hagley Road 3rd Floor | CONS AREA: N |
| PROPOSAL: | The construction of an agricultural feed mill (Use Class B2) with ancillary offices and welfare facilities, creation of a new vehicular access and associated infrastructure including silos; engineering; landscaping; and ground works - this is an Environmental Impact Assessment Development | |
| | | LB GRADE: N |
| | | TPO: N |

REASON FOR COMMITTEE CONSIDERATION

This is a significant planning application, with significant public interest, which warrants consideration at Planning Committee. This is due to the sites location outside General Employment Area, number of traffic movements and that the proposal is EIA development.

KEY ISSUES

- Principle of Development
- Highways, Road Network and Parking
- Design and Landscape Impact
- Drainage and Flooding
- Tree, Hedges, Ecology, Biodiversity, Emissions and Protected Sites
- Residential Amenity
- Heritage Assessment
- Benefits of the Development
- Environmental Impact Assessment
- Planning Balance and Conclusion

DESCRIPTION OF DEVELOPMENT

Full Planning Application for a agricultural feed mill (Use Class B2) with ancillary offices and welfare facilities, creation of a new vehicular access and associated infrastructure including silos; engineering; landscaping; and ground works.

The development will create 12,360sqm of agricultural feed mill floor space. The mill will create circa 12,000 tonnes of feed per week. The Mill is 43.27m in height at it's tallest point, dropping down to 38m. The tallest grain store is 28m in height. The building at its widest point is 72m.

30 lorry spaces parking spaces and 85 car parking spaces of which 6 are disabled and 2 which have electric vehicle charging points are proposed.

100 full time jobs will be created by the development. Hours of operation hours are 24/7, 365 days a year.

The section of Chalk Lane fronting the site is proposed to be widened to 6.5m to accommodate the expected Heavy Goods Vehicle Movements associated with the development, tying into the widening works already delivered by the Renewable Energy Site to the immediate east.

Section 5.0 of the Transport Assessment details there is expected to be 149 in and out HGV movements per day and 55 car movements per day. It is anticipated that 26% of these staff car movements will be via Chalk Lane north. All HGVs will be via the A11 proposed to be secured through a routing agreement.

The Environment Agency on 29.09.2020 have advised that the development will require an Environmental Permit if treating and processing >300 tonnes per day of vegetable raw materials. The applicant confirmed on 28.03.2021 that the development will process 1600 tonnes of vegetable products a day (primarily wheat). Therefore, even if production was halved for any reason, the development would still require an Environmental Permit. Furthermore, the applicants existing Feed Mill at Stoke Ferry, which has a lesser production capacity, is covered by an Environmental Permit.

SITE AND LOCATION

The site is currently used for arable agriculture and extends to 3.4ha and is accessed from the south via Chalk Lane, Snetterton. The site's southern, eastern and northern boundary are defined by an existing hedgerow with a few interspersed trees.

The adjacent biomass power station approved under 3PL/2016/0610/VAR, core building is 34.5m in height, dropping down to a smaller building/ component of 17m in height. The chimney is 60.5m in height.

To the north-west is Snetterton village which has three Listed Buildings. To the south/ south-east is the A11. To the south-west is a General Employment Area.

EIA REQUIRED

A Environmental Impact Assessment Screening Opinion (3SR/2018/0006/SCR), pursuant to Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended), hereby referred to as the EIA Regulations, was submitted to the Council on 17th September 2018. On 23rd November 2018 the Council completed the Screening and advised that the development is likely to result in significant environmental effects and therefore an Environmental Statement (ES) is required.

The reasons for this conclusion were:

- a. Biodiversity, in respect of the impact on the Swangey Fen Attleborough SSSI caused by the proposals scale and scale of operation and it's location with the identified SSSIs Risk Impact Zone; and
- b. Transport, in respect of the Local Road Network and Junctions, due to the number of transport movements and location near to Snetterton General Employment area as adopted and emerging; and
- c. Landscape due to height, massing and lighting of the development.

The application has therefore been accompanied by Environment Statement (ES) including a Non-Technical Summary, with its scope being based on the above list.

RELEVANT SITE HISTORY

3SR/2018/0006/SCR EIA required 23-11-18
Proposed Agricultural Feed Mill

POLICY CONSIDERATIONS

The following policies of the Breckland Local Plan, 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

| | |
|-------|---|
| COM01 | Design |
| COM03 | Protection of Amenity |
| EC01 | Economic Development |
| EC04 | Employment Development Outside General Employment Areas |
| ENV02 | Biodiversity protection and enhancement |
| ENV03 | The Brecks Protected Habitats & Species |
| ENV05 | Protection and Enhancement of the Landscape |
| ENV06 | Trees, Hedgerows and Development |
| ENV07 | Designated Heritage Assets |
| ENV08 | Non-Designated Heritage Assets |
| ENV09 | Flood Risk & Surface Water Drainage |
| GEN01 | Sustainable Development in Breckland |
| GEN02 | Promoting High Quality Design |
| GEN03 | Settlement Hierarchy |
| GEN05 | Settlement Boundaries |
| INF02 | Developer Contributions |
| NPPF | National Planning Policy Framework |
| NPPG | National Planning Practice Guidance |
| TR01 | Sustainable Transport Network |
| TR02 | Transport Requirements |

OBLIGATIONS/CIL

None proposed.

CONSULTATIONS

SHROPHAM PARISH COUNCIL

Shropham Parish Council fully support all of the objections made by Snetterton Parish Council and would reiterate the following points:

- The location is outside of the General Employment area as per the adopted Local Plan (November 2019).
- Increased traffic from the site would inevitably travel through the village of Shropham. The Hargham Road which runs through the centre of the village and is a direct link to the A11 is already very busy with traffic and heavy goods vehicles from the Bio Mass facility, Traditional Norfolk Poultry and other surrounding businesses. There is no footpath along this road which makes it extremely dangerous for pedestrians and cyclists and other road users.
- The scale of the building is detrimental to the landscape and will be visible for miles around.
- The light pollution from this site, running over a 24 hour period, is contrary to NPPF Clause 180C.

ATTLEBOROUGH TOWN COUNCIL

No objections.

ROUDHAM & LARLING PARISH COUNCIL

No objections.

GREAT ELLINGHAM PARISH COUNCIL

The location is outside the employment area identified in the Local Plan. The parish council therefore continue to object to this application.

ROCKLANDS PARISH COUNCIL

Whilst this application might not greatly affect Rocklands village, we are very concerned for the effect on the surrounding villages of Snetterton and Shropham, particularly, for the following reasons:

Traffic: This application will provide up to 80 jobs (but only 20 on-site staff) the majority of these will be involved with transportation and it is these large vehicles accessing and leaving the site which will cause problems. The sheer number of vehicle movements could threaten to overwhelm the Snetterton interchange. It is planned that the vehicles will largely use this interchange but when it comes to accessing the farms and sites who form their customer base, it is more than likely that vehicles will travel through Snetterton and Shropham and other small villages, on their way to delivery.

Visual Impact: The visual impact of this mill will also be substantial, even though it will be partially concealed by the Biomass plant, it will still be very visible on the horizon.

Light Pollution: There are proposals for lighting on the site which, while conforming to the current planning guidelines, will only increase the light pollution already in the Snetterton Heath area. The full extent of this cannot be properly assessed until the plant is fully operational. But again, this is another aspect that will affect residents in the immediate surrounding areas.

Noise & Odour: We understand that the levels of noise and dust should be at a relatively low level but when added to the existing industries in the area, this is a further damaging effect on the surrounding settlements.

We therefore hope that Breckland look extremely closely at this application and the negative impact on the local villages, before agreeing to the proposal.

BRIDGHAM PARISH COUNCIL

Bridgham Parish Council would object to the plans if there were to be any negative environmental impact on

local residents due to excessive traffic, noise pollution etc. through the village.

OLD BUCKENHAM PARISH COUNCIL

The Parish Council supports the application and can see no problems for our Parish.

NORFOLK COUNTY COUNCIL HIGHWAYS

As you will be aware, the adjacent Snetterton interchange is the responsibility of Highways England, as strategic Highway Authority, and therefore it is not within my remit to comment with regard to potential impacts to the junction or the A11.

Having considered the information submitted, it is noted that the applicant has outlined that the proposals will be served by a new purpose built access onto Chalk Lane and that all traffic will be routed directly to / from the A11 (i.e. left out / right in). In addition, they are outlining that Chalk Lane will be widened (to 6.5m along the site frontage) to ensure that all of the route to / from the site is capable of carrying two-way HGV traffic.

With regard the routing, I have suggested a suitable condition however alternatively this could be secured by a S106 agreement. Please also note that I have suggested that this arrangement is for all vehicles, not just HGVs, as outlined by the applicant to ensure all traffic uses the most appropriate routes (along Chalk Lane) to / from the site.

In light of the above, whilst I acknowledge that the proposals will lead to an increase in traffic on the short section of Chalk Lane leading back to the A11, this is unlikely to lead to a significant highways impact (subject to the improvements / routing outlined above). Should you be minded to approve the application I would recommend the inclusion of conditions.

HIGHWAYS ENGLAND

No objection.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

The updated ES Biodiversity Chapter and Ecological Appraisal reports have been updated to include the vegetation that is proposed for removal to facilitate the creation of visibility splays. It is not clear from the information provided if hedgerow one qualifies as an important hedgerow (the methodology within the Hedgerow Regulations 2017 must be followed to determine if a hedgerow is important). The two ash trees with bat roost potential can now be identified within Hedgerow 1 but it appears from the hedgerow removal plan that these trees will be retained but it isn't clear. It would be useful if there was a tree protection plan showing the trees/hedgerows to be retained and protected as well as vegetation which is proposed for removal. We recommend that the two ash trees are retained because of their biodiversity value. If the two ash trees are proposed for removal then this work must proceed with care. Any works to the trees conducted in September/October, to avoid maternity and hibernation seasons when bats are most vulnerable to disturbance. If the tree is to be felled then we recommend soft felling, where tree limbs are cut and left grounded over-night to allow any bats to make their way out and if, in the unlikely event any bats or new evidence are discovered prior to work or whilst work is in progress then works must stop immediately and a suitably qualified ecologist contacted for advice.

In addition it is recommended the Council condition a Construction Environmental Management Plan and a Landscape and Ecological Management Plan.

TREE AND COUNTRYSIDE CONSULTANT

Agree with the findings of the Hedgerow Survey that neither hedge qualifies as being important and can therefore be removed as required.

NATURAL ENGLAND

No objection.

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development. To meet the requirements of the Habitats Regulations, we advise you to record your decision that a likely significant effect can be ruled out.

ENVIRONMENT AGENCY

At this stage, with no prior engagement, is that there appears to be a low risk of issues preventing a permit for this development subject to full application of BAT and the statements made in the proposals. A full assessment of environmental risk assessments directly relating to any Environmental Permit application would be made at that stage given this has not been a parallel tracking development.

CONTAMINATED LAND OFFICER

No objection subject to conditions for site investigation and remediation together with unexpected contamination.

The applicant should provide further details on the activities undertaken in order to clarify permitting requirements. It is understood that the Environment Agency have requested clarification on this aspect too.

ENVIRONMENTAL HEALTH OFFICERS

No objection subject to submitted mitigation plans for both noise and lighting as submitted within the 2 Agriculture Ltd Chalk Lane Snetterton Light Assessment July 2020 and Noise assessment June 2020 with additional comments relating to low frequency noise.

The site is likely to be controlled by an Environment Agency A1 industrial emission permit which will have controls on all emissions including noise and odour. In this regard there is a danger of dual enforcement conflicts if specific noise / odour planning conditions are imposed however if you believe the planning permission should control noise through a condition then wording is provided.

ECONOMIC DEVELOPMENT

The email from the agent 30 September 2020 states that the current number of people employed at the existing facility in Stoke Ferry is 79 whereas the number of people employed at the new facility proposed will total 112. This represents an increase in the number of employment opportunities that will be provided as a result of the proposed facility. The employment uplift is considered positive news for the Breckland, and indeed wider, economy. Unfortunately though it is not immediately clear what the value of the jobs created will be.

FLOOD & WATER MANAGEMENT TEAM

No objection subject to compliance with submitted documents.

HISTORIC ENVIRONMENT SERVICE

No comments to make on this application.

SNETTERTON PARISH COUNCIL

September 2020

CASE OFFICER COMMENT - Please see full response on website.

SUMMARY -

Objection for the following reasons:

1. The mass and scale of building is totally unsuitable as an addition to an already large industrial development and will cause a cumulative negative impact on the visual amenity of Snetterton and all villages within a five + mile radius. This is not an industrial building of similar appearance and scale to the bio-mass, as claimed by the applicant.

2 & 7. Planning application is on land not within General Employment Area (GEA) as per adopted Local Plan November, 2019. Even if the site was within a GEA the development would contravene criteria c, d and e of Policy EC 03. The development contravenes (3) and (c) of Policy EC 04 Employment Development Outside General Employment Areas Proposals.

3, 4 & 10. This application respects no visual sensitivities and will harm the landscape characteristics of the River Thet Valley. This application will cause great harm to the environmental quality of the Thet Valley and the village of Snetterton and Shropham which border the River Thet. Any screening proposed can't screen a development of 43.27m x 20m in height.

5. There is All Saints Church and Grade 2 listed buildings The Thatches, Holly Lodge Farmhouse, North Farm and The Thatched Cottage all with direct eye lines to the proposed application and within 0.7 km as the crow flies from the application site. Their visual amenity will be destroyed by this application especially given its size, mass and scale not to mention light, noise and dust pollution.

6. Traffic increase and impact not acceptable, this will result in significant increase of traffic through Snetterton village and Chalk Lane.

9. The residents of Snetterton and adjoining villages of Quidenham, Eccles, Harling and Shropham already suffer from cumulative light pollution for many miles around from: 1. Bio-mass; 2.s Menu; 3. Petrol station and food outlets. The addition of a 24 hour operating industrial facility will contravene National and District Council policies.

11. This application does not take into account the amenity considerations:

- overbearing impact / visual dominance, not just for the residents of Snetterton but also of all adjoining villages by day and more impactfully by night with associated light pollution for a 24 hour industrial operation.
- other forms of nuisance such as artificial light pollution.
- other forms of pollution.

12. Development cannot provide sustainable transport

13. Designated landscapes area in proximity of the application site including Valleys, Heathlands, SSSI's, CWS and Ancient Semi-Natural Woodland.

14. Pre-application consultation insufficient and timing of submission over holiday period during a pandemic has prevented the Council from holding a meeting.

15. Employment the application claims to be 100 full time jobs. This is misleading as this is a re-location of an existing industrial mill site in Stock Ferry, not an additional new site offering 100 new jobs.

In conclusion, Snetterton Parish Council would like to re-iterate their total support for planning applications that are in line with the Cambridge to Norwich Tech Corridor vision and their location in the Employment Area as ratified in the Local Plan, November 2019 and for employment opportunities that fulfil this vision. This application is in contravention to this stated vision.

QUIDENHAM PARISH COUNCIL

Although the proposed feed mill lies within the boundary of Snetterton Parish, the scale of the development is bound to have some effect on the surrounding parishes.

It has always been the aspiration of Breckland Council and Parish Councils surrounding Snetterton Heath to bring quality 'high tech' jobs to Snetterton Heath. However, recent developments threaten to undermine this strategy. They include: a pet food business, a biomass plant, a straw drying facility, an oil storage depot, and a builder's merchants. Whilst these are necessary to the wider economy, they have only provided a limited number of jobs and certainly not of the quality envisaged. In addition, these recent developments rely very heavily on transportation. The sheer number of vehicle movements associated with these developments threatens to overwhelm the Snetterton interchange complex. There needs to be a more cohesive approach to any further development.

Visual Impact: The scale of this mill adjacent to the Biomass plant will be most felt by the residents of Snetterton. Although partially hidden by the Biomass plant, the villages within the Parish of Quidenham will still be able to see the mill on the horizon. Concern has also been expressed that the land on which the mill is to be built was originally designated for screening purpose to mitigate the visual intrusion of the Biomass plant. We presume that this has been set aside in the name of progress.

Noise/Dust: Reports suggest that this will be at a relatively low level. However, we must remember that any noise will be in addition to existing industries in this area. The topography of the area is such that any noise is likely to carry for a substantial distance. From our experience it will be impossible to assess the true impact until the plant is operational.

Lighting: Although the lighting plan may fall within current planning guidelines it has to be realised that this will be in addition to existing light pollution, within the Snetterton Heath area, much of which has been added in an unregulated fashion. Again, the true extent cannot be assessed until, the plant is fully operational.

Employment: Although additional employment in this part of Norfolk is to be welcomed, the jobs created are relatively small compared to the size of the development.

Transport: whilst the transport report states that no HGVs will leave or enter Snetterton from Heath road, it does not mention whether these same vehicles could proceed to the Hargham interchange and then travel through the parish of Quidenham. Logic says that they must travel through our villages in order to service the many Poultry facilities around the area.

Quidenham Parish Council fully realises that farming must become more efficient if it is to compete with foreign, imports. It is not against such a development but it surely must be appropriate for the location. We need to remember that Snetterton Heath sits in a rural setting on the fringe of the East Breckland plateau. By its very nature, any sizeable development of this nature is bound to have a detrimental effect on local settlements and the environment. At a time when we are more conscious of our environmental responsibilities, is this an appropriate development for this location?

HISTORIC BUILDINGS CONSULTANT

No objection.

PRINCIPAL PLANNER MINERAL & WASTE POLICY No Comments Received

NATIONAL PLANNING CASEWORK UNIT No Comments Received

| | |
|-------------------------------------|----------------------|
| OLD BUCKENHAM AIRFIELD | No Comments Received |
| BANHAM PARISH COUNCIL | No Comments Received |
| BESTHORPE PARISH COUNCIL | No Comments Received |
| GREAT HOCKHAM PARISH COUNCIL | No Comments Received |
| HISTORIC ENGLAND | No Comments Received |

REPRESENTATIONS

Neighbours were consulted on 28-07-20 and 23-12-2020, a site notice erected on 07-08-20, and an advert published in a local paper on 03-08-20 and 11-01-2021. The later consultations were due to additional and amended information. In total approximately 64 local representations have been received objecting to the application, some of which are second responses from the same persons. Their comments are summarised below:

- Negative visual landscape impact
- Cumulative harm with other developments existing and approved
- Harm to heritage assets
- Increase in road traffic with associated road capacity, safety and noise impacts
- If road blocked only other route is through small local roads and lanes
- Noise disturbance
- Light, noise, dust and odour pollution and disturbance
- Job benefit not as strong as presented by applicant
- Negative impact to wildlife and habitat sites
- Negative detriment to local business Horse Welfare including development access being opposite their Head Office and Hall Farm Centre
- Industrialisation of this area
- Negative Cumulative impact with other developments
- Development is not on an allocated site
- Pre-application consultation inadequate
- Site is within low flying zone
- Just because they cannot find a suitable site does not mean they should develop this one
- Unsuitable power supply
- Undermines local democracy
- A Dark sky Discovery site is only a couple of miles to its north.

