

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE – 5TH JANUARY 2010

REPORT OF DEPUTY CHIEF EXECUTIVE (Author: Chris Raine, Senior Planning Officer)

**SHIPDHAM: Residential development at land off Parklands Avenue, Shipdham.
Applicant: Mr I Leonard
Reference: 3PL/2010/1096/O**

Summary – This report concerns a proposal for residential development on the edge of Shipdham, outside of the defined Settlement Boundary. The application seeks outline planning permission for 15 dwellings with layout, access and scale to be determined at this stage. All other matters are reserved. Key issues relate to highway safety, neighbour amenity, impact upon local character, archaeology. It is recommended that the application is approved.

1. INTRODUCTION

The application seeks outline planning permission, with layout, access and scale to be considered, for residential development at land off Parklands Avenue, Shipdham. The layout provides 15 dwellings consisting of 3 x 4 bedroom houses, 8 x 3 bedroom houses, 1 x 3 bedroom bungalow, 2 x 2 bedroom bungalows (wheelchair accessible) and 1 x 2 bedroom bungalow of which 6 would be affordable units. The site is accessed via Parklands Avenue. The site currently forms agricultural land.

2. KEY DECISION

This is not a key decision.

3. COUNCIL PRIORITIES

The following Council priorities are relevant to this report:

- A safe and healthy environment
- A well planned place to live and work

4. SITE HISTORY

There is no recent relevant site history.

5. CONSULTATIONS

Shipdham Parish Council – No objection. The Council note that this application is currently outside the village building envelope but is included as a "preferred development site" within the Breckland Council Local Development Framework for a greater number of dwellings than this proposal.

Tree & Countryside Officer – The recommendations of the arboricultural and ecological assessments are accepted. Conditions to reflect the recommendations of these reports are required.

Housing Enabling and Projects Officer - Supports the application as there is an identified need for affordable housing in Shipdham. The scheme provides 6 units (40%) and therefore meets the requirements of DC4. The scheme provides a good mix of housing including some wheelchair adapted bungalows. However, there are

some concerns regarding the design and layout of the scheme with reference to the positioning of the wheelchair adapted units. We would ask that these be redesigned.

Norfolk County Council Public Rights of Way Officer - The proposal obstructs public rights of way, however, there would be no objection to its formal diversion as outlined. The diversion should be carried out in accordance with the requirements of the Town and Country Planning Act 1990.

Planning Policy Officer - No objection in principle, however, the submission of an outline application raises concern over delivery given that the application needs to be considered in the context of paragraphs 69 and 71 of PPS3. For consistency and to achieve short term housing delivery the Local Planning Authority has always sought to deal with five year land delivery proposals as full planning applications.

Norfolk Landscape Archaeology - A heritage statement is required as the site lies in an area of uncertain archaeology potential on a south facing slope overlooking a natural watercourse. Further prehistoric remains have previously been recorded further east along the same watercourse.

Highway Authority - No objection subject to revisions which will subsequently require a £5000 contribution towards improved pedestrian facilities on Watton Road

Contaminated Land Officer – No objection subject to conditions.

6. REPRESENTATIONS

Objections have been received including a petition, a summary of the concerns is as follows:

The scheme is premature; exacerbate existing problems with sewage; detrimental to highway safety; increase in noise levels; insufficient local services to cope with additional households; devaluation of property; loss of view; greenfield site; no tree protection is offered; insufficient consultation.

A number of letters of support for the development have also been received.

7. POLICY

Relevant national planning policy can be found in PPS 1 'Sustainable Development', PPS 3 'Housing', PPS7 'Sustainable Development in Rural Areas'.

At a local level, the following policies contained in the Council's adopted Core Strategy & Development Control Policies DPD are particularly relevant: Policy CP10 (Natural Environment), Policy CP14 (Sustainable Rural Communities), Policy DC1 (Amenity), Policy DC2 (New Housing), Policy DC4 (Affordable Housing Principles), Policy DC11 (Open Space), Policy DC12 (Trees and Landscape), Policy DC14 (Energy Efficiency), Policy DC16 (Design), Policy DC19 (Parking Provision)

8. ASSESSMENT

Policy

The site lies outside of the defined Settlement Boundary of Shipdham and consequently the applicant has requested that the site be considered against PPS3 and in particular paragraph 71 which states that:

"Where Local Planning Authorities cannot demonstrate an up-to-date five year supply of deliverable sites, for example, where Local Development Documents have not

been reviewed to take account policies in this PPS or there is less than five years supply of deliverable sites, they should consider favourably planning applications for housing, having regard to the policies in this PPS including the considerations in paragraph 69."

