

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE – 22ND SEPTEMBER 2008

REPORT OF DEVELOPMENT SERVICES MANAGER

(Author: Nick Moys, Principal Planning Officer (Major Projects))

ATTLEBOROUGH: RESIDENTIAL DEVELOPMENT, LAND OFF BRYONY WAY/CARVERS LANE

Applicant: NORFOLK HOMES LTD

Reference: 3PL/2008/1083/F

Summary – This report concerns a planning application for the residential development on a land off Bryony Way/Carvers Lane, Attleborough. It is recommended that planning permission is granted subject to conditions and a section 106 agreement.

1. INTRODUCTION

This report concerns an application for planning permission for residential development on land off Bryony Way/Carvers Lane, Attleborough. The proposed development would include the erection of 38 dwellings, the construction of new roads and footpaths, and the laying of an area of public open space. A range of dwellings are proposed including 1 and 2 bedroom apartments, and 2, 3 and 4 bedroom houses. Two of the proposed dwellings would be accessed directly off Carvers Lane, with the remainder being accessed off Bryony Way.

The application is supported by a number of technical reports, including a Design & Access Statement, a Flood Risk Assessment and Tree Survey. A draft section 106 legal agreement has been prepared in respect of public open space and financial contributions towards recreational and library facilities.

The application site is located on the western edge of Attleborough, approximately 1 km from the town centre. The site extends to 1.06 hectares and includes former garden land and a range of agricultural buildings. The site also includes a number of important trees. The site is adjoined on three sides by residential development.

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. CONSULTATIONS

Attleborough Town Council has raised no objection to the application, but has requested that consideration be given to traffic calming on Blackthorn Road

The Highway Authority has raised no objections to the application, subject to conditions and a financial contribution of £3,500 towards walking and cycling initiatives.

Norfolk County Council has requested that financial contributions be made to local schools (£135,789) and library services (£2,280).

The Environment Agency has raised no objection to the application, subject to conditions relating to drainage and ground investigation.

The Council's Housing Enabling & Projects Officer has raised no objection provided that 35% of the dwellings are provided as affordable housing.

The Council's Senior Planning Officer has raised no objection in principle, subject to the further information on affordable housing, open space provision and renewable energy.

Norfolk Police have made comments on the layout of parking courts, footpaths and boundary treatments.

Letters of objection have been received, raising concerns about the effect of development on residential amenity, harm to the character of the area, increased traffic and construction noise.

5. POLICY

The application site falls within the Settlement Boundary for Watton. Relevant 'saved' Local Plan policies include Policies HOU.2, REC.2 and TRA.5.

At a national level, policies set out in PPS 3 *Housing*, PPG 13 *Transport*, PPG 17 *Planning for Open Space, Sport and Recreation*, PPG 24 *Planning and Noise*, and PPS 25 *Development and Flood Risk* are relevant.

6. ASSESSMENT

The principal issues raised by the application concern: i) the extent to which the proposals would accord with local and national planning policy relating to housing development, ii) the likely impact of the development on the character of the area and local amenity, iii) recreation provision, iv) loss of trees, and v) traffic.

Policy

It is considered that the redevelopment of the site for housing would accord in general terms with national and local planning policy, as set out in PPS 3 and saved Local Plan Policy HOU.2. The proposal would be compatible with the established character of the area, and would provide for the re-use of previously developed land located within the existing built up area of the town. The density of development proposed would fall within national guidelines.

Although as originally submitted the application proposed 11 units of affordable housing, the applicant has subsequently asked for the application to be considered on the basis of open market housing only on the grounds that the provision of affordable housing would undermine the economic viability of the development. Current policy requires that 35 per cent of developments of this sort are provided as affordable housing. Evidence has been submitted by the applicant in relation to economic viability, which has been referred to the District Valuer for consideration. The findings of the District Valuer will be reported verbally. It is also been requested that the section 106 contribution towards education be waived.

Local character

The layout and design of the development is generally well considered, and takes proper account of the pattern of existing development. Bryony Way, a modern residential cul-de-sac, would be extended with a range of residential properties to create a well defined and varied street scene. Parking provision has generally been located away from street frontages in order to enhance the appearance of the development. New footpaths would enhance links between existing estate roads and to Carvers Lane. Development fronting onto to Carvers Lane has been limited to two detached houses to reflect the more spacious and semi-rural character of this area. Reasonable separation would be achieved between existing and new properties in order to ensure that the amenities of neighbours are not unduly harmed.

Recreation provision

Saved Local Plan Policy REC.2 requires housing developments of 25 dwellings and above to include public open space to meet the recreational needs of future residents in accordance with the NPFA '6 acre standard'. The proposed on site open space, extending to 1,584 square metres, would provide approximately 73 per cent of the total requirement. In order to compensate for the under provision on site, a financial contribution of £9,980 is offered towards enhancements to existing local recreational facilities. Given that there are extensive

areas of open space nearby, and taking into account the physical constraints of the site, it is considered that this approach is reasonable and would adequately address the recreational needs of the development.

Loss of trees

Concerns have been raised about the loss of a group of apple trees to make way for development proposed adjacent to Carvers Lane, and about potential overshadowing problems for development adjacent to the proposed open space. Discussions with the applicant are on-going. The outcome of these discussions will be reported verbally.

Traffic

Some concerns have been raised locally about the traffic implications of the proposed development. It is considered, however, that the surrounding road network is adequate to cater for increased traffic flows, as confirmed by the Highway Authority. A commitment has been made by the applicant to secure a 20mph speed limit, and the associated traffic calming measures, for the residential roads immediately adjacent to the development site. Beyond that the impact of the development on existing residential roads would not be significant. Carvers Lane, which is restricted in width and alignment, would provide access for only two new dwellings. The impact of additional traffic movements here would be offset by the removal of the existing poultry farm.

7. RECOMMENDATION

Subject to the satisfactory resolution of outstanding issues concerning affordable housing and other contributions, and removal of trees, it is recommended that planning permission is granted subject to conditions and a section 106 agreement.