ASSESSMENT NOTES

1.0 Principle of Development

1.1 The site is for an employment generating use and is within the countryside outside any settlement or General Employment Area. Policy EC 04 of the Breckland Local Plan (adopted 2019) permits this type of use subject to criteria an assessment of which is considered below.

a. It is demonstrated that there are no other suitable sites available on identified or allocated employment sites; and/or

1.2 The applicant has submitted reports and details of a site search as follows:

- CPRE Report July 2017
- CPRE Report March 2018 which the agent advised took place over 1 to 3 months
- WYG Planning Statement (Section 5) assessment of General Employment Sites and Estates Gazettes search undertaken at the time of preparing the Planning Statement
- WGY Sequential Assessment: Employment Sites no methodology (expanded work of the above bullet point)
- Within Planning Statement reference to an applicant Norfolk and Suffolk site search over the last 2 to 3 years
- Correspondence between Snetterton General Employment Landowners and the applicant, with the former advising they would not consider the development suitable for their land.

1.3 The information submitted is sufficient to demonstrate that at the time of the search's no sites within industrial or business sites or allocated General Employment Areas within their catchment area were available. However, from the information submitted it is considered that site searches were not carried out for long enough periods to ascertain whether any of the sites, which did meet the search criteria, are unavailable. As a minimum, a period of 12 months carried out in the last 24 months from the date of submission would be required to demonstrate that no existing or allocated employment sites are available. Any less period of time significantly raises doubt as to whether any more suitable sites in terms of Planning Policy, are not available.

1.4 The information between the Snetterton GEA landowners and the applicant is sufficient to demonstrate that these areas are not available for this development.

1.5 Due to the insufficient site search period it is considered that category (a) has not been met.

b. There are particular reasons for the development not being located on an established or allocated employment site including:

1. The expansion of an existing business;

1.6 The development is not the expansion of a business in the adjacent or immediate area.

2. Businesses that are based on agriculture, forestry or other industry where there are sustainability advantages to being located in close proximity to the market they serve; or

1.7 The development uses agricultural raw products and mills and processes these into livestock feed. It can therefore be concluded that it is agricultural based industry. The raw materials and end product come from a wide catchment. The farms that the product is sold to includes those in Norfolk, Suffolk, Essex and Lincolnshire. The site is therefore located relatively central to the the markets it serves, but is not close to all it's markets. Furthermore, it is not considered that the application site is closer to the market it serves than some other GEA and established business areas.

3. Industries and / or businesses which would be detrimental to local amenity if located in settlements, including general employment areas.

1.8 The development due to number of vehicle movements, noise, odour, dust and height is not considered suitable to be located within or adjacent to residential settlements. The development would be acceptable in a GEA, however it is acknowledged that due to the development height and number of vehicle movements some GEA landowners are unlikely to allow the development as it would potentially be seen as undesirable

for adjacent current or future users.

1.9 Overall the development does not accord with Policy EC 04 of the Breckland Local Plan (adopted 2019).

Material Considerations

1.10 There are several material considerations in favour of the development.

1.11 The Mill is 43.27m in height at its tallest point, dropping down to 38m, with 28m height grain stores. The building at its widest point is 72m. The development is unusually large in bulk and height for Breckland. The application site is immediately adjacent to the Snetterton Renewable Energy Plant which is 34.5m in height, dropping down to smaller building/ component of 17m height, together with a 60.5m chimney.

1.12 Whilst the feed mill is larger than Snetterton Renewable Energy Plant, the latter is one of the tallest and bulkiest developments in the District. Siting the development adjacent to Snetterton Renewable Energy Plant will result in the grouping of these larger buildings and structures. The development will be visible from many vantage points, however, the site is not close to any Public Right's of Way, recreational parks, large settlements or protected landscape areas (as defined by the NPPF and Policy Maps). It therefore is not a particularly sensitive location in terms of visual impact.

1.13 The site is close to the A11 with vehicles coming from the A11 not having to pass any residential properties and benefiting from an existing on and off point from the A11. The development has a high number of vehicle movements and therefore being located close to an A road is beneficial.

1.14 Lastly, the development is located roughly central to the businesses/ markets it serves.

1.15 Due to the foregoing material considerations it is considered that the principle of development is acceptable.

2.0 Highways, Road Network and Parking

2.1 Section 5.0 of the Transport Assessment details there will be 149 in and out HGV movements per day and 55 car movements per day. It is anticipated that 26% of these staff car movements will be via Chalk Lane north. All HGVs will be via the A11 proposed to be secured through a routing agreement.

2.2 The section of Chalk Lane fronting the site is proposed to be widened to 6.5m to accommodate the expected Heavy Goods Vehicle Movements associated with the development, tying into the widening works already delivered by the Renewable Energy Site to the immediate east.

2.3 The Transport Statement details that feed mill operation will result in 20.1% impact in peak morning hours and 41.2% impact in peak evening hours to Chalk Lane. The next most impacted road is Heath Road (west) with a 7.9% impact at peak morning and 16.4% at peak evening. The Statement details these traffic impacts range between Minor and Major. However, the routes to the south of the site are considered to 'negligible' in terms of sensitivity to traffic impacts due to the lack of active frontages, pedestrian facilities and sensitive uses, and the percentage impacts are based upon a low baseline level of traffic.

2.4 A junction assessment has also been undertaken which concludes that the affected junctions will all have considerable spare capacity post development and no mitigation is required.

2.5 Overall the transport/ highways impacts were found to vary between Negligible to Negligible Adverse with

no additional mitigation required beyond the widening of Chalk Lane.

2.6 The development is not in proximity to an existing bus service, railway line or cycle paths. Due to the A11 and distance to larger settlements, it is also considered unviable for a new bus service or cycle path to be brought forward through a planning obligation. This is a negative aspect of the development, however, if the development was located in Snetterton GEA these also lack sustainable transport options.

2.7 Highways England and NCC Highways have raised no objection. NCC Highways have recommended that the routing plan applies to all vehicles including staff together with other conditions. It is considered that the routing condition is enforceable as: (a) HGV movements are within the control of site operator including any non-company vehicles which can be controlled by way of contracts; (b) signage can be provided on site to assist all drivers and serve as a reminder; (c) monitoring can be provided by the applicant and recorded in a log which could be spot checks by a member of staff at a position down Chalk Lane or by fixed cameras. The site operator would have a log of staff private vehicle registration numbers. Whilst monitoring can be considered a fairly onerous continuous obligation, in this case it is considered essential given the high level of vehicle movements and the potential impact to residents if a even a small proportion of vehicles go northwards and through North End (Snetterton village) on a regular basis.

2.8 Subject to the routing plan condition, other conditions recommended by NCC Highways and the Chalk Lane widening, the development is considered to be compliant with Policies TR 01 and TR 02 of the Breckland Local Plan (adopted 2019) together with paragraph 127 of the NPPF.

3.0 Design and Landscape Impact

3.1 Policy ENV 05 of the Breckland Local Plan (adopted 2019) details that the landscape of the District is valued for its benefit to the rural character and in the interests of biodiversity, geodiversity and historic conservation. Development proposals will be expected to contribute to and where possible enhance the local environment by recognising the intrinsic character and beauty of the countryside. Development should have particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, including a consideration of individual or groups of natural features such as trees, hedges and woodland or rivers, streams or other topographical features. All developments should have regard to the findings of the Council's Landscape Character Assessment (LCA) and Settlement Fringe Landscape Assessment. Development should also be designed to be sympathetic to landscape character. High protection will be given to the river valleys and chalk rivers in Breckland as identified in the Landscape Character Assessment, recognising their defining natural features, rich biodiversity and the undeveloped character of their shallow valleys.

3.2 Policy GEN 02 of the Breckland Local Plan (adopted 2019) requires high quality design that respects and is sensitive to the character of the surrounding area and makes a positive architectural and urban design contribution to its context and location amongst other requirements. Policy COM 01 requires development to be designed to the highest possible standards which contribute to the distinctive character and amenity of the local area.

3.3 The design is functional in form and this is considered suitable for the proposed use. The Mills external walls are proposed to be Colorcoat finished profiled metal composite insulated cladding panels in colour Albatross BS.18 B 17 (light to medium grey), with brick plinth. This shade is considered to be appropriate and will blend with the sky reducing the visual impact compared to a more colour saturated or darker colour. The design is considered to meet the objectives of Policies GEN 02 and COM 01 of the Breckland Local Plan (adopted 2019). However, certain detailed Policy requirements such as maximising connectivity within and through a development is not appropriate for a development with high number of HGVs for safety reasons.

3.3 The Mill would be 43.27m tall at its highest point, dropping down to 38m and at its widest point is 72m. The tallest grain store is 28m in height. Within the Environmental Statement Non-Technical Summary there is an Indicative Visualisation of the development which shows the massing. The application does not detail why the development needs to be this height or whether it would be viable to be reduced in height.

3.4 The Snetterton Biomass Power Station is located to the south-east of the application site and its core building/structure is 34.5m in height, dropping down to a smaller building/ component of 17m height. The chimney is 60.5m in height.

3.5 The site lies within the E2: Snetterton Heath Plateau Landscape Character Area as defined in the Breckland District Landscape Character Assessment 2007. Snetterton Heath Plateau is an elevated landform which has key characteristics including a large scale, elevated landscape which provides opportunities for distant views across the character area and is mainly arable agriculture interspersed with woodland blocks with fields defined by hedgerows. It is a tamed landscape which has an essentially peaceful, rural quality.

3.6 The Breckland District Landscape Character Assessment 2007 is partly out of date as there is notable development which has subsequently been built in the area including Snetterton Biomass Power Station, Natures Menu, McDonalds and Esso Petrol Station. It also does not reflect the Snetterton Employment Allocations 1 and 2.

3.7 The applicant's submitted Landscape and Visual Assessment (LVIA) concludes that the development will have a minor adverse landscape effect on the E2: Snetterton Heath Plateau, which the site is within. Also on the D3: Harling Heathlands, A1: River Thet and D2: Stanta Heath LCAs situated within 1.5km of the development. The document identifies the reason for this conclusion is derived from: the influence of the existing Snetterton Renewable Energy Plant on the characteristics of the LCAs; the development's location situated adjacent to the energy plant; and the similar industrial character and similar building size of the development to that of the energy plant, which limit the scale of change associated with the development on the LCAs. The minor adverse effects are not considered significant.

3.8 In respect to the visual impact of the development the Landscape and Visual Assessment concludes that the development will have a moderate adverse to negligible adverse effect. The effect is considered not significant due to the presence of existing industry at Snetterton Renewable Energy Plant within the site's immediate context in the view. Mitigation measures are inclusion of hedgerow, tree and shrub groups including extra heavy standard trees within the landscape planting.

3.9 The Parish Council has disputed these conclusions and sets out that in their view, having sought professional assistance, that the LVIA has oversimplified landscape effects and illustrated an over reliance on the presence of the existing adjacent Snetterton Renewable Energy Plant, which is not described within the LVIA as being a detracting feature within the local landscape. Furthermore, that the LVIA provides limited visual viewpoint locations and no Verified Visual Montages to substantiate the visual assessment conclusions or to aid the decision makers. They also raise issues with the methodology and assessment criteria. (Please see the Parish Council's full submissions on the Council's website).

3.10 Some of the Parish Council's criticism of the LVIA are partly concurred with, however, there is sufficient information provided to assess the landscape and visual impact of the development. Having regard to the above, the case officer assessment is provided below.

3.11 The development is large in scale, including height, width and bulk and would be a prominent feature of the immediate local area and landscape. The adjacent public highways Chalk Lane will provide the greatest

visibility of the development for the public. The harm caused by the development of a building/ structure of this scale will be reduced by: that Chalk Lane is a transitional place where people pass through opposed to a destination (other than the power plant workers); that it will be seen in the context of another large industrial type buildings; that the structure is set back from the road at the northern part of the application site; and in the longer term (15 years) will be partially screened by structural planting. The harm to immediate and close views is considered to have a moderate adverse effect in the construction phase and short term and minor adverse in the long term once the site planting has matured, noting that due to the visibility angle for pedestrians, cyclists and vehicles that a proportion of the development will be screened by planting when immediately passing the site.

3.12 The site is anticipated from the provided information including Viewpoint 1 photograph and from site visits that it will be visible from some ≥ 1 km view points, some of which are:

- A11 from various vantage points and will be seen in the context of the Snetterton Renewable Energy Plant.
- Hargham Road, with screening from some intervening hedges and trees.
- Swallow Lane east (Snetterton Village)

3.13 From more distant viewpoints within the wider landscape, as demonstrated in the LVIA Viewpoint study, the development will be visible due to its position on the elevated landform of the Snetterton Heath Plateau. This includes land beyond the River Thet corridor as well as from locations within the landscape to the east. The Snetterton Renewable Energy Plant is a notable feature of the view on the plateau confirmed by the Viewpoint Photographs and it will be visible from some residential properties, public rights of way and by roads. For example, the development will be visible from Eccles village.

3.14 The LVIA concludes that the magnitude of change during construction and operation will be: negligible at three of the identified Viewpoints; small at four identified Viewpoints; and medium for receptors on the eastern edge of Snetterton village whose view is less interrupted by tree and hedgerow vegetation and construction and operation of the development at day 1 may provide an intermediate size change in view. After 15 years of operation the site planting would reduce this to a small magnitude of change due to planting maturation. These have been assessed and agreed with.

3.15 The applicant has also submitted a Lighting Assessment, which provides a lighting strategy and assessment and concludes that predicted sky glow figure (ULR)(Upward light ratio) is 2.0%, which is below the Institute of Lighting Professionals (IPL) sky glow limitation for an area classified as Environmental Zone E2 (Low district brightness areas, village or relatively dark outer suburban urban locations) being 2.5% ULR. As such the proposed lighting scheme meets the ILP sky glow limitations and is therefore not considered to result in detrimental impacts on the dark sky landscape.

3.16 In conclusion, the following affects to views/ vistas and the landscape has been found:

3.17 Immediate views to the site from Chalk Lane and adjacent agricultural fields will have a moderate adverse effect in the construction phase and short term operation and then minor adverse effect in the long term (15 years) once the site planting has matured.

3.18 Moderate adverse visual affects will occur for residents at the eastern edge North End/ Swallow Lane (Snetterton village) whom have less restricted views towards the site during construction and short term operation, this will reduce to minor adverse visual affect at 15 years operation when the site planting matures.

3.19 The effect to landscape character area E2: Snetterton Heath Plateau is found have a minor adverse

effect due to adjacent Snetterton Renewable Energy Plant, land levels and limited vistas to the site.

3.20 The effect to the nearest landscape character areas (D3: Harling Heathlands, A1: River Thet and D2: Stanta Heath) will be minor adverse and this is due to the distance from the application site; screening from many vistas by woodland blocks, trees and hedges and the skyline in this areas already being interrupted by a industrial type building. The reason why a minor adverse effect has been found opposed to negligible is that the development will appear bulkier than the adjacent Snetterton Renewable Power Plant's main components, as the Mill is taller than the plant and is not comparable to the plants taller, but slender chimney. This minor adverse effect extends to residential receptors and footpath users as identified for viewpoints 2, 4 and 5 situated up to approximately 2km from the site.

3.21 Effects to more distance landscape character areas and receptors at over 2km away are considered to have a Negligible adverse effect.

3.22 The above identified minor and moderate visual and landscape harm, which needs to be considered in the overall planning balance. Because of this harm, there is a slight conflict with Policy ENV 05 of the Breckland Local Plan (adopted 2019) as the development does not contribute to the enhancement of the local environment nor does it retain all the site trees and hedges.

4.0 Drainage and Flooding

4.1 Surface water from hard standing and buildings is proposed to be directed to 4 infiltration basins via shallow channels and pipes. The northern catchment will drain via oversized pipes and a vortex separator to a cellular soakaway beneath the north east yard. The base of the cellular soakaways is circa 4m below ground level which is considered a deeper soakaway and is equivalent to connection to a combined sewer in terms of the drainage hierarchy (i.e. least favourable). However, the applicants have demonstrated that this is the only possible option to drain the site and that there is no practicable alternative as discharge to watercourse would require a pumped solution to the River Thet located 1.2km to the west and there are no sewers serving the local area.

4.2 The southern catchment will drain via oversized pipes and a vortex separator first to permeable paving within the car park and then to one of three geo-cellular soakaways.

4.3 The applicant recognises the need to protect groundwater from pollution and that any infiltration structure must be constructed 1.2m above the anticipated seasonally high groundwater levels. Ground Investigation has been undertaken to establish groundwater levels on the site as well as site-specific soakage rates.

4.4 The LLFA have considered the submitted Flood Risk Assessment and Drainage Strategy and found it to be acceptable, including appropriately sized, suitable infiltration rates and pollution control measures and have raised no objection subject to conditions to secure the submitted strategy. The case officer has also reviewed the drainage strategy and found no reason to deviate from the LLFA's recommendation on this aspect of the development. Subject to conditions, the development complies with Policy ENV 09 of the Breckland Local Plan (adopted 2019), Section 14 of the NPPF, NPPG Guidance and Norfolk County Council LLFA Guidance.

5.0 Trees, Hedges, Ecology, Biodiversity, Emissions and Protected Sites

Habitats Regulations Screening

5.1 The LPA as the competent authority must consider and conclude whether the potential for likely

significant effects to European Sites can be excluded. If they cannot, the LPA must make an Appropriate Assessment (AA) of the implications of the development for that site, in consideration of the effected European Sites conservation objectives. The information required to enable the LPA to undertake the assessment is provided by the Applicant's submitted Ecological Appraisal June 2020.

5.2 The site is:

- 1.68km from the Norfolk Valley Fens Special Area of Conservation (SAC)(UK 0012892) which qualifying features are: Northern Atlantic wet heaths (H4010); European dry heaths (H4030); Semi-natural dry grasslands and scrubland facies (H6210); Molinia meadows on calcareous, peaty or clayey-silt-laden soils (H6410); Calcareous fens with *Cladium mariscus* and species of the *Caricion davallianae* (H7210); Alkaline fens (H7230); Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (H91E0); Narrow-mouthed whorl snail (S1014); and Desmoulin's whorl snail (S1016).
- 5.96km from the Breckland Special Protection Area (SPA) (UK 9009201) which qualifying features are: Stone Curlew (A133); European nightjar (A224); and Woodlark (A246).
- 8.66km from the Breckland SAC (UK 0019865), qualifying features are: Inland dunes with open *Corynephorus* and *Agrostis* grasslands (H2330); Natural eutrophic lakes with Magnopotamion or Hydrocharition-type vegetation (H3150); European dry heaths (H4030); . Semi-natural dry grasslands and scrubland facies (H6210); Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (H91E0); and Great crested newt (S1166).

5.3 SACs and SPAs are protected under The Conservation of Habitats and Species Regulations 2017 (as amended). The application must be considers with in combination effects from other plans or projects.

5.4 The Environment Statement details that the annual mean and daily (24 hour mean) NO_x PEC from the operations of the boilers at the ecological receptors are below the relevant critical level for the protection of vegetation and ecosystems. For this reason, together with traffic route southwards toward the A11 for HGV and commercial vehicles, and distance to the European sites, likely significant effects to the identified sites can be excluded. Natural England advises that they consider that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscape which supports this conclusion.

Habitats Regulations Screening End

5.5 Swangey Fen, Attleborough Site of Special Scientific Interest (SSSI)(TM013931) is 1.68km from the application site. The SSSI's impact Risk Zone extends to cover the application site. The SSSI is designated for its species-rich, spring-fed fen; wet woodland; and grassland. The SSSI is is mix of Unfavourable - Recovering and Favourable condition. The SSSI's impact Risk Zone extends to cover the application site.

5.6 Old Buckenham Fen SSSI (TM) is 3.77km from the application site. The SSSI is designated for its valley fen which is underlain by the impermeable clays of a buried channel and has reed beds. The SSSI is is mix of Unfavourable - Recovering and Favourable condition.