Paragraph 69 states the following:

"In general, in deciding planning applications, Local Planning Authorities should have regard to:

- Achieving high quality housing.
- Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people.
- The suitability of a site for housing, including its environmental sustainability.
- Using land effectively and efficiently."

Furthermore, paragraph 54 is directly relevant, stressing the requirement for a site to be "deliverable" and to be considered "deliverable" a site must comply with the following requirements:

- Be Available - the site is available now.
- Be Suitable - the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities.
- Be Achievable - there is a reasonable prospect that housing will be delivered on the site within five years.

In this instance the Local Planning Authority does not have an up-to-date five year housing supply and as such the proposal can be looked at favourably in general terms.

It is evident that the site is available now as it is entirely within the applicant's control. The site is immediately adjacent to the Settlement Boundary for Shipdham which is classified as a Service Centre and as such is considered suitably located. In light of the application having been submitted in outline form only, it is considered appropriate to shorten the time period for the submission of reserved matters and the time period for commencement so as to ensure that the scheme can be delivered within 5 years.

It should also be noted that this site is included as a "preferred site" in the Council's Site Specifics Consultation Document.

Local Character

To the north, east and west of the site are existing residential dwellings and, as such, the site is considered to respect the existing built form of this edge of the village and does not breach the significant vegetation which borders the southern side of the site. This would act as a significant and appropriate boundary treatment to the scheme. The proposed layout and density of the scheme is also consistent with those adjacent dwellings. The external appearance of the dwellings will be considered as part of any subsequent reserved matters application.

Landscaping

The scheme makes effective use of a line of mature trees which run along the southern boundary of the site. Furthermore, the scheme has adequate regard for the existing trees on site by virtue of the layout of the scheme. The existing trees

scheduled for retention are to be added to through the planting of additional trees. The exact details of additional planting will be agreed and controlled through suitably worded planning conditions.

Pedestrian/Highway Safety

The Highway Authority has requested revisions to the layout which have now been incorporated into the scheme. A financial contribution is also sought towards off-site pedestrian crossing improvements on the Watton Road. This would be secured through a Section 106 legal agreement.

Archaeology

At the request of Norfolk Landscape Archaeology, an investigation into the archaeology of the site has been undertaken and is currently being considered by them.

Affordable Housing

The scheme triggers a requirement for affordable housing to be provided in accordance with Policy DC4 of the Adopted Core Strategy. This requires 40% of the total number of dwellings provided to be "affordable" units. The applicant is willing to comply with this requirement (6 dwellings on-site). This provision is acceptable to the Housing Department. This will be secured through a Section 106 legal agreement which is presently being finalised.

Public Rights of Way

The development would necessitate the repositioning of bridleways. Norfolk County Council have confirmed that an alternative option exists and can be implemented within land under the ownership of the applicant. There is provision to secure this through a planning condition given the provisions of the Town and Country Planning Act 1990. Furthermore, this is deliverable within a timeframe that does not conflict with the need to deliver the scheme in the "short term" as required by PPS3.

Neighbour amenity

The layout retains adequate separation distances to existing local residents so as to allow for adequate residential amenities to be retained eg light, outlook and privacy. The Local Planning Authority will ensure that the final scheme achieves this when it considers the final design and layout of all 15 dwellings at reserved matters stage. It is considered that the positioning of the site access in relation to existing dwellings would not result in excessive noise and disturbance from vehicle and pedestrian movements.

Ecology

The applicant has undertaken the requisite survey work which have been assessed by both the Tree and Countryside Officer has concluded that they have no objections.

Renewable energy

Policy DC14 requires all applications for 10 or more residential units to supply at least 10% of the energy they require through on-site and/or decentralised renewable sources. The applicant has agreed to a planning condition so as to achieve this. It should also be noted that it would be possible, as part of any subsequent detailed reserved matters scheme, to address this, for example through the use of solar panels etc.

9. RECOMMENDATION

It is recommended that the application be approved, subject to conditions and a Section 106 agreement.