5.7 Natural England has advised that they consider that the proposed development will not have likely significant effects on any SSSI's.

5.8 As before, the Environment Statement details that the annual mean and daily (24 hour mean) NO_x PEC from the operations of the boilers at the ecological receptors, including the identified SSSI's, are below the

relevant critical level for the protection of vegetation and ecosystems. For this reason together with the distance from the site to the SSSI's it is not considered that the development will have an adverse effect to the SSSIs. The application therefore does not conflict with Policy ENV 02 of the Breckland Local Plan (adopted 2019) or paragraph 175 of the NPPF.

5.9 The development requires the removal of approximately 205m length of hedgerow to facilitate a safe access which through a assessment has been demonstrated is not protected under the Hedgerow Regulations 1997 and could be removed without planning permission, Whilst Policy ENV 06 of the Breckland Local Plan (adopted 2019) advises that trees and hedges should be retained as an integral part of development, in this instance the landowner could remove the hedgerows outside of bird breeding season irrespective of this application.

5.10 The site includes two Ash Trees adjacent to Chalk Lane which the application advises will be retained, however, the Council's Tree Officer has advised with the road widening works that they will have to be removed. These Trees are mature and have a low bat roost potential which could not be ruled out or confirmed due to ivy covering both trees. As such, the Council's Ecological and Biodiversity Consultant has advised a cautionary approach to their removal and these should be included as a condition. The loss of these trees is essential to facilitate the development, specifically the road widening. Policy ENV 06 advises trees should be retained as part of development and their loss will only be considered where there are exceptional and overriding benefits in accepting their loss. Where it is not possible to retain the trees adequate replacement provision, preferably by native species will be sought. The loss of trees is considered at the end of this assessment in the planning balance.

5.11 A concept landscape proposal has been provided which details the planting of 365m of replacement hedgerow around the site boundaries together with 2,692sqm areas for native tree and shrub planting and 1,073sqm areas for wildflower plantings. In addition 16 specimen trees (individually planted) are proposed. This is considered to be more than adequate replacement as required by Policy ENV 06 of the Breckland Local Plan (adopted 2019).

5.12 In respect to protected species and biodiversity on and adjacent to the application site the ecological survey identified no great crested newts; roosting bats; reptiles; badgers; Hazel Dormouse; otter or water vole at the application site, all of which are protected species. The site was found to have a moderate potential to support a range of breeding birds including small numbers of yellowhammer, skylark and meadow pipit. A high potential support brown hare was identified. The Council's Ecological and Biodiversity Consultant has raised no objection subject to conditions for Construction Environmental Management Plan and Landscape and Ecological Management Plan.

5.13 In respect of protected species, biodiversity, European sites and National sites the development is found to be acceptable and it accords with Policies ENV 02 and ENV 03 of the Breckland Local Plan (adopted 2019), together with Section 15 of the NPPF.

6.0 Residential Amenity

6.1 The submitted Noise Assessment June 2020 includes baseline noise monitoring information for the area around the application site and from their existing feed mill at Stoke Ferry. It proposed to incorporate a double layer steel to reduce noise levels from within the feed mill. The Noise Assessment concludes that the BS 4142 assessment, which considers the worst-case noise levels has shown that noise rating levels from the proposed operations are predicted to be at or below the Lowest Observed Adverse Effect Level (LOAEL) at all sensitive receptors during both the daytime and night-time periods. The NPPG advises that the LOAEL

is the level of noise exposure above which adverse effects on health and quality of life can be detected, as the applicant demonstrates the noise is at this level rather than above, it can be concluded that increase in noise levels is acceptable. Furthermore, the report details that cumulatively with the existing Snetterton Renewable Energy Plant that the development would result in a worst-case ambient noise level rise of 1.7 dB(A) which is considered to be negligible (noise level changes of ± 3 dB are generally imperceptible to the human ear).

6.2 In addition to this Noise Assessment, the applicant has also submitted a low frequency noise assessment (2nd November 2020) which details that there will no increase in noise from these lower frequency's (31.5 Hz and 63 Hz) at the nearest sensitive receptors.

6.3 The application is supported by a Dust, Air Quality & Odour Assessment which concludes that:

- During construction works impact from dust allowing for mitigation measures at affected receptors is considered 'low' potential significance.
- With the detailed site-specific mitigation measures the potential magnitude of dust associated with the development operation has potential as 'negligible effect' at the worse-case affected receptors.
- During the operation phase there will be no significant effects on local air quality from the additional development traffic on the local road network.
- The industrial emission air quality assessment concluded that there will be no significant long-term or short term effects on local air quality both for the protection of human health and for the protection of vegetation and ecosystems from the operation of steam boilers and dust scrubbers. The significance of the NO₂ impact on the receptors is determined to be 'negligible'.
- A qualitative odour assessment have shown that odour effects will be 'negligible' at all highly sensitive residential receptor locations. With a 'slight adverse' risk at the closest medium sensitive receptors*. Overall, based upon the survey at a similar agricultural feed mill site, odour is not considered to cause a significant effect.

* medium sensitive receptors are defined as:

- Users can reasonably expect to enjoy a reasonable level of amenity, but wouldn't reasonably expect to enjoy the same of amenity as in their home;
- People wouldn't reasonably be expected to be present here continuously or regularly for extended periods, as part of the normal pattern of use of the land.
- Examples may include places of work, commercial/retail premises and playing/recreation fields.

6.4 Both the Council's Environmental Health Officer and Environment Agency have considered the application and found the details to be acceptable. As such the development is compliant with Policy COM 03 of the Breckland Local Plan (adopted 2019) and paragraph 170 of the NPPF.

7.0 Heritage Assessment

7.1 Any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Building and Conservation Areas) Act 1990 in particular sections 16, 66 and 72 as well as satisfying the relevant policies within the NPPF 2019 and the development plan. National policy states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Policy ENV 07 of the Breckland Local Plan (adopted 2019) requires that the significance of designated heritage assets and their settings should be conserved, or wherever possible enhanced. Great weight shall be given to their conservation. Proposals that may affect the significance of a designated heritage asset will be required to

provide proportionate evidence to the assets importance, sufficient to identify its significance, including any contribution that its setting makes to enable any impact to be fully assessed, in accordance with national policy.

7.2 The nearest Listed Buildings are Grade II Listed The Thatches, Holly Lodge and North Farm 820 - 950m to the north-west of the application site. Further distant is the Grade II Stone Cross and Grade II* Church of All Saints including its tower which are located 1km west of the application site. Other listed buildings include Church of All Saints (Grade I) 1,300m to the west beyond the A11. There are no Conservation Areas in close proximity of the application site.

7.3 LVIA Viewpoint 1 photograph identifies that the development would be visible from the road adjacent to Grade II Listed The Thatches, Holly Lodge and North Farm, however, due to the separation distance and that both the development and listed buildings cannot be seen from one vantage point is not considered the development will cause any harm to the setting of these Listed Buildings. The development will also be visible from Grade II* Listed All Saints Church and Tower on Hargham Road (other side of A11). However, this will be partly screened by trees and will be sufficiently distant to not cause any harm to it's setting. For other Listed Buildings, the distance to the site and existing power plant will ensure that any harm is negligible. The Historic Building Officer has not raised an objection.

7.4 The NCC Historic Environment Service have considered the application and raised no objection nor requested any archaeological investigation based on their records.

7.5 Based on the foregoing, no harm to designated or undesignated heritage assets has been identified and any less than substantial harm would be outweighed by the benefits of the proposal including job creation. Therefore, there is no conflict with the Planning (Listed Building and Conservation Areas) Act 1990, Policy ENV 07 or Policy ENV 08 of the Breckland Local Plan (adopted 2019) and Section 16 of the NPPF.

8.0 Benefits of the Development

8.1 The Environmental Statement details that during the operation phase that the development is expected to generate 100 full time jobs of which 90 are anticipated to be relocated from the existing Agricultural Mill Site at Stoke Ferry, Norfolk creating 10 new jobs. The Planning Statement details that there will be 20 office staff and 30 operators in total. The other jobs may be HGV drivers but this is not clarified. The on-site jobs will be a mix of administration; technical; engineers; drivers; and management.

8.2 The development will also support existing jobs in the supply chain and through increase expenditure in the local economy. No specific details for this are provided.

8.3 In respect of environmental benefits the Planning Statement details that these include bringing the mill closer to farming base they supply, reducing the distance travelled by delivery lorries, together with reducing energy required per tonne of feed produced in comparison to their existing operation.

8.4 Cumulatively these are considered moderate benefits of the proposal. Without more precise detail, no greater weight can be afforded.

9.0 Environmental Impact Assessment

9.0 A Environmental Impact Assessment Screening Opinion (3SR/2018/0006/SCR), pursuant to Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended), hereby referred to as the EIA Regulations, was submitted to the Council on 17th September 2018. On 23rd

November 2018 the Council completed the Screening and advised that the development is likely to result in significant environmental effects and therefore an Environmental Statement (ES) is required.

9.1 The application has therefore been accompanied by Environment Statement (ES) including a Non-Technical Summary, with scope limited to Biodiversity, Transport and Landscape.

9.2 The individual topics have been discussed in the Committee Report and the development has been found to not have a significant environmental impact in accordance with the ES Assessment of Significance of Environmental Effects. To preclude a significant effect mitigation measures are necessary and it is recommended these are secured by way of condition if they are not controlled by the Environmental Permit. A full list of mitigation measures are detailed at the ES Chapter 8 Conclusion listed below:

- Construction Environmental Management Plan to mitigate construction transport and biodiversity
- Time of site clearance and supervision by a ECoW to mitigate biodiversity impact
- Landscape and Habitat Management Plan to mitigate biodiversity impact impact

9.3 In addition, it is considered that the Traffic Routing Plan is also required to prevent a significant environmental impact to residents of Snetterton village (North End).

9.4 Imposition of management plans and monitoring in respect of odour, emissions and noise have been considered, however, as the site/ development will be controlled by an Environmental Permit in this instance it would be considered duplication having regard to EIA Regulation 26(3)(c).

10.0 Other Issues

10.1 An adjacent business World Horse Welfare have raised several objections, and paragraph 170(e) of the NPPF advises that planning decisions should prevent new and existing developments being adversely affected by unacceptable levels of soil, air, water or noise pollution. This is reflected in Policy COM 03 of the Breckland Local Plan (adopted 2019), which advises that for all new development consideration will need to be given to general amenity impact issues.

10.2 The proposed access for the development is opposite the access for World Horse Welfare and they have raised concern with the safety of road and the junction with private road Ada Cole Avenue due to the additional traffic movements. As detailed in section 2.0 this has not been identified as an unacceptable situation. In respect of horse movements, if they turn right as currently advised they should avoid all HGV traffic and the majority of staff travel whom will also be instructed to travel south to the A11.

10.3 In respect of noise, odour and dust this has not been found to give rise to an unacceptable impact to the business, whose nearest building is 711m distant.

10.4 The Council's Contaminated Land Officer has recommended a site investigation and remediation condition due to the Council's records together with the submitted Phase 1 Preliminary Geo-environmental Risk Assessment. This is concurred with noting further work is needed to ensure that any piled foundations do not introduce pathways for contamination to the underlying Principal Aquifer. Subject to this condition the development is compliant with Policy COM 03 in respect of contamination.

11.0 Planning Balance and Conclusion

11.1 The principle of development has been found to be acceptable, due to material planning considerations

as follows: siting adjacent to Snetterton Renewable Energy Plant which is a large industrial type development; away from highly visually sensitive location such as Public Right's of Way, recreational parks, large settlements or protected landscape areas (as defined by the NPPF and Policy Maps); being close to the A11 and not needing to pass any residential properties to get to this road; being central to the market it serves; and evidence provided that neither Snetterton GEA landowners would allow this development on land within their ownership.

11.2 A key consideration for this application is whether the road network can safely accommodate the high number of HGV and car movements associated with this development. The submission of a Transport Assessment has demonstrated the road network including junctions can accommodate the development subject to widening Chalk Lane which can be conditioned, and verified by NCC Highways and Highways England. This number of vehicles is only acceptable if they go straight to the A11 rather than northwards on local roads as this would have a significant detrimental affect to the residents of Snetterton Village at North End. As such a Routing Agreement should be conditioned. Subject to these controls the development is considered to be compliant with Policies TR 01 and TR 02 of the Breckland Local Plan (adopted 2019) together with paragraph 127 of the NPPF.

11.3 The design is functional and is appropriate for this type of industrial and agricultural use. The external materials and colours have been selected to reduce its visual impact. The design is considered to meet the objectives of Policies GEN 02 and COM 01 of the Breckland Local Plan (adopted 2019). However, certain detailed Policy requirements such as maximising connectivity within and through a development is not appropriate for this development, with high number of HGVs for safety reasons.

11.4 Emissions from the development including noise, odour, dust and pollutants are, subject to the mitigation described in this report, at levels which will not create an unacceptable impact to the environment (local and wider), residents, businesses and users of the public realm. The development thus meets the requirements of Policy COM 03 of the Breckland Local Plan (adopted 2019) and paragraph 170 of the NPPF.

11.5 Sufficient information has been provided to demonstrate that there will be no limited harm to protected species (via loss of to Ash trees which may be bat roosts), no harm to biodiversity or European Sites subject to conditions and verified by the Council's Ecological and Biodiversity Consultant and Natural England. The development has been found to meet the requirements of Policy ENV 02 and ENV 03 of the Breckland Local Plan (adopted 2019) together with The Conservation of Habitats and Species Regulations 2017.

11.6 A suitable drainage solution has been detailed by the application and supported by the appropriate evidence that it is feasible and will prevent flooding on site and not increase flooding off-site in the 1 in 100 year rainfall event plus 40% allowance for climate change. The development accord with Policy ENV 09 of the Breckland Local Plan (adopted 2019).

11.7 An Environmental Impact Assessment has been undertaken and the development found not have a significant environmental effect, subject to conditions.

11.8 Harm will arise from the development in the form of minor to moderate visual and landscape harm due to the developments location, height and massing resulting in partial conflict with Policy ENV 05 of the Breckland Local Plan (adopted 2019), as it would not contribute to the enhancement of the local environment nor does it retain all the site trees and hedges. This harm needs to be weighed in the overall planning balance.

11.9 A further negative of the development is the loss of two mature ash trees and the unprotected hedgerows. Policy ENV 06 of the Breckland Local Plan (adopted 2019) advises that trees and hedges should

be retained as an integral part of development and their loss will only be acceptable where there are exceptional and overriding benefits in accepting their loss. This also should be considered in the overall planning balance.

11.10 In favour of the development are several factors. The development would replace an outdated mill elsewhere in Norfolk and provide an energy efficient modern facility. Overall the development would provide 10 new jobs beyond the 90 which will be re-located from Stoke Ferry their existing mill and support the supply chain in East Anglia. The new location is closer to it's farming base where it supplies the end produce and would thus reduce the HGV mileage of the development. Agricultural feed is an essential aspect of modern livestock farming in the UK and in Breckland, Norfolk and East Anglia livestock farming is a key component of the economy. Providing a modern, energy efficient solution for producing livestock feed in a location relatively central to the farms it supplies is therefore a planning benefit of the development. Lastly the proposed planting proposals provide more than required in terms of replacement planting. These factors are considered to create a strong planning benefit, which outweigh the minor to moderate visual and landscape harm identified and the loss of existing hedgerows and trees.

11.11 For the foregoing reasons, the development is recommended for approval subject to conditions.

RECOMMENDATION

The application is recommended for Approval, subject to conditions.

CONDITIONS

- 1 Full permission 3 year time limit**

The development hereby permitted shall be begun before the expiration of THREE YEARS from the date of this permission.
Reason for condition:-
To comply with section 91 of the Town & Country Planning Act 1990 (as amended).
- 2 In accordance with submitted plans NEW 2017**

The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice including the external materials and colours for the approved buildings. The approved external buildings materials once erected must be maintained in perpetuity or replaced like for like unless otherwise first agreed in writing with the Local Planning Authority.
Reason for condition:-
To ensure the satisfactory development of the site, in accordance with Policy COM01 of the Breckland Local Plan (adopted 2019).
- 3 Land level and finished floor levels (Pre-Com)**

Prior to commencement of development details of existing and finished land levels and finished ground floor levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall accord with the approved details.
Reason for condition:-
Details are required prior to commencement to ensure that the land levels are not built above that needed for the visual benefit of the character and appearance of countryside and local vistas having regard to Policy ENV 05 of the Breckland Local Plan (adopted 2019) and paragraph 170 of the National Planning Policy Framework 2019.

This condition will require to be discharged

4 Construction Workers Parking (Pre-Com)

Development shall not commence until a scheme detailing provision for 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:-

To ensure adequate parking during construction in the interests of highway safety. This needs to be a pre-commencement condition as it deals with the construction period of the development. This condition is applied having regard to Policies COM 01(m), (n) and TR 01 of the Breckland Local Plan (adopted 2019) and paragraphs 108 and 109 of the National Planning Policy Framework 2019.

This condition will require to be discharged

5 Construction Traffic Management Plan (Pre-Com)

Prior to the commencement of any works a Construction Traffic Management Plan and Access Route which shall incorporate adequate provision for addressing any abnormal wear and tear to the highway together with wheel cleaning facilities shall be submitted to and approved in writing by the Local Planning Authority together with proposals to control and manage construction traffic using the 'Construction Traffic Access Route' and to ensure no other local roads are used by construction traffic.

For the duration of the construction period all traffic associated with the construction of the development will comply with the Construction Traffic Management Plan and use only the 'Construction Traffic Access Route' and no other local roads unless approved in writing with the Local Planning Authority.

Reason for condition:-

In the interests of maintaining highway efficiency and safety having regard to Policies COM 01 and TR 01 of the Breckland Local Plan (adopted 2019) and paragraphs 108 and 109 of the National Planning Policy Framework 2019. This needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.

This condition will require to be discharged

6 Construction Environmental Management Plan (Pre-Com)

No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:

- Risk assessment of potentially damaging construction activities;
- Identification of biodiversity protection zones;
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction;
- The location and timing of sensitive works to avoid harm to biodiversity features;
- The times during construction when specialist ecologists need to be present on site to oversee works;
- Responsible persons and lines of communication;

- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
- Use of protective fences, exclusion barriers and warning signs.

A site visit, desk study and updated targeted protected species survey carried out by a suitably qualified ecologist may be required in-line with CIEEM s Advice Note on the Lifespan of Ecological Reports and Surveys (CIEEM; April 2019) and any additional mitigation measures that need incorporating into the site's design agreed with the Local Planning Authority.

The approved CEMP: Biodiversity shall be adhered to and implemented through the construction phases strictly in accordance with the approved details, unless agreed in writing by the local planning authority.

Reason for condition:-

Details are required prior to commencement to reduce harm to protected species and biodiversity during the course of construction works having regard to Policy ENV02 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

7

Site Investigation and Remediation (Pre-Com)

Prior to the commencement of development hereby approved the following details shall be submitted to and approved in writing by the Local Planning Authority:

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 and (ii) 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.

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, unless otherwise first 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 undertaken 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 to ensure that risks from land contamination to the future users of the land, neighbouring land and the underlying principal aquifer 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 Section 15 of the National Planning Policy Framework 2019 and Policy COM 03 of the Breckland Local Plan (adopted 2019).

Informative:

Where remediation of contaminated land is required, the developer is advised to put in place measures to ensure that any future alterations/extensions to the development do not undermine completed remediation works and, if appropriate, that the future alterations/extension include the same scheme of remediation as that included in the original development.

This condition will require to be discharged

8

Tree Removal (Pre-Com/ Compliance)

The two mature Ash trees adjacent to Chalk Lane must be felled in September and/or October to avoid maternity and hibernation seasons when bats are most vulnerable to disturbance. The two Ash shall be soft felled where the tree limbs are cut and left grounded over-night to allow any bats to make their way out and if in the unlikely event that any bats are discovered which have not left the trees overnight then works must stop immediately and a suitably qualified ecologist contacted for advice and their advice followed.

In the event that any development takes place in connection with this planning permission including site clearance before the two Ash trees are soft felled then a Tree Protection Plan including protective fencing details shall be first submitted to and approved in writing with the Local Planning Authority. The approved tree protection fencing shall be put in place prior to any development taking place including road widening and thereafter retained until the trees are soft felled in September and/or October. Development shall not commence until written confirmation has been obtained from the appointed arboriculturalist to confirm that tree protection is in place as specified.

Reason for condition:-

For the protection of bats which may roost in two Ash trees adjacent to Chalk Lane having regard to Policy ENV02 of the Breckland Local Plan (adopted 2019) together with The Conservation of Habitats and Species Regulations 2017.

This condition will require to be discharged

9

Hours of operation during construction

No demolition, site clearance or construction shall be carried out, no machinery operated nor deliveries taken at or waste despatched from the site outside the hours of 07:30 - 18:00 Monday to Friday, 08:00 - 13:00 Saturday nor at any time on Sundays, Bank Holidays or Public Holidays.

Reason for condition:-

In the interests of the amenities of the locality in accordance with policy COM03 of the Breckland Local Plan (adopted 2019).

10

Landscape and Ecological Management Plan (foundations)

A landscape and ecological management plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority prior to the development continuing above the laying of foundations or the erection of the external walls of the mill, whichever is the sooner. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures

A site visit, desk study and updated targeted protected species survey carried out by a suitably qualified ecologist may be required in-line with CIEEMs Advice Note on the Lifespan of Ecological Reports and Surveys (CIEEM; April 2019) and any additional mitigation measures that need incorporating into the site's design to be first agreed in writing with the local planning authority. The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/ or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan shall be implemented in accordance with the approved details.

Reason for condition:-

To ensure a net gain in biodiversity in accordance with Policy ENV02 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

11

Access Improvements (laying of hard standing)

Prior to the laying of hard standing a detailed vehicular access scheme shall be submitted to and approved in writing by the Local Planning Authority and which shall retain the highways access position as shown on the approved plan 004 Rev A. The scheme shall:

- Include details to demonstrate that surface water drainage will be intercepted and disposed of separately so that it does not discharge from or onto the highway.
- The gradient of the vehicular access shall not exceed 1:12 for the first 20 metres into the site as measured from the near channel edge of the adjacent carriageway.

Prior to the first use of the development hereby permitted, the approved detailed vehicular access scheme shall be delivered in full in accordance with the approved specification and thereafter retained in perpetuity.

Reason for condition:-

Details are required at an early stage to ensure construction of a satisfactory access, prevent abortive costs and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety and traffic movement having regard to

paragraph 108 of the National Planning Policy Framework 2019 and Policies GEN 02, TR 01 and TR 02 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

12

Landscaping (laying of hard standing)

Prior to development commencing above the laying of foundations, landscaping details shall be submitted to and approved in writing by the Local Planning Authority, which shall accord with the approved Concept Landscape Proposal, LA.10 (uploaded to Council's website 01-09-20), and which shall include:

- a. A Plant Schedule (including planting plans and written specifications, including cultivation and other operations associated with plant and grass establishment) of trees, shrubs and other plants, noting species, plant sizes, proposed numbers and densities. The scheme shall be designed so as to enhance the nature conservation value of the site, including the use of locally native plant species
- b. An Implementation and Phasing Programme
- c. A Management and Maintenance Plan

The approved landscaping details shall be implemented in strict accordance with the approved Implementation and Phasing Programme and thereafter managed in accordance with the approved Management and Maintenance Plan.

Reason for condition:-

To provide visual screening to the development reducing harm to the character and appearance of the landscape and local vistas by the introduction of built development, together with providing planning benefit to mitigate against the loss of existing hedges. This condition is imposed Policy ENV 05 of the Breckland Local Plan (adopted 2019) and Section 15 of the NPPF.

This condition will require to be discharged

13

Routing Vehicle Management Plan (first use)

Prior to first use of the development hereby approved a Vehicle Management Plan for the routing of all vehicles (including HGVs & staff) to and from the site shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall thereafter be implemented as approved in perpetuity and make provision for:

- Monitoring of the approved arrangements during the life of the site.
- Ensuring that all drivers of vehicles under the control of the site operator, including those from external companies with contracts with the site operator, are made aware of the approved arrangements.
- The disciplinary steps that will be exercised in the event of a default.
- Appropriate signage, details to be approved by the Local Highway Authority and erected advising drivers of the vehicle routes agreed with the Local Highway Authority.
- Wheel cleaning facilities and their use/retention.

Reason for condition:-

In the interests of maintaining highway efficiency and safety, together with reducing disturbance to residential properties having regard to paragraph 108 of the National Planning Policy Framework 2019 and Policies GEN 02, COM 03, TR 01 and TR 02 of the Breckland Local Plan (adopted 2019). This needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.

This condition will require to be discharged

14 Gates/bollard/chain/ (Compliance)

Any access gates/bollard/chain/other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 20 metres from the near channel edge of the adjacent carriageway. Any sidewalls/fences/hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the outside gateposts to the front boundary of the site.

Reason for condition:-

In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened. In the interest of highway safety having regard to Policies GEN 02, TR 01 and TR 02 of the Breckland Local Plan (adopted 2019) and paragraph 108 of the National Planning Policy Framework 2019.

15 Drainage Condition (Compliance)

The development will be undertaken in complete accordance with the approved Flood Risk & Drainage Assessment, prepared by WYG, dated November 2020 and the approved drainage strategy shall be completed in full, and made fully functional prior to first use of the development hereby permitted. The drainage systems shall thereafter be retained and used in perpetuity and maintained in accordance with the SUDs Maintenance Plan (reference EB/12721) incorporated into the Flood Risk & Drainage Assessment.

Reason for condition:-

This condition is required to prevent flooding to ensure that the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development having regard to Policy ENV 09 of the Breckland Local Plan (adopted 2019) and Section 14 of the National Planning Policy Framework 2019.

16 Visibility splays (Compliance)

Prior to the first use of the development hereby permitted visibility splays shall be provided in full accordance with the details shown on the approved plan 004 RevA. The splays shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.

Reason for condition:-

In the interest of highway safety having regard to Policies GEN 02, TR 01 and TR 02 of the Breckland Local Plan (adopted 2019) and paragraph 108 of the National Planning Policy Framework 2019.

17 on-site roads delivery

Prior to the first occupation of the development hereby permitted the proposed access, on-site car and cycle parking, servicing, loading, unloading, turning, waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plans and retained thereafter available for that specific use.

Reason for condition:-

To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety having regard to Policies GEN 02, TR 01 and TR 02 of the Breckland Local Plan (adopted 2019) and paragraph 108 of the National Planning Policy Framework 2019.

18 Full details of external lighting

External lighting shall be strictly limited to that detailed in the approved Lighting Assessment July 2020 unless otherwise first approved in writing with the Local Planning Authority. Lighting levels shall not exceed sky glow figure (upward lighting ratio) of 2.1%.

The lighting shall be installed, maintained and operated in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason for condition:-

In the interests of the amenities of the area and local residents and to minimise light pollution in accordance with Policy COM3 of the Breckland Local Plan (adopted 2019).

19

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 prior to first occupation/ use of the development hereby approved. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority prior to first occupation/ use of the development hereby approved. 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 prior to first occupation/ use of the development hereby approved.

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 applied having regard to Policy COM 03 of the Breckland Local Plan (adopted 2019) and paragraph 170 of the National Planning Policy Framework 2019.

| | | |
|-------------------|---|-------------------------------------|
| ITEM: | | RECOMMENDATION: APPROVAL |
| REF NO: | 3PL/2021/0032/F | CASE OFFICER Rebecca Collins |
| LOCATION: | WATTON Land North of Norwich Road | APPNTYPE: Full |
| APPLICANT: | Abel Homes Ltd Neaton Business Park (North) Norwich Road | POLICY: In Settlement Bndry |
| AGENT: | Abel Homes Ltd Neaton Business Park (North) Norwich Road | CONS AREA: N |
| PROPOSAL: | Development of single storey food store (Use Class E - retail) with associated car parking, and landscape works; and 45 dwellings (Class C3) with associated open space and highway infrastructure. | |
| | | LB GRADE: N |
| | | TPO: N |

REASON FOR COMMITTEE CONSIDERATION

The application is a significant planning application with significant public interest.

KEY ISSUES

Principle
Highways and Access
Character, Design and Heritage
Amenity
Flood Risk
Ecology
Other matters - Contamination, Trees, Planning Obligations

DESCRIPTION OF DEVELOPMENT

Development of single storey food store (Use Class E - retail) with associated car parking, and landscape works; and 45 dwellings (Class C3) with associated open space and highway infrastructure.

SITE AND LOCATION

The site constitutes approximately 2.7 hectares of grazing land. The site lies to the east of Watton Town Centre, within the defined Settlement Boundary of Watton. The site is allocated in the adopted Breckland Local Plan (2019) for residential development of at least 45 dwellings and a 60 bed care home.

Dense vegetation along the eastern and western boundaries currently provide significant screening to the residential development to the west, and the light industrial uses to the east. A strong building line also

resides beyond the western boundary in the form of existing properties fronting Akrotiri Square. The site is open to the south and can be viewed from Norwich Road. A mature tree belt denotes the site's northern boundary.

Existing vehicular and pedestrian access to the site is taken from Norwich Road (B1108) to the south.

Rokeles Hall, a Grade II listed building is located to the north east of the site.

EIA REQUIRED

No

RELEVANT SITE HISTORY

No relevant site history

POLICY CONSIDERATIONS

The following policies of the Breckland Local Plan, 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

| | |
|-------|---|
| COM01 | Design |
| COM02 | Healthy Lifestyles |
| COM03 | Protection of Amenity |
| EC01 | Economic Development |
| EC04 | Employment Development Outside General Employment Areas |
| EC05 | Town Centre and Retail Strategy |
| ENV01 | Green Infrastructure |
| ENV02 | Biodiversity protection and enhancement |
| ENV04 | Open Space, Sport & Recreation |
| ENV05 | Protection and Enhancement of the Landscape |
| ENV06 | Trees, Hedgerows and Development |
| ENV07 | Designated Heritage Assets |
| ENV09 | Flood Risk & Surface Water Drainage |
| GEN01 | Sustainable Development in Breckland |
| GEN02 | Promoting High Quality Design |
| GEN03 | Settlement Hierarchy |
| GEN05 | Settlement Boundaries |
| HOU01 | Development Requirements (Minimum) |
| HOU02 | Level and Location of Growth |
| HOU06 | Principle of New Housing |
| HOU07 | Affordable Housing |

| | |
|-------|---|
| HOU10 | Technical Design Standards for New Homes |
| INF02 | Developer Contributions |
| LBC | Planning(Listed Building & Conservation Areas) Act 1990 |
| NPPF | National Planning Policy Framework |
| NPPG | National Planning Practice Guidance |
| TR01 | Sustainable Transport Network |
| TR02 | Transport Requirements |
| WHA2 | Watton Housing Allocation 2: Land north of Norwich Road, Watton (LP015) |

OBLIGATIONS/CIL

A Section 106 is required for the following:

- 25% Affordable Housing
- Open space play space on site and maintenance contributions.
- Education contributions of £154,242 towards the provision or enhancement of educational facilities at Watton Westfield Infant and Nursery School and Watton Junior School.
- £3,375 (i.e. 75 per dwelling) for increasing the capacity of the library serving the development.
- Two fire hydrants (to be secured via condition).
- Travel Plan preparation, implementation and monitoring.

CONSULTATIONS

WATTON TOWN COUNCIL

The Town Council welcomes this application for a food store on this site. It is regrettable that the information placed into the public domain prior to submission did not indicate the scope of the application as subsequently submitted. The Town Council accepts that the principal of housing on this site was established in the district local plan, however it does feel that the number of homes proposed in addition to the store is excessive given the area involved. It would prefer to see a reduction in the number of units on the area not allocated for the store. Concerns have been raised regarding the cramped nature of the delivery area for goods vehicles due to the close positioning of the residential units in the immediate locale. The proposed dwellings would be subject to noise and disturbance from delivery vehicles affecting residents amenity. In addition the need for manoeuvring of delivery vehicles in such limited space could lead to conflict between residents and customers of the store both pedestrian and vehicular. Whether or not the former issue can partially be addressed by the removal of some of the units, the Town Council would ask that consideration be given to the limiting of deliveries to the site during projected busy times such as the period around school opening and closing times. Limits on delivery times outside of social hours could also reduce noise and disturbance impacting the residential amenity of new and existing nearby residences. Suggest hours could be deliveries only between 10am to 2pm and 5pm to 9pm. Residents have expressed their concerns regarding the lack of local amenities and infrastructure in place to support the housing element of this application. It is therefore requested that concerted efforts are made to maximize local provision by way of a 106 agreement connected to this application. The Town Council is aware that the Watton and Saham Toney drainage group will be submitting comments on the application in relation to drainage matters on the site. Councillors consider that the group is well informed and has detailed knowledge of drainage issues in the area.

NORFOLK COUNTY COUNCIL HIGHWAYS

The applicants have worked to address the concerns raised by the Highways Authority, who have no objections subject to conditions.

CONTAMINATED LAND OFFICER

Recommend approval providing the development proceeds in line with the application details and subject to contamination conditions.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

Whilst we support the provision of a species-rich hedgerow along the northern site boundary, the proposed hedgerow along the northern site boundary is not equivalent length to that which is being lost along the western site boundary. A native species-rich hedgerow could be planted along the western site boundary to compensate for this loss and to maintain connectivity around the site for wildlife. There are very few details within the Landscape Maintenance Plan regarding ground preparation, sowing, aftercare and management for areas sown with EM2 Wild flower-Seed and Em8 Wet Land Seed Mix.

HISTORIC BUILDINGS CONSULTANT

No objection.

TREE AND COUNTRYSIDE CONSULTANT

I have visited the site and agree that the trees are generally quite poor and not really suitable for retention on a new development. The trees are quite a significant landscape feature and do provide good screening between the sites. I would be supportive of removal on the basis that suitable mitigation planting is provided. Ideally the planting would not be within gardens but on a strip between the gardens and the two sites. My suggestion would be a mixed native species hedgerow containing some standard trees, which could include field maple and some Oak where space allows.

HISTORIC ENVIRONMENT SERVICE

Most of the proposed development site was subjected to pre-application archaeological trenching last year. However, part of the present development area was not included within last years trenched area. The area not included (the northwest part, to be a pond) is close to a number of trenches which contained a significant number of undated archaeological features, that may represent the edge of an occupation area, which may lie within the area of the proposed pond. Consequently there is 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 in accordance with National Planning Policy Framework para. 199, to be secured via condition.

HOUSING ENABLING OFFICER

The amended plans submitted on 25 March 2021 show that the proposed affordable housing remains in a single area which is contrary to Policy HOU 07 which states that The Council will seek for affordable housing to be distributed across a development as single units of small clusters, rather than in a single area. The plans show a proposed delivery of 11 affordable units, 4no 1bed flats, 4no 2bed houses and 3no 3bed houses for which there is an identified need. There is also a need for 4bed houses in the towns, so would be happy to see one of the 3bed houses as a 4bed house if this suited. The amended house types now meet the required space standards.

OBLIGATIONS OFFICER, NORFOLK COUNTY COUNCIL

Considering the permitted planning applications in Watton (table 4 above), there is spare capacity in the Early Education sector and Secondary School sector. However, there will be insufficient places for children at Watton Westfield Infant and Nursery School and Watton Junior School for this proposed development, should it be approved. Therefore, Norfolk County Council will seek Education contributions of 154,242

towards the provision or enhancement of educational facilities required.

For the residential - one fire hydrant on no less than a 90 mm main at a cost of 843 and for the supermarket one fire hydrant on no less than 120mm diameter main at a (current) cost of 843 when fitted on a new water main.

A development of 45 dwellings would place increased pressure on the existing library service particularly in relation to library stock, such as books and information technology. This stock is required to increase the capacity of the library. It has been calculated that a development of this scale would require a total contribution of 3,375 (i.e. 75 per dwelling). This contribution will be spent on increasing the capacity of the library serving the development.

ENVIRONMENT AGENCY

No objections.

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.

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.

We note that the site falls within a Source Protection Zone, we have assessed the potential impact of the site and have concluded that there is no risk to our potable water source

The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer. 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 in the suitability of the surface water management.

FLOOD & WATER MANAGEMENT TEAM

No objection, subject to conditions.

ENVIRONMENTAL HEALTH OFFICERS

I have looked at the revised application submitted and, based on the information provided to me at this time; there are no objections or further comments on the grounds of Environmental Protection, providing the development proceeds in line with the application details and subject to conditions, regarding acoustic barriers, hours of works/operation, lighting, noise and materials disposal.

AIR QUALITY OFFICER

There are no objections or comments on the grounds of Air Quality, providing the development proceeds in

line with the application details.

REPRESENTATIONS

38 letters of representation have been received, their comments are summarised as follows:

- Very happy for Lidl to be built, as Watton is in need of another supermarket. (x18 comments)
- Watton has a High Street and every step should be taken to develop that, not to spread the retail foot print. No new shops/supermarket are needed, this proposal will affect other local shops nearby. (x2 comments)
- Very against the proposed housing. (x23 comments)
- Watton has too many large housing estates being built.
- This should be two separate applications.
- Infrastructure in Watton is not capable of taking further housing development. Schools, pre-schools, dentist and doctors do not have the capacity for all these new homes being built.
- Parking is an issue in Watton, especially on new housing estates.
- This is a busy road, already at capacity. Trying to get out of the junction of Akrotiri Square onto Norwich road is diabolical during rush hours and the development will make this worse.
- To build a Lidl on that site will attract shoppers from a wide area and increase the traffic this already busy road.
- The road layout isn't wide or adequate enough to allow two cars to pass.
- The bus to Norwich is always full.
- An extension of the 30mph limit to the roundabout by the spar may be some mitigation of the risks of the additional junction.
- The proposal is on a soakaway, development here will result in increased risk of flooding. The site already suffers from poor drainage, which affects neighbouring properties. The removal of trees will also affect ground conditions, as they suck up water.
- The proposal for these new houses is to drain the flood water into the ditch between Watton Green and the new site which will only add to the potential flood risk for existing homes on Watton Green.
- To build on more green spaces is environmentally and mentally damaging, more trees are required not more houses.
- Wildlife will be significantly affected, through the development of the site and the removal of trees.
- There are bats and other wildlife on this site, which will be affected.
- The proposal will result in loss of privacy, especially as the trees are to be removed.
- Light pollution and noise from construction, especially with more people working at home.
- Loss of sunlight to adjacent residential properties.
- Anti social behaviour is already an issue highlighted by our local community police and this would further add to it.
- If this is to be passed I would rather see the store and 45 houses than no store and 90 houses.
- Leisure facilities, parks, retail, skate park, bring jobs for the people of Watton and make it a place we want to live in not cram more houses onto land that has no infrastructure or jobs.

Six people have written in support of the proposals, and comment:

- I would rather more houses than to lose the opportunity of having such a well known retailer in Watton, offering a cheaper alternative to Tesco.
- Our growing community needs housing and affordable local shopping choice. Our town needs to grow enough to be attractive to investors so we can all benefit.

- I do believe it's a good idea to bring Lidl to Watton, job wise and another choice of where to do your grocery shopping.

(18 comments (listed above) which state that are very happy for Lidl to be built)

Cllr Tina Kiddell

I strongly and wholeheartedly support this application. It will be good for Watton to have a new food store. There has been some consternation from the public with regards the housing at the side of Lidl but there has been overwhelming support for Lidl. The houses I hasten to add are good ones and are in keeping with the street scape of the road as Abel homes are further along the same stretch. These houses were already in the local plan and the bonus now is that it will be a Lidl and not another care home. As we all know the infrastructure does not come without houses. I feel strongly that Watton needs another shop as many locals have to travel to Dereham for more choice, so it will help keep the Watton residents from travelling further afield.

Watton and Saham Flood Action Group

- We welcome the attenuation pond in the residential area which will not only hold storm water but will also be a pleasant landscape feature for the residents.
- Welcome the attenuation tank below ground at the Lidl store. The water from this will flow in underground pipes to the attenuation pond. The water from the pond will be released gradually into the ditch to the north west of the site on the east side of the road at Watton Green on land owned by Abel's who acknowledge that maintenance of this ditch is their responsibility.
- Maintenance of attenuation features is always critical in reducing flood risk. Abel's have an agreement with Anglian Water to maintain the attenuation pond and the pipework leading to it. However, the maintenance of the below ground attenuation tank and its associated pipework will be given by Lidl to a third party.
- We have satisfied ourselves that Abel's have a drainage strategy for their site that will work as well as any such strategy can in these times of climate change. Our concerns focus on what happens when the overflow from the attenuation pond goes into the ditch beside the road in Watton Green which is critical to drainage in Watton Green. It takes water from nearby properties to the south-west, drains land to the north-east towards Carbrooke and also from the road. Watton Green itself slopes down from the Norwich Road and the place where the overflow will enter the ditch is at the low point of the road. As we understand it, the water then flows north-east to get to the culvert across the road. At that point before it crosses the road, the ditch is probably thigh depth if one stood in the bottom of it, but it is much shallower elsewhere. The water goes through the culvert under the road into the ditch on the other side and thence to the watercourse on the west side of the road. The overflow will be 4.59litres/sec which equates to 3,635 gallons per hour. This rate is set to be that of the land without the development. If these figures are right, is that why the road gets so flooded at the culvert at present?
- The road at this point in Watton Green has been flooded to a depth of several inches.
- We also have concerns over the lifetime maintenance of this system.
- Our concern too is the replacement culvert under the highway and who will be responsible for its maintenance over the lifetime of the development.
- We ask that the Planning Officer does the following:
 1. Condition the names of the landowners/agency responsible for the maintenance of the culvert under the road at Watton Green that will take the surface water to the Brook are given to Watton Town Council so that if there is a problem action can be swiftly taken.
 2. There is a risk of silt build up in the culvert such that a regular maintenance schedule should be devised for those responsible to adhere to (much as there is for the attenuation system and its pipes).
 3. That the name of the third party for maintaining the Lidl attenuation system is given to the Town Council so that any problems can be speedily addressed.

4. That this third party report annually to Watton Town Council on the maintenance work they have undertaken on the attenuation system.
5. That Anglian Water report annually to Watton Town Council on the maintenance work they have undertaken with regard to the attenuation pond and the associated pipes and other structures as detailed in the maintenance schedule described in section 7 of the Flood Risk Assessment provided by the developer.
6. That Anglian Water be asked to state that the foul sewer system will be up to the task over the lifetime of this development.
7. Asks Breckland Council as a Risk Management Authority for flood risk, to give a public undertaking to the residents of Watton Green and Watton that they will work in partnership with NCC Highways, the Lead Local Flood Authority (LLFA) and Anglian Water to effectively manage the risk of flooding in Watton Green.

ASSESSMENT NOTES

1.0 Principle

1.1 The proposals include consent for a single storey food store (Use Class E - retail) with associated car parking, and landscape works; and 45 dwellings (Class C3). The application site lies primarily within the designated Watton settlement boundary on a site largely allocated for residential development of at least 45 dwellings and at least 60 bed care home. Development is subject to compliance with the adopted Development Plan policies and criteria, which has been outlined and addressed below. The proposal also includes land to the north of the allocated site, although no built development is planned for this land. This land is to include public open space and the proposed drainage lagoon only.

1.2 The site layout will comprise of a large retail store to the south west corner of the application site, with the store located to the western boundary and car parking and landscaping to the east and south of the store. Access to the store and the dwellings is off Norwich Road, starting at the south eastern corner of the site and progressing north into the application site with access to the store branching off to the west. To the north the land will comprise of 45 dwellings, in accordance with the housing allocation.

1.3 The site was allocated for a care home and 45 dwellings. Despite the general local support for the store (although mainly not for the residential) this has been at the expense of the care home. There is a Breckland/Norfolk wide shortage of care and therefore the loss of this facility needs to be carefully considered. The applicants have set out in their submission, the following:

The landowner and applicant (Abel Homes) have discussed the potential opportunity with a number (four) of care home operators, including one who Abel are working with in conjunction with delivering a care home and assisted living units at Swaffham. However, none of the care home operators approached have been able to make the demographics of the area work for their respective models, and have failed to show interest in developing the site as a care home. It is considered that this may, at least in part, be explained by the significant prevalence of care homes (six) in Watton, including four along Watton Road and two assisted living/ care homes elsewhere within Watton. These include: Buckingham Lodge Care Home; Lancaster House; Dorrington House; and Linden Court Residential Care (all on Norwich Road); and Kalmia and Mallow; and Conquest Care Home (both on Dereham Road). Accordingly, whilst it is readily acknowledged that there is a care home need generally within Norfolk, it is evident that there is no demand for a care home in this specific location.

In parallel to Abel Homes discussing the potential development of the site with care home operators, they were approached by Lidl in relation to the development of part of the site for a retail store. Whilst the development of a retail unit on the site would be contrary to Watton Housing Allocation 2, material

considerations exists to justify the principle of development. An Impact Assessment prepared by Rapleys on behalf of Lidl has demonstrated that there is available convenience and comparison expenditure within the local area to support a retail unit of the size proposed. As well as the evidence provided in relation to expenditure, the need for a retail unit is highlighted by the fact that approximately 43% of residents (based on the public consultation exercise undertaken by Lidl) leave Watton, primarily by car, to undertake their shopping. In addition, to this a Sequential Test has been undertaken to demonstrate that there are no other sites within or outside the town centre to accommodate the proposed development and which satisfy the operators requirements.

1.4 The submitted Retail Impact Assessment concluded that there is a clear need for the retail store within Watton and that the application site represents the most suitable location, this in combination with the evidence submitted with regards to the lack of need for a care home in this location, which is considered overriding. Therefore, despite the loss of the care home and the replacement convenience store not being in compliance with allocation Policy WHA2, the loss of the care home is considered acceptable in this instance.

1.5 With regards to the residential, despite the general local concern about residential in this location, the site has been allocated for at least 45 residential dwellings, subject to the criteria listed below, therefore on the basis the proposal is delivering in accordance with the allocation, the principle of residential development is established here.

1.6 With regards to the principle of the convenience store Policy EC05 of the Breckland Local Plan (adopted 2019) is relevant. This policy sets out '*Policies in the Local Plan will seek to support and enhance the vitality of the District's hierarchy of centres and seek to direct floorspace requirements in line with the breakdown in the 2017 retail study projections over the plan period*'. This includes 514 net sqm of convenience floorspace and 181 gross sqm of food and beverage floorspace for Watton. Watton is also identified as a preferred location for food retail. This policy seeks to direct local provision through focusing retail and leisure proposals within designated town centres. The proposal falls outside the designated Town Centre boundary for Watton. The proposed convenience store is to comprise of the following:

The erection of a new Lidl food store (Use Class E) comprising 1,900 sq. m gross internal area (GIA) with a net sales area of 1,256 sq. m; 122 car parking spaces (including 6 disabled spaces, 9 parent & child spaces and 2 electric vehicle charging (EVC) spaces; and a trolley bay located adjacent to the store entrance.

1.7 The applicants have submitted a Retail Impact Assessment in support of the convenience store proposal, which sets out the following:

- *The assessment has demonstrated that the proposed discount retailer will not have a significant adverse impact on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal.*
- *The sequential assessment concluded that the proposed development could not be located within or on the edge of any of the defined retail centres with the store's catchment.*
- *The proposal will improve the range and choice of retail offer in this part of the Borough by provision of another mainstream retailer, particularly of the discount model, which is not available in the locality.*
- *Once operational, the new superstore will employ approximately 40 to 50 staff, in a mixture of full- and part-time roles.*
- *Overall, the proposed scheme adopts the principles of sustainable development, in relation to social, economic and environmental factors. The proposal accords with the emphasis in national policy contained within the NPPF, which confirms a presumption in favour of sustainable development. In these terms, it has been demonstrated that the scheme complies with relevant policy as set out within the NPPF and the Development Plan.*

1.8 It is agreed that a site of this size and scale is unlikely to be found within or adjacent to Watton Town Centre Boundary. It is also agreed that the proposal will improve the range and choice of retail offer within Watton. Finally, although some distance from Watton Town Centre boundary, this is considered to be direct walking route and the store is within easy walking and cycling reach of much of the eastern part of Watton. Paragraph 87 of the NPPF sets out *'When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored'*. The site is considered accessible.

1.9 Despite the increased scale from that set out in Policy EC05, the scale is considered acceptable given the likely end user, their business model and that this is one store. The proposal is therefore unlikely to significantly harm the vitality of the Town Centre. In addition, the proposal for the store is heavily supported by representations to the planning application. Finally, paragraph 80 of the NPPF states *'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt'*. The proposal will generate jobs, which is supported by Section 6 of the NPPF. For these reasons and given that no other suitable and accessible sites could be found, then the proposal is also considered to accord with Policy EC05 of the Breckland Local Plan (given the sites location outside a designated employment area also), subject to no highways impacts, which is further explained below.

1.10 For the reasons given here, it is considered acceptable to have a convenience store in this location and its material benefits would outweigh the requirement for a care home in this location, especially given the evidence submitted by the applicants and as set out above. On this basis the proposal is considered acceptable, despite being contrary to the allocation Policy WHA2, in terms of the store.

1.11 Compliance with the criteria, as set out in Policy WHA2 is set out below in summary, with further detail provided within the relevant sections of the report, as follows:

1. *Vehicular access to the site is provided from Norwich Road.* Yes it is.
2. *Where necessary, implementation of transport mitigation measures to the satisfaction of Norfolk County Council Highway Authority.* The Highways Authority have confirmed no objections to the proposals following amendments and relevant conditions will be applied, to ensure this.
3. *Appropriate density to respond to the surrounding development.* The density is 20 dwellings per hectare and the allocation was for at least 45 dwellings. It is considered that the proposal responds well to the surrounding character of the area.
4. *Retention and enhancement of native hedgerow and trees on the northeast site boundary to form a landscaping buffer which responds to the rural setting and protects the setting of the adjacent listed building.* The Tree Survey sets out that there are no planned works to these trees, and this can be secured via an appropriately worded planning condition.
5. *Additional mitigation measures will be required to ensure the protection of residential amenity from the adjacent business park, in line with Policy COM 03.* Environmental Protection Officers raise no objections to the proposals and have suggested to conditions to address amenity impacts.
6. *The provision of open space is required in accordance with Policy ENV 04.* The proposals are considered compliant with Policy ENV04.
7. *Appropriate sustainable surface water attenuation measures are provided, and where possible included as part of landscaping schemes.* The drainage lagoon to mitigate the proposals sits to the north of the application site, outside the original allocation. However, given that all the actual built development would lie within the allocation then this is considered acceptable, especially as it is needed to mitigate the development. The LLFA and AW raise no objections to the proposals in this regard.

8. *Development proposals in Watton should have regard to the findings of the Water Cycle Study which indicates potential capacity limitations at Watton Waste Water Treatment Works and within the foul sewerage network. A Utilities Statement will be required to support the planning application to demonstrate how capacity will be made available in time to serve the site.* The applicants have submitted a utilities statement in support of the application. The LLFA and AW raises no objections to the proposals and Anglia Water are working on an overriding strategy for dealing with foul water in the locality.

9. *The scheme's design will preserve or where possible enhance the setting of nearby designated and non-designated heritage assets, with particular regard to the Grade II Rokeles Hall.* There are no objections raised by the historic buildings officer to the proposals and given the distances involved and the relatively low lying character of the development then it is considered the setting of Grade II Rokeles Hall will be preserved, as well as other nearby heritage assets.

10. *Submission of a project level Habitats Regulation Assessment to determine the impact of proposed development on Breckland SPA/SAC and to assess habitat suitability, the need for additional survey work and mitigation strategies where required.* The PEA confirmed that it is not necessary for a Habitats Regulations Assessment to be undertaken as part of the application, given that the site is not within the listed distance of a European Protected site. No objections in this regard have been raised by our ecologist.

1.12 As set out above, despite the proposals non-compliance with the site allocation Policy WHA2 only in terms of non delivery of the care home and its replacement with a convenience store, it is considered acceptable in principle, as is the delivery of housing on this site and the overall the proposal is considered to accord with Policy EC05 and WHA2 of the Breckland Local Plan (adopted 2019).

2.0 Highways and Access

2.1 Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019) seek to promote sustainable transport. Policy TR01 requires development to minimise the need to travel; promote opportunities for sustainable transport modes; not adversely impact on the operation or safety of the strategic road network; improve accessibility to services; and support the transition to a low carbon future. Policy TR02 requires development to integrate into existing transport networks; mitigate highways impacts; protect and enhance access to public rights of way; provide safe, suitable and convenient access for all users, including appropriate parking; and avoid inappropriate traffic generation and do not compromise highway safety.

2.2 Access to the site for both residential and the convenience store will be taken via a T-junction to the south of the site onto Norwich Road, and this is in accordance with Policy WHA2 also.

2.3 A Transport Assessment (TA) has been submitted in support of the application. The TA demonstrates that the surrounding area benefits from an excellent level of pedestrian infrastructure, whilst the site is also in close proximity to a number of local cycle routes. Furthermore, it references frequent bus services to and from Norwich City Centre from the bus stops situated on the B1108 Norwich Road, one located immediately to the south of the site.

2.4 Parking provision will be provided across the site for residential dwellings through a combination of curtilage parking and separate discreet designated parking areas (with spaces allocated per unit), meeting the adopted Car Parking standards. In total, 92 (not including garages) car parking spaces are provided within the site, which equates to a minimum of two spaces per dwelling.

2.5 The convenience store development will provide 122 car parking spaces (including 6 disabled parking, 9 parent and child spaces, and 2 electric vehicle charging points), cycle parking close to the store entrance and a delivery bay.

2.6 In seeking to reduce the number of vehicular trips generated by the development, a Travel Plan has been prepared in respect of the proposed store. A series of measures are identified in the Travel Plan including a welcome pack for all staff outlining public travel information, on-site information points, on-site cycle parking, and the creation of an informal car sharing scheme. The action plan measures will be subject to a monitoring and review process. A Travel Plan Co-ordinator will be appointed with appropriate funding, and the travel patterns of future employees at the site will be monitored, with one year, three year, and five year travel to work targets for car, cycling, public transport and walking modes.

2.7 Subject to some minor amendments made to the proposals, the Highways Authority has raised no objections and appropriate condition(s) are awaited to be appended to any subsequent approval of planning permission. Access and Parking provision as proposed is considered acceptable. On this basis the proposals is considered to comply with Policies TR01, TR02 and WHA2 of the Breckland Local Plan (adopted 2019).

3.0 Character, Design and Heritage

3.1 Section 12 of the NPPF and Policies HOU01, GEN02 and COM01 of the of the Breckland Local Plan (adopted 2019) seek to promote high quality design and protect the character of an area.

3.2 The character of the area comprises of a large industrial estate to the east, with large buildings, largely side onto Norwich road at the frontage of the estate, surrounding a central access route, built of a mixture of metal cladding and red brick. There is a row of trees existing separating the site. To the west are residential properties, comprising of a mix of detached, semi-detached and terrace properties, largely constructed of red brick. To the south east of this existing residential development is a terrace of properties fronting onto to Norwich Road, again with trees separating them from the site.

The Store

3.2 The new Lidl store will be oriented south-north wards with the car parking area located to the east and south of the new store, with appropriate landscaping to help soften the hard aspects, like the car parking. This can be secured via appropriately worded planning conditions. The delivery bay will be located at the north-western corner of the site, furthest away from Norwich Road to maintain street frontage. In total, the proposed food store with associated car parking and landscaping will occupy 0.81ha of the application site. The proposed building consists of a contemporary single storey building with a sloping roof, typical of its retail type. The building, in terms of positioning on the site is located furthest away from heritage assets so as not to affect their setting or significance.

3.3 With regards to character of the area and street scene, the proposed store at the frontage of the site has been designed to sit sideways with the road and given its form and scale it mimics that of the layout of the adjacent industrial estate. The street frontage onto Norwich Road is considered a sensible way to deliver the site given the proposed end user. Although, there will be large areas of car parking to the east and south, this is not usual for this type of use and an appropriate landscaping condition, will help soften and break up this area. The retention of trees to the east is also supported.

Housing

3.4 The proposal seeks to provide 45 residential units, including 11 affordable homes (25%). The scheme proposes a mixture of detached and semi-detached units, with on-plot parking and separate designated parking areas. The affordable housing units are within two clusters either side of an access road to the north of the retail store. It is noted that the Housing Enabling Officer has raised concerns about the clustering of affordable units. Policy HOU07 of the Breckland Local Plan (adopted 2019) states that *'The Council will seek for affordable housing to be distributed across a development as single units of small clusters, rather than in*

a single area. The Council will consider exceptions if an applicant can demonstrate that it is necessary for the long term management or viability of the affordable housing'. The comments of the Housing Enabling officer are noted and have been considered by officers. However, it is considered that 11 affordable homes is a very small number and a cluster of this size would not materially affect the character of the area. The applicant has expressed that given the size of the cluster then these would be easier to manage by a housing association than spread across the site and they have an identified housing association who has confirmed support for this layout. Housing have been approached on this basis and although continue to express concerns but they have stated they agree that an objection to the application on this basis could not be substantiated in terms of the refusal of planning permission.

3.5 The proposed materials for the houses are predominantly red brick, with some in prominent locations to be finished in white render. Areas of natural timber cladding are also incorporated. Windows fascias are proposed to be dark grey with rainwater goods zinc coated steel. Roofs are finished with red and dark grey flat plain tiles. These materials are considered acceptable given the context of the surrounding area and a condition will be added in this regard.

3.6 The plans have been amended during the course of the application, in conversation with the case officer to ensure usable areas of open space are provided within the site and key spaces are framed by properties with dual elevations to protect the character of the area and maintain surveillance. The residential element of the proposal is set back from the Norwich Road frontage, open space frames the entrance to the site to the east with landscaping in-between the access and store car parking to the west. Plot 1 is dual elevation to provide frontage in the street scene and address the access to the site.

3.7 Based on the provision of 45 dwellings on a site area of 2.28ha (based on the 'developable site', and excluding the area associated with the retail unit), the residential aspect of the development would equate to a density of approximately 19.73 dwellings per hectare (dph). It is considered that the proposed density reflects the surrounding context in accordance with Policy WHA2. The character of the area is protected by the retention of the significant tree belt adjacent the eastern boundary, and the open space provided at the entrance to the site, which marks this once open field. The applicant has confirmed that all house types now exceed the nationally prescribed space standards in accordance with Policy HOU10 of the Breckland Local Plan. On this basis the proposal is considered to accord with the character of the surrounding area and is considered acceptable on this basis, in accordance with Policies GEN02, COM01, WHA2, HOU06 and HOU10 of the Breckland Local Plan (adopted 2019).

3.8 The proposal is to provide approximately 0.33 hectares of outdoor playing space/open space on site, in accordance with Policy ENV04 of the Breckland Local Plan (adopted 2019). This is to be provided in three distinct areas across the site; including at the frontage of the site, to the eastern boundary which would complement the existing tree belt to the eastern boundary that will be retained and to the centre and east of the site. This area has been increased in size through amendments to the application following dialogue with the case officer. It is felt this new space will provide a central focus to the application site, especially as it will include the proposed LAP and is also now a more usable open space, accessible to future occupants and the wider area. A further area of open space is to be provided to the north of the site. This area lies outside of the formal allocation but will be a positive addition to this site and the surrounding area. No development is proposed in this area and landscaping, which can be conditioned will help to protect the setting of the Grade II Listed Building to the north. The proposal exceeds the outdoor playing space/open space requirement by approximately 640sqm.

3.9 The proposal includes no outdoor sport open space. In this regard it is noted that Policy ENV04 of the Breckland Local Plan sets out:

It is recognised that there may be cases where the direct provision of outdoor playing space on-site is not the preferred option. It may be that outdoor playing space does not represent an efficient use of land in the context of the site location or that there is a deliverable opportunity to secure a more meaningful area of outdoor playing space that better serves the whole community in close proximity to the application site. Contributions in lieu of on-site provision for sites of 25 or more dwellings will be the exception and will need to be supported by robust evidence from the applicant that on-site provision is not appropriate and/or viable . . . Any contribution will need to be towards a specific deliverable scheme in consultation with the relevant parish council and the developer contributions policy in this document.

3.10 The size and scale of the site is acknowledged and the amount of development proposed is the minimum in terms of the sites allocation for 45 dwellings. As a result, it is agreed that no usable outdoor sport space could be provided on site, on this basis. The applicants have been in contact with Watton Town Council, who have confirmed that they have no specific deliverable scheme for contributions to outdoor sport open space. On this basis, there is no requirement to provide outdoor sport open space or a contribution in accordance with Policy ENV04 of the Breckland Local Plan (adopted 2019). The proposal is considered acceptable on this basis.

Heritage

3.11 Section 16 of the NPPF, ENV07 and ENV08 of the Breckland Local Plan (adopted 2019), and Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, seek to protect the special interest and significance of heritage assets/Listed Buildings and their settings.

3.12 A Heritage Impact Assessment (HIA) has been submitted, which assesses the significance of relevant heritage assets and any potential effects of the proposed development on this significance. The HIA identifies Rokeles Hall (Grade II listed, a designated asset) that is located approximately 120m to the north east of the site, behind a row of established trees, and some former RAF buildings (considered non-designated assets) adjacent the site. Due to existing trees, there are no views from or towards Rokeles Hall or its associated outbuildings from the site. In respect of the setting of this Listed Building and the former RAF buildings their setting has been significantly changed by the construction of 20th century industrial units in front of the buildings and the development of housing estates on the former airfield. This has been confirmed by the Councils Historic Building officer who raises no objections to the proposals.

3.13 The submitted HIA concludes that the proposal has the potential for less than substantial harm (in the range of low adverse) to the wider setting of Rokeles Hall and the former RAF buildings but the appearance of the area will be preserved by being of an appropriate design, scale, form, height, massing and position. In terms of Section 16 of the NPPF, it is considered that the less than substantial harm identified will be outweighed by the provision of residential and retail development on an allocated site. The proposal is therefore considered to accord with Section 16 of the NPPF, ENV07 and ENV08 of the Breckland Local Plan (adopted 2019), and Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Archaeology

3.14 Trial trenching was undertaken across the site. The results of the trial-trenching revealed little activity across the site, with no indication of Roman activity towards the north-west of the site which was anticipated due to the presence of the Roman farmstead lately discovered at Watton Green just to the west. The low quantities of later prehistoric finds indicate that the site is unlikely to be within the main 'foci' of settlement activity. The sparse evidence of just three struck flints uncovered indicates a dispersed nature to any prehistoric activity on site and it is unlikely that features from this period will be present in quantity. The archaeological investigation has revealed evidence for possibly early medieval and postmedieval agricultural

activity with a small representation of prehistoric activity. The results are in keeping within the known archaeology of the eastern part of Watton and the surrounding area.

3.15 The Historic Environment Team have been consulted and state that most of the proposed development site was subjected to pre-application archaeological trenching. However, part of the present development area was not included within last years trenched area. The area not included (the northwest part, to be a pond) is close to a number of trenches which contained a significant number of undated archaeological features, that may represent the edge of an occupation area, which may lie within the area of the proposed pond. Consequently there is 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. On this basis they have requested a planning condition, which will be appended to any subsequent granting of planning permission. The proposal is therefore considered to accord with Section 16 of the NPPF, ENV07 and ENV08 of the Breckland Local Plan (adopted 2019) in terms of archaeology also.

4.0 Amenity

4.1 Policy COM03 of the Breckland Local Plan (adopted 2019) seeks to avoid unacceptable effects on the residential amenity of neighbouring occupants, or development which does not provide for adequate levels of amenity for future occupants.

4.2 A number of concerns have been raised in representations with regards to development adjacent to the west of the application site including loss of light/privacy. The majority of dwellings off Akrotiri Square have long rear gardens and will be some distance away from new residential dwellings, over 30 metres away. In addition, existing dwellings will be over 24 metres away from the new convenience store. These distances are considered significant and given the proposed store is single storey and the proposed dwellings two storey's then it is not considered that there would be a significant impact on amenity, loss of privacy or light due to these distances involved.

4.3 At the frontage of the site, the proposed store will sit adjacent to a row of two storey terrace properties. There will be approximately 6 metres between this dwelling and the proposed store. Although, there is some risk of amenity impact here, it should be noted that this is the rear of the store, with no windows or deliveries taking place from this entrance. These dwellings front onto Norwich Road, which is an already busy road in terms of traffic and noise. Existing vegetation abuts the walls of this dwelling, closer than the existing store. On this basis it is not considered an objection on grounds of amenity could be substantiated. Concerns over noise and disturbance during construction are noted, however it is considered that works adjacent to dwellings will be for a limited period only and significant distances exist. On this basis the proposal is considered acceptable in this regard.

4.4 On the eastern boundary of the site, concerns were raised by officers with regards to new residential development and the proximity to trees and the potential for shading. The applicants have amended the proposals and submitted shade analysis plans to demonstrate the acceptability of the proposals. In addition, there would be an element of buyer beware in this regard.

4.5 The Town Council and initially our Environmental Protection officers raised concerns with regards to the potential impact of the noise from deliveries on the closest proposed residential properties. Further information was provided by the applicants and these concerns have been addressed, subject to the imposition of conditions with regards to acoustic barriers, hours of works/operation, lighting, noise and materials disposal.

4.6 There are varying sizes of garden proposed, some fairly small but overall the proposals appear in

character with the surrounding area in terms of variance of garden sizes. Dwellings within the site are well spaced and have access to rear gardens and car parking. It is considered that there will be good surveillance across the site through proposed fenestration and the location of dwellings, open spaces and car parking. The proposal is therefore considered to accord with Policy COM03 of the Breckland Local Plan (adopted 2019).

5.0 Flood Risk

5.1 Section 14 of the NPPF and ENV09 of the Breckland Local Plan (adopted 2019) seek to minimise the risks of flooding by direct new development away from areas at highest risk of flooding and for new development not to increase flood risk elsewhere. The site lies within Flood Zone 1, which is considered to be at very low risk to fluvial and/or tidal flooding (having a less than 1 in 1000 annual probability of flooding), as well as being at low risk of surface water flooding.

5.2 The submitted information with the application sets out that infiltration testing was undertaken in four trial pits, with no ground water encountered in any trial pits. Nonetheless, infiltration as a form of surface water discharge for the proposed development has been deemed not possible on the grounds of the variable rates of infiltration throughout the site. Permeable paving has been incorporated into all driveways for the residential units, it is viewed there will be an element of infiltration to some degree in most areas, however in the extreme events this will discharge into a perforated pipe and discharge into the Anglian Water sewer. The use of permeable paving will reduce the time of entry and velocity of water into the adoptable pipe network together with providing storage with a combination of infiltration and discharge.

5.3 In respect of surface water attenuation and discharge, surface water collects from the roof areas via a private surface water network located in the vicinity of each plot. The surface water for the driveways collect via permeable paving offering additional storage and first stage treatment this water is collected via a perforated pipe that connects into the private surface water network. The surface water then connects into the proposed Anglian Water adoptable sewer and discharges north west towards the proposed attenuation lagoon towards the north-west of the site (given the sites topographical fall from south-east to north-west). The storage lagoon is to be adopted by Anglian Water and has been designed incorporating enhanced flow routing and biodiversity features and is in accordance with Anglian water SuDS requirements to satisfy adoption criteria.

5.4 The proposed adoptable pond has been designed to discharge into the existing watercourse via a proposed Hydro-brake flow control before entering a proposed ditch that connects to the existing. The Hydro-brake will limit flows in accordance with QBAR run-off of 4.59 L/s (in accordance with the proposed greenfield rate) allowing flows to back up and store within the adoptable lagoon up to and including a 1 in 100-year storm event with an allowance of 40% climate change. The Lidl element of this scheme is also proposed to connect into this surface water network, with an allowance of 2.0 L/s.

5.5 With regard to foul water management it is proposed to construct an adoptable foul water network subject to a S104 Agreement with Anglian Water. The proposed designed is to connect into the existing 150mm Anglian Water clay pipe located to the north of the site in Watton Green Road where the foul water is to be discharged via gravity. Via a Pre-Planning Assessment Report, Anglian Water have confirmed that this is acceptable as the foul sewerage system, at present, has available capacity.

5.6 The Watton and Saham Flood Action group make 7 points they would like to be included within the application. It is important to note that we must take our advice from our statutory consultees with regards to flood risk and drainage and the LLFA and AW raise no objections to the proposals. With regards to the points listed - point 1, this is a civil matter, not a planning matter and involves land outside the application site

and therefore can not be reasonably conditioned. Points 2, 3 and 4 - Maintenance will be required as part of the submitted and conditioned flood risk and drainage assessments. Points 5 and 6 - cannot be conditioned or require a third party to comply with conditions, only the applicant. Point 7 is not a material planning consideration in the determination of this planning application. In addition, to this it is worth noting that the applicants have met with the Flood Action Group on a number of occasions to explain their proposals.

5.7 LLFA and AW have requested that conditions are applied to any permission, and these conditions will be applied. On this basis the proposal is considered to comply with Section 14 of the NPPF and policy ENV09 of the Breckland Local Plan (adopted 2019).

6.0 Ecology

6.1 Section 15 of the NPPF and policy ENV02 of the Breckland Local Plan (adopted 2019) requires the protection and enhancement of biodiversity. A Preliminary Ecological Appraisal (PEA) as well as an Ecological Mitigation and Management Plan (EMMP) have been prepared as part of the application submission. The PEA establishes the current biodiversity value of the site, identifies any potential ecological constraints or impacts associated with the development, and provides recommendations for additional survey work.

6.2 The PEA confirmed that it is not necessary for a Habitats Regulations Assessment to be undertaken as part of the application, given that the site is not within the listed distance of a European Protected site. This is in accordance with Policy WHA2 of the Breckland Local Plan also.

6.3 In respect of ecological constraint's, the western boundary trees to be removed are considered to have no value as roosting habitat for bats. The trees and scrub within the site are considered to provide opportunities for nesting birds and the site could support hedgehogs which are vulnerable to impacts from development. On this basis, the EMMP identifies a number of mitigation measures including new grassland, hedgerows and tree planting for habitat creation and landscaping.

6.4 Our ecologist have been consulted who have stated *'Whilst we support the provision of additional scattered trees along the western boundary, a native species hedgerow connecting these trees would be of greater ecological value to maintain connectivity around the site. Breckland District Councils tree officer has previously suggested a native species hedgerow with standard trees and we agree this would be ideal. The ecology report highlights that existing tree-line linear feature may provide some limited opportunities for foraging bats. There are very few details within the Landscape Maintenance Plan regarding ground preparation, sowing, aftercare and management for areas sown with EM2 Wild flower-Seed and Em8 Wet Land Seed Mix'*. On this basis, further information has been sought from the applicants and is awaited. Once further information is received then our ecologist will be further consulted. However, there appears sufficient space within the site to adequately mitigate against any impact on ecology and therefore subject to the submission of further information and no objections being received from our ecologist then the proposal could be considered acceptable and in accordance with Section 15 of the NPPF and policy ENV02 of the Breckland Local Plan (adopted 2019) .

7.1 Other matters

7.2 Contamination

7.2 Section 15 of the NPPF and Policy COM03(8) of the Breckland Local Plan (adopted 2019) states that planning decisions should take account of ground conditions, pollution and contamination risk. A Phase 1 Desk Study contamination assessment has been submitted in support of the application. A summary of the findings, were that:

- Historically, the site was agricultural land and was largely undeveloped;
- The historical use of the site was considered unlikely to have resulted in significant contamination, with no potential on or off-site sources of ground gas identified; and
- Human end users were considered to be at low/moderate risk from ground gas and low risk from near surface soil contamination.

7.3 Based on this, no further investigative work was considered to be required to enable the safe development of the site for residential end use, in relation to contaminated land. Notwithstanding this a Ground Investigation Report to identify subsoil conditions and relevant geotechnical parameters was also undertaken. The investigation comprised 10 machine excavated trial pits, four of which were subsequently used for carrying out soakage testing. The ground conditions were generally found to be similar across the site with variably sandy gravelly clay encountered. Our contaminated land officer has raised no objections to the application on this basis and recommended a condition be added if the application is approved. On this basis the proposal is considered to accord with Section 15 of the NPPF and Policy COM03(8) of the Breckland Local Plan (adopted 2019).

Trees

7.4 The retention of significant trees and hedgerows is supported by Policy ENV06 of the Breckland Local Plan (adopted 2019). The submitted Arboricultural Impact Assessment (AIA) identifies that one B category group containing 29 trees (G4) located towards the western boundary of the application site will be removed to facilitate the development. An Oak (T1) and the southernmost five trees in G1 are subject to a Tree Preservation Order. These will be retained and protected throughout the development process. In order to mitigate the loss of trees on the site, a minimum of 29 new heavy standard rootballed or containerised trees (12 to 14cm stem girth) will be planted.

7.5 Our Tree Officer had previously commented on the application and stated *'I have visited the site and agree that the trees are generally quite poor and not really suitable for retention on a new development. The trees are quite a significant landscape feature and do provide good screening between the sites. I would be supportive of removal on the basis that suitable mitigation planting is provided. Ideally the planting would not be within gardens but on a strip between the gardens and the two sites. My suggestion would be a mixed native species hedgerow containing some standard trees, which could include field maple and some Oak where space allows'*.

7.6 Further information has been provided by the applicants and the further comments of the Tree Officer are awaited. A hedgerow is also proposed on the western boundary of the site to form the rear boundary treatment of properties along this boundary, this is considered an acceptable solution to address the Tree Officer comments above. Subject to no objections being raised, it is considered that the proposal could comply with Policy ENV06 of the Breckland Local Plan (adopted 2019).

7.7 Comments have been received with regards to the pre-consultation undertaken by the applicants and the consultation not including the houses, only the proposed Lidl Store, as well as suggesting these should form two separate applications. This is noted, however, the houses form part of the allocation for the site and the store was a departure from the allocation and therefore it was prudent to consult on this element only. With regards to this planning application, this is not a material consideration in its determination and both elements form part of this application and have been suitably consulted upon and a recommendation reached on that basis.

Planning Obligations

7.8 A section 106 agreement will be required to secure the following obligations:

- 25% affordable housing in line with that required by Policy HOU07 of the Local Plan.

- On-site open space including a LAP will be secured and a maintenance contribution, in accordance with adopted policy ENV04.
- Education contributions are also required, as follows: a contribution of £154,242 towards the provision or enhancement of educational facilities required at Watton Westfield Infant and Nursery School and Watton Junior School.
- A Library contribution of £3,375 (i.e. £75 per dwelling). This contribution will be spent on increasing the capacity of the library serving the development.
- Travel Plan, as proposed by applicants.
- For the residential, one fire hydrant on no less than a 90 mm main at a cost of 843. For the supermarket one fire hydrant on no less than 120mm diameter main at a (current) cost of 843 when fitted on a new water main (to be secured via condition).

8.0 Conclusion

8.1 The principle of development for the erection of dwellings on this site is established, due to it being an allocated site in the Local Plan for at least 45 dwellings, in accordance with Policy WHA2. The removal of the care home and replacement convenience store has been assessed as set out above and considered acceptable in this location. The impact of the convenience store on the Town Centre has also be assessed and as this is considered an accessible location and no other appropriate locations have been identified, the proposal is therefore considered to accord with Policies EC04 and EC05 of the Breckland Local Plan and Sections 6 and 7 of the NPPF.

8.2 Matters, of highways, access, parking, character, design, heritage, amenity, flood risk, contamination have all been assessed above and the development is considered acceptable in this regard.

8.3 The further comments of our ecologist and Tree officer are sought but subject to no objections being received then the proposal could be considered acceptable in this regard also.

8.4 Subject to conditions and the signing of a section 106 agreement to secure matters of open space, maintenance, affordable housing, education, libraries contributions and relating to the implementation and monitoring of a Travel Plan.

8.5 The proposal is considered in general accordance with the Development Plan as well as relevant national planning policy guidance and has been recommended for approval on this basis.

RECOMMENDATION

The application is recommended for approval, subject to conditions, no objections being received from our Ecologist and Tree Officer, and the signing of a section 106 agreement.

CONDITIONS

- 1 Full permission 3 year time limit**
The development hereby permitted shall be begun before the expiration of THREE YEARS from the date of this permission.
Reason for condition:-
To comply with section 91 of the Town & Country Planning Act 1990 (as amended).
- 2 In accordance with submitted plans NEW 2017**

The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.

Reason for condition:-

To ensure the satisfactory development of the site, in accordance with Policy COM01 of the Breckland Local Plan (adopted 2019).

3

Fire Hydrants

Prior to commencement of development above slab level, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority for the provision of fire hydrants (served by mains water supply) serving the development. No dwelling shall be occupied until the approved hydrant(s) for the residential element have been provided. The store hereby approved shall not be brought into first use until the approved hydrant(s) for the storey have been provided.

Reason for condition:-

In order to secure the provision of fire hydrants, in accordance with Policy INF02 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

4

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 Section 15 of the National Planning Policy Framework.

5

Retention of trees and hedges

No trees or hedges on the eastern boundary shall be cut down, uprooted destroyed, lopped or topped, other than in accordance with a schedule of works which shall first be submitted to and approved in writing by the Local Plan Authority. Any trees or hedges removed without consent shall be replaced during the next planting season November/March with trees of such size and species as agreed in writing with the Local Planning Authority.

Reason for condition:-

To ensure that the trees and hedges are retained in the interests of the visual amenities of the area and the satisfactory appearance of the development in accordance with policy ENV06 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

6

LLFA condition

Prior to connection of the on-site drainage network, the necessary repairs/replacement of the culvert in accordance with plan ref: 111759 IW XX XX DR C 6024 Rev P2 shall be carried out in complete accordance with this plan.

Reason for condition :-

To prevent flooding in accordance with Policy ENV09 of the Breckland Local Plan (adopted 2019) and National Planning Policy Framework paragraph 103 and 109 by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the surface water drainage system operates as designed for the lifetime of the development.

7 non standard condition

The development shall be carried out in accordance with the approved Flood Risk Assessment and Drainage Design (Ingleton Wood Ref: 111759 Rev 3 dated 9 February 2021) The approved scheme shall be implemented prior to the first occupation of the development.

Reason for condition :-

To prevent flooding in accordance with Policy ENV09 of the Breckland Local Plan (adopted 2019) and National Planning Policy Framework paragraph 103 and 109 by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the surface water drainage system operates as designed for the lifetime of the development.

8 Acoustic Barriers

The acoustic barriers detailed within 5.2, 5.3 and 5.4 of the submitted noise report, shall be erected, as approved prior to first use of the convenience store hereby approved. They shall be permanently maintained, as approved.

Reason for condition:-

In the interests of the amenities of the locality in accordance with policy COM03 of the Breckland Local Plan (adopted 2019).

9 Noise

The rating level as defined within BS 4142:2014+A1:2019 (or the equivalent relevant UK adopted standard in force at the time of the measurements) of the plant noise from the single storey food store shall not exceed at a distance of 1 metre from the facade of the nearest affected residential property 3dBA below the background level during day time hours (07.00 23.00) 30dBL_{aeq} 15min during night time hours (23.00 07.00).

The background noise level to be measured as an LA90 (level exceeded 90% of the time) using the principles contained in BS 4142:2014+A1:2019 and shall be measured over 1 hour between the hours of 07:00 and 23:00. All measurements to be taken with a sound level meter of IEC 651 Type 1, or BS EN 61672 Class 1, standard (or the equivalent relevant UK adopted standard in force at the time of the measurements) set to measure using a fast time weighted response.

This should be calibrated in accordance with the procedure specified in BS 4142:2014+A1:2019 (or the equivalent relevant UK adopted standard in force at the time of the measurements).

This should be available on request by the Local Planning Authority, within 21 days, in the event a complaint is received.

Reason for condition:-

In the interests of the amenities of the locality in accordance with policy COM03 of the Breckland Local Plan (adopted 2019).

10 Hours of operation during construction

No demolition, site clearance or construction shall be carried out, no machinery operated nor construction deliveries taken at or waste dispatched from the site outside the hours of:-
07:30 to 18.00 Monday to Friday
08:00 to 13.00 Saturday
or at any time on Sunday or Bank Holidays

Reason for condition:-

In the interests of the amenities of the locality in accordance with policy COM03 of the Breckland Local Plan (adopted 2019).

11 No burning materials

No burning of any materials from the clearance of the site or from any related construction works should take place on the site. All materials to be disposed of in a proper manner off site.

Reason for condition:-

In the interests of the amenities of adjoining residents in accordance with policy COM03 of the Breckland Local Plan (adopted 2019).

12 Hours of Deliveries

No deliveries shall be made or dispatched from the site, materials loaded or unloaded, refrigerated units run or engines idled outside the following times:-

Monday to Saturday 07:00 to 20:00

Sundays and Bank Holidays 08:00 to 20:00

Reason for condition:-

In the interests of the amenities of adjoining residents in accordance with policy COM03 of the Breckland Local Plan (adopted 2019).

13 Archaeology

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, 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation and 7) any further project designs as addenda to the approved WSI covering subsequent phases of mitigation as required.

and,

B) No development shall take place other than in accordance with the written scheme of investigation approved under condition (A) and any addenda to that WSI covering subsequent phases of mitigation.

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:-

Details are required prior to commencement to protect heritage assets in accordance with Section 16 of the NPPF.

14 Implementation of submitted/approved landscaping scheme

All hard and soft landscaping works shall be carried out in accordance with the approved details and thereafter retained. The works shall be carried out within the first planting season November/March following the commencement of work on site or in accordance with a programme to be first agreed in writing by the Local Planning Authority. If within a period of FIVE YEARS from the date of planting, any tree or plant, or any tree or plant planted in replacement for it, is removed, uprooted or is destroyed or dies, or becomes in the opinion of the local planning authority, seriously damaged or defective another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason for condition:-

In the interests of the satisfactory appearance of the development in accordance policies GEN02 and COM01 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

15 External materials as approved

The development hereby permitted shall be constructed using the materials specified on the planning application form and / or submitted drawings.

Reason for condition:-

To enable the Local Planning Authority to ensure the satisfactory appearance of the development, as required by Policies COM3, GEN2 and COM1 of the Breckland Local Plan (adopted 2019).

16 Boundary treatment/screening to be agreed

Prior to first occupation of the development hereby permitted a plan indicating the positions, design, materials and type of boundary treatment/screening to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment/screening shall be completed before the building(s), which it adjoins are first occupied or in accordance with a timetable to be first submitted to and agreed in writing with the Local Planning Authority. Boundary treatments shall include a hedge to the western boundary of the site. Development shall be carried out in its entirety in accordance with the approved details.

Reason for condition:-

In the interests of the satisfactory appearance of the development in accordance with policies GEN02 and COM01 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

BRECKLAND COUNCIL PLANNING COMMITTEE

List of decisions made by Breckland Council under the agreed terms of delegation.

DOC - COMPLETE

| | | | |
|-------------------|---|---|---|
| 3DC/2021/0071/DOC | Mr Colin Devine | ASHILL Precision House Swaffham Road | Discharge of Condition No 14 on 3PL/2017/1492/F |
| 3DC/2021/0038/DOC | Boontown Coffee | ATTLEBOROUGH 6 High Street and 2 Hargham Road Attleborough | Discharge of Condition No's 3 & 7 on 3PL/2018/0331/F |
| 3DC/2021/0041/DOC | Matthew Homes Ltd. & Raemoir Properties Ltd. | ATTLEBOROUGH Former Grampian Food Site Buckenham Road, Attleborough | Discharge of Condition No 6 on 3PL/2019/0097/D |
| 3DC/2021/0064/DOC | Cherry Tree Developments (E.A) Ltd | COLKIRK The Pightle Gormans Lane | Discharge of Condition No 4 on 3PL/2020/0044/F |
| 3DC/2021/0022/DOC | Taylor Wimpey East Anglia | DEREHAM Land West of Etling View Dereham | Discharge of Condition No 14 on 3PL/2015/1045/O |
| 3DC/2021/0043/DOC | Ms Claire Willis | DEREHAM Humbletoft Lodge Sandy Lane, Dereham | Discharge of Condition No's 3 & 5 on 3PL/2020/1352/VAR |
| 3DC/2021/0062/DOC | Persimmon Homes | DEREHAM Land East of Westfield Road | Discharge of Condition No's 4, 6 & 10 on 3PL/2019/1526/D |
| 3DC/2020/0144/DOC | RSLC Developments Limited | HOCKHAM | Discharge of Conditions 3,4,6,9, |

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| | | Land at Parliament Lane Hockham | on 3PL/2019/1530/VAR |
| 3DC/2021/0086/DOC | Fleur Homes | MATTISHALL Development Site At 605415 310352 South Green Mattishall | Discharge of Condition No9 on 3PL/2019/0849/D |
| 3DC/2021/0075/DOC | Queensquare Farming Limited c/ | NARBOROUGH Lower Farm Lower Farm Road | Discharge of Condition No 3 on 3PL/2020/1019/F |
| 3DC/2021/0065/DOC | Mr Richard Ravencroft | NORTH ELMHAM Oakleigh Garden Shop 25 Station Road | Discharge of Condition No 4 on 3PL/2017/1056/F |
| 3DC/2021/0025/DOC | Mr. Darren Wright | SCARNING Land at Pennymeadow Nursery Podmore Lane | Discharge of Condition No's 4, 7, 10 & 11 on 3PL/2020/0856/F 4 - Biodiversity enhancement plan 7 - Vehicular crossing 10 - Surface water disposal 11 - Foul water disposal |
| 3DC/2020/0199/DOC | Falcon Tower Crane Services | SHIPDHAM Shipdham Airfield Industrial Estate, Mile Road | Discharge of Condition No's 8, 14 & 15 on 3PL/2019/0722/F Condition 8 - Hard and Soft Landscape Condition 14 - Vehicular Access Condition 15 - Traffic Signs |
| 3DC/2021/0021/DOC | Clayland Estates Ltd | SHIPDHAM Street Farm High Street | Discharge of Condition No's 3 & 8 on 3PL/2020/1207/F |
| 3DC/2020/0231/DOC | Persimmon Homes | SWAFFHAM Land to the North of Norwich Road | Discharge of Condition No C4 on 3PL/2019/0270/D |
| 3DC/2020/0223/DOC | Hopkins Homes Ltd | SWANTON MORLEY Swanton Morley Residential | Discharge of Condition No 8 on 3PL/2018/1246/F |

Allocation 1, Rectory
Road

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| 3DC/2021/0007/DOC | Hopkins Homes Ltd | SWANTON MORLEY Swanton Morley Residential Allocation 1 Rectory Road | Discharge of Condition No's 14, 15 & 17 on 3PL/2018/1246/F 14. Boundary Screening 15. Landscape Scheme 17. LEMP |
| 3DC/2021/0042/DOC | Gold Leaf Property Investments | THETFORD The Dolphin 35 Old Market Street | Discharge of Condition No's 3, 4, 5, 6, 7, 9, 10 & 11 on 3PL/2019/1043/F |
| 3DC/2021/0082/DOC | Devonshires Solicitors LLP | THETFORD 1 Allisons Close Thetford | Discharge of all Conditions required on 3PL/2006/1249/D |
| 3DC/2021/0016/DOC | BDW Eastern Counties | WATTON Land off Thetford Rd | Discharge of Condition No's 13, 14, 20, 21a and 23 on 3PL/2018/0952/O |

No Prior Approval

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|-------------------|----------------------|--|---|
| 3PN/2021/0008/PNE | Mr Lewis Mckerell | ATTLEBOROUGH 2 Park Farm Cottages Morley Road | Rear extension (permitted development) |
| 3PN/2021/0015/PNE | Mr & Mrs C McDonnell | GOODERSTONE Hall Farm The Street | Sun Room Extension to rear (permitted development) |

PEA Verbal Advice

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| 3PE/2021/0066/PEA | Chris Spinks | DEREHAM 4 Mount Pleasant Quebec Road, Dereham | Erection of a wooden construction garden room 5m x 5.9m x 2.49m high at front of the property |
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Permission

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| 3PL/2021/0173/F | Mallinson | ASHILL Milton Lodge 20 Fir Park | Demolition of existing property/garage and erection of a new family dwelling and garage |
| 3PL/2021/0273/HOU | Tracy Fussell | ASHILL Inglenook Cottage 8 Hale Road | Extension to front of building to accommodate new wet room. |
| 3PL/2021/0145/HOU | Katie Fowle | ATTLEBOROUGH 48 New North Road Attleborough | New Dormer Window to rear roof |
| 3PL/2021/0306/HOU | HARRIS | ATTLEBOROUGH Catkin Slough Lane | Proposed attached annexe, inclusive of existing workshop, for family member (Re-submission) |
| 3PL/2021/0352/VAR | Steph and James Rhodes and Ward | ATTLEBOROUGH 88 Ollands Road Attleborough | Variation of Condition No's 2 & 3 on 3PL/2020/0910/HOU - Change of external wall finish. |
| 3PL/2021/0247/HOU | Mrs Annabel Kester | BANHAM Grange Heath Road | Demolition of out building and erection of annex for family use, Changes to windows in main house - change door in dining room/bedroom 1 to bifold doors, addition of 1st floor side window and larger side elevation kitchen window |
| 3PL/2021/0320/HOU | David and Pauline Hyatt | BAWDESWELL Heath Cottage Dereham Road | Proposed single storey extension (south elevation) and alterations to fenestration including new roof light and enlarged window with juliet balcony to south elevation. |
| 3PL/2021/0387/HOU | Mr & Mrs Newson | BAWDESWELL 7 Hall Road Bawdeswell | Proposed porch and rear single storey extension, with various internal alterations. |
| 3PL/2021/0233/HOU | Mr & Mrs T Crouch | BEACHAMWELL Malthouse Farm | Repair Works and modernisation to existing |

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| | | Old Hall Lane | dwelling including replacement of existing roof covering, replacement and enlargement of some existing windows. Removal of internal walls and lean-to roof structure and replacement of new flat roof roof structure incorporating roof lanterns and new internal walls. |
| 3PL/2021/0025/HOU | Lawrence | BEETLEY 2 Ashley Road | Erection of porch to front of property |
| 3PL/2021/0163/VAR | JD PROPERTIES (NORFOLK) LTD | BESTHORPE Land Off Norwich Road | Variation of Condition No's 2 & 3 on 3PL/2020/0279/VAR - Condition 2, amendment to site layout to allow access to rear field .Condition 3, approval of enclosed highways improvement drawings. |
| 3PL/2021/0227/HOU | Mr Luke Clarke | BLO' NORTON 3 Fairfields The Street | Demolish existing conservatory 'lean-to' and erect a single storey extension and alterations, including an infill of one wall and the changing of a window to doors on the rear elevation. |
| 3PL/2021/0228/LB | Mr Luke Clarke | BLO' NORTON 3 Fairfields The Street | Demolish existing conservatory 'lean-to' and erect a single storey extension and alterations, including an infill of one wall and the changing of a window to doors on the rear elevation. |
| 3PL/2021/0275/VAR | Mr Oliver Hood | BLO' NORTON Woodfield Clay Hall Lane | Variation of condition 9 to 3PL/2017/0070/O (Detached dwelling and garage) - Occupancy restriction |
| 3PL/2021/0147/HOU | Mr & Mrs alex Talbot | CARBROOKE Brakeshill Lodge Farm Access From Shipdham Road, Carbrooke | Conservatory to the east side of the property. |

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| 3PL/2021/0002/F | Mr and Mrs Chapman | CASTON Chase Farm, The Street | Construction of new farm house. |
| 3PL/2021/0182/HOU | Mrs Natasha Bircham | COLKIRK 13 Conference Way Colkirk | Single storey rear extension. |
| 3PL/2021/0265/HOU | Mr Siddell | COLKIRK Meadow Cottage Adjacent Pond Oxwick Lane, Colkirk | Single storey front extension. |
| 3PL/2021/0365/O | Mr & Mrs Ridge | COLKIRK White Cottage Church Road | Demolition of Lean-to and garage and erection of 2 dwellings. |
| 3PL/2021/0035/F | Mr and Mrs Martin Vaughan | CRANWORTH Buttercup Meadow, Hook Lane (land adj Homestead) | Change of use to a five pod camp site. To install five glamping pods for short term holiday lets |
| 3NM/2021/0021/NMA | Kier Living Ltd | CROXTON Land to the North of Victory Way Phase 1a Kingsfleet | Amendment to 3PL/2020/1047/D - 1. Alter the TH2 house type to an alternative 2 bedroom type which has a bay window at the front; 2. Detach plot 61 from plot 62 and hand the entrance to plot 61. |
| 3NM/2021/0024/NMA | Icon Architectural | DEREHAM Meadoway Etling Green, Dereham | Non material amendment to 3PL/2020/1312/HOU - Changes to the facing materials. |
| 3OB/2021/0005/OB | Mike Barnshaw | DEREHAM Land on South Side of Greenfields Road | Submission of Affordable Homes Contract for discharge of Schedule 7 part 1.2 Provider Orbit South Housing Association for permission 3PL/2016/1397/D and 3PL/2020/0426/VAR |
| 3PL/2021/0046/F | Hethel Engineering Centre | DEREHAM Holly Farm, | Change of Use of Poultry Unit to B8 Self-Storage. |

Mattishall Road

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| 3PL/2021/0101/F | BROOKS | DEREHAM 2 Campion Road | Retrospective application for retention of building for Hairdressing & beauty Business |
| 3PL/2021/0116/F | Premier Property Holdings | DEREHAM Athena House Hall Lane | Proposed extension to existing workshop and office building and proposed wash down canopy area |
| 3PL/2021/0229/VAR | Nr Health and Fitness Club Ltd | DEREHAM 12 Norwich Street Dereham | Variation of Condition No 3 on 3PL/2019/0501/F Extension of Opening Hours (24hours, 7 days a week) |
| 3PL/2021/0253/F | Cubico UK Ltd | DEREHAM Unit 3 Dereham Business Hub | Change of use to a flexible use E(g)iii, B2, B8 and/or sale and display of bulky bathroom goods together with ancillary trade counter use for trade and retail sale (Part Retrospective) |
| 3PL/2021/0254/A | Cubico UK Ltd | DEREHAM Unit 3 Dereham Business Hub | Four illuminated fascia signs (Retrospective) |
| 3PL/2021/0259/HOU | Mr Philpot | DEREHAM Oakhouse Dumpling Green | Proposed Cart Lodge to provide undercover parking and secure storage. |
| 3PL/2021/0260/HOU | Mr Chris Webster | DEREHAM 36 Old Becclesgate | Re-installation of dormers to South and East elevations and re-installation of blocked up window to North gable. |
| 3PL/2021/0261/LB | Mr Chris Webster | DEREHAM 36 Old Becclesgate | Re-installation of dormers to South and East elevations and re-installation of blocked up window to North gable. |
| 3PL/2021/0284/HOU | Bespoke Norfolk Group | DEREHAM 244 Norwich Road Dereham | New front first floor extension over existing garage |
| 3PL/2021/0309/HOU | Mr Steve Wilson | DEREHAM | Change existing 2 x single up |

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| | | 12 Foxglove Drive Dereham | and over garage doors into a single roller door. |
| 3PL/2021/0311/HOU | Mr and Mrs J Parker | DEREHAM 69 Middlemarch Road Dereham | Two storey extension to side and demolition of single storey rear extension. |
| 3PL/2021/0367/F | Pellamay Property Ltd | DEREHAM 22 Westfield Road | Proposed erection of 1.8m closeboard fence. |
| 3PL/2021/0410/HOU | MRS TAYLOR | DEREHAM 52 Neatherd Road Dereham | Proposed new front porch |
| 3PL/2021/0183/VAR | MR Robert Eden | EAST TUDDENHAM Development Plot At 608682 312173 Rotten Row, East Tuddenham | Variation of conditions 2 of 3PL/2020/0120/D - to construction of new bedroom and ensuite bathroom in loft space with velux roof lights. |
| 3PL/2021/0200/F | Mr & Mrs Ciaran Moriarty | ELSING Land adj. Peaseland Green | Proposed second temporary glamping accommodation and associated waste and parking facilities (to be used in conjunction with that approved under ref: 3PL/2016/1161/F) and regularisation of relevant conditions not complied with under ref: 3PL/2016/1161/F. |
| 3PL/2021/0282/F | Mr Simon Wearmouth | ELSING Green Farm Peaseland Green | To clad in an existing agricultural dutch barn and add a lean-to extension. |
| 3PL/2021/0078/F | MR R J Sharpin | FRANSHAM Agricultural Barn off Station Road | Conversion of agricultural barn to single storey four bedroom residential dwelling with associated landscaping and parking. |
| 3PL/2021/0268/VAR | Mr & Mrs Daren Little | FRANSHAM Station Road Little Fransham | Variation of Condition No 2 on 3PL/2020/1337/F |
| 3PL/2021/0316/F | Mrs Lorraine Long | FRANSHAM Crowe Hall Dereham Lane | Replacement of existing nissan hut style agricultural building with modern insulated |

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| | | | agricultural building. |
| 3PL/2021/0206/HOU | Mr & Mrs Liverton | GARVESTONE Church Farm Dereham Road | Proposed replacement of windows to Church Farm. Proposed demolition of existing piggery and store and construction of new store with attached loose boxes. |
| 3PL/2021/0207/LB | Mr & Mrs Liverton | GARVESTONE Church Farm Dereham Road | Proposed replacement of windows to Church Farm. Proposed demolition of existing piggery and store and construction of new store with attached loose boxes. |
| 3OB/2020/0025/OB | Mr R Savory | GATELEY Centre Farmhouse | Variation of tenure from holiday accommodation to agricultural worker under ref 3PL/2006/0557/F |
| 3PL/2021/0073/F | Savory Farms | GATELEY Centre Farm Centre Road | An Agricultural Steel framed building to cover Cattle Handling Yards and water tanks to collect rain water off roofs (retrospective) |
| 3PL/2021/0337/HOU | Mr & Mrs R Hodges | GOODERSTONE Cherry Cottage East End | Erection of conservatory to rear of dwelling |
| 3PL/2021/0380/HOU | PARTRIDGE | GREAT CRESSINGHAM Pear Tree House The Street | Proposed Single Storey Extension to Side / Rear of Property. |
| 3PL/2020/0741/VAR | C/O Agora Architects | GREAT ELLINGHAM Land between Watton Road & Hingham Road | Variation of Condition's on 3PL/2018/0852/F Application Relates to House Types and Site Layout Conditions. |
| 3PL/2021/0238/VAR | Wilkinson Builders Reepham Ltd | GREAT ELLINGHAM Mill Farm Fisheries, Church Street | Variation of Condition No 14 on 3PL/2018/1404/F - Fire hydrants |
| 3PL/2021/0239/F | Mr Paul Traylor | GREAT | Change of use of land to |

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| | | ELLINGHAM Celina Mill Lane | domestic garden |
| 3PL/2021/0251/HOU | Mr Thomas Hague Wishart | GREAT ELLINGHAM 9 Long Street | Demolition of single storey buildings and front porch. Erection of new 2 storey extension and new porch. |
| 3PL/2021/0280/HOU | Mr Tilney | GRESSENHALL 2 The Oaks Gressenhall | Proposed Single Storey Side Extension. |
| 3PL/2021/0321/HOU | Mr M Errington | GRESSENHALL Camomile House Swan Drive | Rear extension to existing garage to house storage space. |
| 3PL/2021/0277/HOU | Mr Alan Trevest | GRISTON Southwards Carbrooke Road | First floor side extension |
| 3OB/2021/0003/OB | Graham Craske | GUIST Land off Bridge Road, Guist | Full discharge of obligations sought on 3PL/2017/1500/O |
| 3NM/2021/0019/NMA | TT Construction | HARLING 18 Taylor Drift Harling | Non material amendment to PP 3PL/2011/1071/F-Design changes to external materials and fenestration. |
| 3PL/2021/0156/HOU | STEVEN KUNTZE | HARLING Whitebird Farm Fen Lane | Erection of multi-use garden studio. |
| 3PL/2021/0298/HOU | Mr and Mrs Will Crowe | HOCKERING 1 Canary Close Hockering | Single-storey rear extension. |
| 3PL/2021/0415/HOU | Mr & Mrs Applegate | HOCKERING 12 Lily Avenue Hockering | Demolish the existing flat roof garage and replace with new pitched roof garage. |
| 3PL/2020/1117/LB | Mr Stuart Oetzmann | HOLME HALE The Old Nags Head, 5 Church Road | Clad gables in brick, replace windows and reinstate front door. Internally repair timber frame on NW elevation, remove fireplace and reinstate |

inglenook

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| 3PL/2021/0168/F | Mr B Johnson | HOLME HALE Development Site 588595 307651 Church Lane | Change of use of land from agricultural / grassland to private equestrian use, including construction of new stable building. |
| 3PL/2021/0221/O | Mr Robert Lane | HOLME HALE Bilmar Station Road, Holme Hale | Proposed construction of new 3 bedroom bungalow & garage |
| 3PL/2021/0339/F | Mr & Mrs Taylor | HOLME HALE 12 Church Lane Holme Hale | Change of Use of Existing Building from Former Commercial Garage Workshop and Habitable Games Room Accommodation to Multiple Holiday Let Accommodation Comprising 3 no. Holiday Lets. |
| 3PL/2021/0181/LB | Gisela Assmann | LITCHAM 15 Church Street | Retrospective emergency repairs, removal of roof coverings for large and small barn, reinstated to match the existing. Some localised repairs to the remaining brick walls and the roof structure of the small barn will be completed. |
| 3PL/2020/1434/F | BL & JE Jones | LYNG Lyng House Farm Cottage, Primrose Green | Demolish existing cottage and erect a replacement dwelling with garage/workshop |
| 3PL/2021/0317/HOU | Miss Sophie Halls | LYNG 6 Wensum Road | Rear single storey flat roof extension & internal alterations |
| 3NM/2021/0012/NMA | Mr Dennis Gaskins | MATTISHALL Water Treatment Works South Green | Amendment to 3PL/2020/1172/F - Change of facing material to rear building store lobby |
| 3NM/2021/0022/NMA | Mr and Mrs D and K Ponder | MATTISHALL PLOT 6 17 Gregs Close, Mattishall | Non material amendment to PP 3PL/2020/1489/D -Revisions to proposed facing bricks, window opening lights and plinth cappings. |

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| 3PL/2021/0081/LB | Mr & Mrs Wylie | MATTISHALL Severall House Church Plain | Restoration of 11 windows |
| 3PL/2021/0190/HOU | Therasa Tayler | MATTISHALL 53 Dereham Road Mattishall | First floor extension over garage. |
| 3PL/2021/0231/HOU | Adam Ward | MUNDFORD 88 The Lammas Mundford | Single storey side extension to include a playroom/Boot room and master bedroom. |
| 3PL/2021/0329/HOU | Fran Brown | MUNDFORD Ashleigh House Cranwich Road | Front porch extension. |
| 3PL/2020/1497/LB | Mr Gavin Mitchell | NARBOROUGH The Mill Main Road | Extending and changing a current utility cupboard into an office room (retrospective) |
| 3NM/2021/0016/NMA | GLP Builders & Developers | NECTON 14 Tuns Road | Amendment to pp 3PL/2020/0831/D - Amendment from fascia boards to brick soffit detail, lounge window (front elevation) increased size. |
| 3NM/2021/0017/NMA | GLP Builders & Developers | NECTON 16 Tuns Road | Amendment to pp 3PL/2020/0830/D - Amendment from fascia boards to brick soffit detail, lounge window (front elevation) increased size. |
| 3PL/2021/0106/HOU | Mr Carl Hicks | NECTON 7 Elizabeth Drive | Proposed rear single storey extension and front porch |
| 3PL/2021/0371/HOU | Mr & Mrs Allen | NECTON 61 Hale Road | Conversion of garage to lounge including proposed cantilever bay window, single storey rear extension, proposed wood & render finish to all elevations and replacement UPVC double glazing. |
| 3PL/2021/0378/VAR | Hall Contracts Ltd | NECTON Town Farm Chantry Lane,Necton | Variation of Condition No 2 on 3PL/2018/1340/F -Plot 1, to add dormer windows to create additional living space to match plot 3 and amend carport to a |

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| | | | garage. |
| 3PL/2021/0195/LB | Mrs Carolyn Hupton | NEW BUCKENHAM Beech House Norwich Road | Replacement of 11 windows, patio doors and 2 rear doors. |
| 3NM/2021/0020/NMA | Mr Denis Boyton | NEWTON BY C. ACRE Mill Cottage 2 Mill Common | Amendment to planning permission 3PL/2020/1112/HOU To add window to North and South elevation of proposed porch with flint panel added to Porch North elevation to match West elevation. |
| 3PL/2021/0289/F | Black Lion Hotel Ltd | NEWTON BY C. ACRE George And Dragon Public House Newton By Castle Acre | Erection of 5 one and a half storey holiday accommodation units (Block C) |
| 3PL/2021/0196/HOU | CHAPMAN | NORTH ELMHAM 64 Station Road North Elmham | Proposed Dormer to Front of Property. First Floor Extension to Rear. |
| 3PL/2020/1179/O | JD Alston Estates | NORTH LOPHAM Church Farm, Church Road | Erection of 15 new dwellings including 4 affordable dwellings. |
| 3PL/2021/0193/HOU | Mr C. Woodward | NORTH TUDDENHAM Old Lane House Low Road, North Tuddenham | Demolition of existing storage building and erection of single storey garage block. |
| 3PL/2021/0194/LB | Mr C. Woodward | NORTH TUDDENHAM Old Lane House Low Road, North Tuddenham | Demolition of existing storage building and erection of single storey garage block. |
| 3PL/2021/0354/A | Persimmon Homes Anglia | NORTH TUDDENHAM Land at North Tuddenham | The erection of one temporary free standing non illuminated carriageway sign to advertise the upcoming development of 100 new homes at Foxley Park, Dereham. |

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| 3PL/2021/0389/HOU | Mr Coles | NORTH TUDDENHAM 6 Pastures Loke North Tuddenham | Proposed Cart Lodge. |
| 3PL/2021/0271/HOU | Mr P Reed | OLD BUCKENHAM 22 Oaklands Old Buckenham | Proposed garage extension to rear to provide workshop area. |
| 3PL/2021/0272/LB | Mr D Lohan | OLD BUCKENHAM The Gamekeeper Public House The Green | Replacement of structurally damaged roof timbers (including removal, storage and reuse of roof tiles) and associated repair works where necessary. |
| 3PL/2021/0255/VAR | Richard Johnston Ltd | QUIDENHAM Richard Johnston Ltd Harling Road | Removal of Condition No's 3 & 4 on 3PL/2011/0853/F - hours of operation |
| 3PL/2021/0185/HOU | Mr S Wilson | ROUDHAM/LARLIN G Bryony Harling Road, Roudham | Demolition of existing conservatory and proposed replacement with a garden room. |
| 3PL/2021/0295/F | Lorraine Stammers | ROUDHAM/LARLIN G The Angel Inn Access Road To The Angel Inn | Oak framed freestanding pergola for outside dining area. |
| 3PL/2021/0245/HOU | Hinkman | SCARNING 1 The Watlings | Proposed Garage Conversion and Extension to Rear. |
| 3PL/2021/0373/F | Mr Billy Fryett | SCARNING Forestors Lodge Bradenham Lane | Retention of Existing 88kw Boiler, Flue & Kiln Housing Plus An Additional Proposed Kiln Housing (part retrospective) |
| 3PL/2021/0235/HOU | Mr Chris Brown | SHIPDHAM 13 Townshend Place Shipdham | Revisions to approved PP - 3PL/2020/1170/HOU - To include amended materials and insertion of velux window. |
| 3PL/2021/0278/HOU | Mr & Mrs Rowling | SHIPDHAM 20 Market Street | Proposed Two Storey Side Extension and Rear Flat Roof |

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| | | | Extension. |
| 3PL/2021/0313/HOU | SMITH | SHIPDHAM 33 Oak Meadow Shipdham | Proposed Single Storey Extension to Side of Property. |
| 3PL/2021/0262/HOU | Mrs E Wyatt | SNETTERTON Meadow Court Hargham Road | Raising the roof above the garage to form a new bedroom and bathroom with a new link into the existing property. |
| 3PL/2021/0161/HOU | Mr David Blake | STOW BEDON/BRECKLES 3 Hall Cottages Rockland Road | Single storey extension to side of dwelling. |
| 3PL/2021/0340/HOU | Mr & Mrs Gibson | SWAFFHAM 10 Barton Close Swaffham | Single Storey Front & Side (Kitchen) Extension. |
| 3PL/2020/1189/F | Mr.Ali Ulgur | THETFORD 13 White Hart Street | Change of use from vacant unit (childcare nursery) into Retail Unit (supermarket). |
| 3PL/2020/1323/F | Mr Richard Lines | THETFORD Tanner House, Tanner Street | Boundary wall and fence |
| 3PL/2021/0240/F | Mr R Foster | THETFORD 2 Telford Way | Proposed commercial building consisting of two starter units Class E(g) including a new access on to Telford Way. |
| 3PL/2021/0252/F | Anglian Water Services Ltd | THETFORD Munford Road Reservoir Munford Road | Installation of Booster Pumping Station, Orthophosphoric Dosing Kiosk, Internal Road, Surge Vessel, Generator Container, LV Kiosk, Gabion Retaining Wall, and Earth Bund. |
| 3PL/2021/0267/LU | Mr Aaron Bloom | THETFORD 17 Buttercup Close | Partial conversion of existing integral garage to office space (certificate of lawfulness) |
| 3PL/2021/0323/HOU | Mr & Mrs Skelton | THETFORD 35 Redgate | Loft conversion. |

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| 3PL/2021/0355/F | James Garner | TITTLESHALL The Great Barn Mill Road | Unblocking of 5no slot window openings to barn and insertion of new windows. |
| 3PL/2021/0243/F | Mr & Mrs Skinner | WATTON 7 Loch Lane | Erection of dwelling and associated works (following demolition of existing garage and subdivision of residential unit). |
| 3PL/2021/0315/HOU | Christine Wood | WATTON Sunnymead 12 Loch Lane | Single Storey Front Extension To form Annex. |
| 3PL/2021/0347/HOU | Mr Nash & Ms Brown | WATTON 50 Brandon Road | Proposed rear conservatory. |
| 3PL/2021/0148/VAR | Mr T Murfet | WEETING 4A All Saints Weeting | Variation of Condition No's 6 & 10 on 3PL/2019/0147/F- Approval is required for proposed native hedges and fencing to the boundary which can be seen on drawing TM/007 in compliance with the condition. |
| 3PL/2021/0203/VAR | Mr M. Monk | WEETING Blackcurrant Cottage Fengate Drove | Variation of Condition No 2 on 3PL/2020/0079/F -Change the garage to include home office at first floor |
| 3PL/2021/0192/F | Mr J Fryett | WENDLING Land North of Swaffham Road | Construction of agricultural cattle shed. |
| 3OB/2021/0004/OB | Mr & Mrs Durrant | WHISSONSETT Field between New Road and London Road | Discharge of obligation from Section 106 on 3PL/2018/0032/O - re plots available for self build |
| 3PL/2021/0396/HOU | Mr Neil Williamson | WHISSONSETT Steetley House High Street | Proposed single storey rear extension. |
| 3PL/2021/0250/F | Landmarc Support Services | WRETHAM Wretham Camp | Construction of 1 x Accommodation block and 1 x Administration block with associated external works. |

Prior Approval Given

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| 3PN/2021/0005/UC | Graham Shadrack | ROCKLANDS Agricultural Building Rectory Road, Rockland All Saints | Prior approval for conversion of an agricultural building to two dwellings -General Permitted Development England Order 2015 as amended Schedule 2 Part 3 Class Q |
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Prior Approval Refusal

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| 3PN/2021/0011/UC | Mr & Mrs Fish | DEREHAM Walnut Tree Farm Swanton Road | Prior approval for conversion of an agricultural building to two dwellings -General Permitted Development England Order 2015 as amended Schedule 2 Part 3 Class Q |
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Refusal

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| 3PL/2021/0266/F | Mrs Kerry Buck | ATTLEBOROUGH Land off Deopham Road Attleborough | Change of Use of a fenced pasture area to a secure dog exercise paddock, parking and fencing for use by members of the public on a booking system. |
| 3PL/2020/1499/VAR | Mr Michael Davey | BLO' NORTON Fairfields, The Street | Variation to 3PL/2018/0049/F (Use of land as nature reserve with amenities for visitors to include portacabins and stables with attic above for studio/workshop with improved vehicular access/parking) - Conditions(s) 1,2,3,4,5,6,7 & 11 |
| 3PL/2021/0215/F | . | HOCKERING Land North of 3 Bramble Drive | Erection of dwelling |

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| 3PL/2021/0176/F | Mr Teresa Lotis | HOE & WORTHING Newtgate Swanton Morley Road | Use of static caravan as holiday let |
| 3PL/2021/0188/F | Mr Warwick | KENNINGHALL The Chapel Quidenham Road | Construction of new dwelling house and garage. |
| 3PL/2021/0202/HOU | Burkhill | MATTISHALL Rushbrick House Mill Road, Mattishall | Demolition of the existing garage.Erection of new pool enclosure over existing outdoor pool and with new 2 storey ancillary accommodation. |
| 3PL/2021/0164/O | Mr D Brock | NORTH LOPHAM The Gables 7 The Green | Erection of 2 new dwelling and garages. |
| 3PL/2021/0276/F | Mr C Bell | SWAFFHAM Site on Bears Lane | Development to provide 2No detached bungalows with detached garages. |
| 3OB/2020/0041/OB | Dan Muttock | WATTON The Finches Griston Road | To discharge a section of the S106 agreement. this refers to the 2nd schedule points 1.2.1 and 1.2.2 - compliance to the section 106 agreement on 3PL/2014/1314/O . |

Withdrawn INVALID

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| 3PE/2021/0052/PEA | Mr Martin Ive | BEACHAMWELL 3 Drymere Beachamwell | New build, as annex to existing property (or vice versa to tie the two together for planning purposes). Design and actual location (on site) TBC after discussions with planners. Noting site is 7.5 acres. Planning for future care of elderly relative with Parkinsons disease, who currently lives in Beachamwell. Modest size dwelling proposed (two or three |
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| | | | bedrooms) |
| 3PE/2021/0047/PEA | Claire Willis | MUNDFORD West Hall Drive Mundford | 4 Self Build timber framed eco houses |
| 3PE/2021/0043/PEA | Susan Allen | SWAFFHAM TUTANKHAMUNS EMPORIUM 46 Market Place, Swaffham | A LIFE SIZE STATUE AND WALL PLAQUE |
| 3PE/2021/0051/PEA | Peter Humphrey Associates | SWAFFHAM A47 Carboot Site Swaffham Road | Proposed Service station (see Pre-application statement) |
| 3PE/2021/0029/PEA | Emma Britnell | THETFORD 6 White Hart Street Thetford | Internal decoration and external street sign to be used as takeaway oriental street food |
| 3PE/2021/0045/PEA | Mr Luke Essam | WATTON 27 Priory Road Watton | 6 foot fence |

APPEALS SUMMARY APRIL 2021

1. Enforcement appeal ref: APP/F2605/c/20/3258396 (The Pigman's House, Reepham, Bawdeswell, NR20 4RY)-The material change of use of a building on land from Agricultural to use as a single dwelling. The appeal was allowed, and the enforcement notice quashed (19th April)