

ITEM:		RECOMMENDATION: APPROVAL
REF NO:	3PL/2018/0719/F	CASE OFFICER Julie Lawson
LOCATION:	OLD BUCKENHAM Land South of March Field Way Old Buckenham	APPNTYPE: Full POLICY: Out Settlement Bndry ALLOCATION: N CONS AREA: N LB GRADE: N TPO: N
APPLICANT:	Places for People Bowthorpe Hall Bowthorpe Hall Road	
AGENT:	Chaplin Farrant Limited 51 Yarmouth Road Norwich	
PROPOSAL:	Residential development of 12 dwellings and associated external works.	

REASON FOR COMMITTEE CONSIDERATION

The application represents a major development and is outside the defined settlement of the village and therefore requires to be determined by the Planning Committee in accordance with the Council's delegated authority.

KEY ISSUES

Principle of Development
Impact Upon the Countryside and Setting of the Village
Housing Layout and Density and Impact on Residential Amenity
Highways Safety
Trees
S106 Contributions
Other issues - Ecology, Contamination, Flooding and Drainage

DESCRIPTION OF DEVELOPMENT

The application seeks full planning consent for the erection of 12 dwellings. The agent has advised that the proposal is for affordable housing. Two detached properties are proposed, along with two pairs of semi detached properties and two sets of three terraced properties. Three of the properties are 1 bed, 7 are 2 bed and 2 are 3 bed.

SITE AND LOCATION

The site is to the south of a recently developed affordable housing scheme. It is a greenfield site off St Andrews Close and March Field Way. The site is a preferred allocation in the emerging Local Plan and part of the site has already been developed. The site measures 0.35 hectares.
To the north of the site are terraced properties of 28a,28b and 28c St Andrews Close and properties on March Field Way. No.s 20 to 24 St Andrews Close are to the west and properties fronting onto the B1077

are to the east beyond a field.

EIA REQUIRED

No

RELEVANT SITE HISTORY

POLICY CONSIDERATIONS

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

CP.01	Housing
CP.04	Infrastructure
CP.10	Natural Environment
CP.11	Protection and Enhancement of the Landscape
CP.13	Accessibility
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.05	Affordable Housing on Exception Sites
DC.12	Trees and Landscape
DC.14	Energy Efficiency
DC.16	Design
DC.17	Historic Environment
DC.19	Parking Provision
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SS1	Spatial Strategy

OBLIGATIONS/CIL

A S106 legal agreement will be required to ensure the dwellings remain for affordable housing purposes in perpetuity.

CONSULTATIONS

OLD BUCKENHAM PARISH COUNCIL

Support

ANGLIAN WATER SERVICE

The foul drainage from this development is in the catchment of Old Buckenham 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. The sewerage system at present has available capacity for these flows via a gravity discharge regime to manhole 8004. 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 on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy.

TREE AND COUNTRYSIDE CONSULTANT

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). Conditions recommended.

HOUSING ENABLING OFFICER

Breckland's affordable housing team has been involved with this case from the start. Based on the evidence of the Housing Needs Survey undertaken in 2015, we are satisfied there is a need for a further 9-12 affordable units in the parish, and the numbers proposed here fall at the higher end of that range. We are also satisfied that the site is suitable for an exceptions site; effectively it extends the previous phase of the site completed a few years previously. Places for People have liaised with us regarding the tenure balance and mix for the scheme, and we are satisfied that the proposed mix will meet need within the village. As the site is proposed for a 100% affordable housing scheme, it exceeds the policy requirement within DC4; as the developer is an RP who has indicated they intend to retain the units this is suitable, although it will need to be covered in the S106. The attached document contains details of the space standards used by Breckland Council to promote deliverability and to meet need for affordable housing. All affordable units should meet these standards, and any that do not are likely to result in an objection from us. Examining the documentation, I can see the 1b2p and 2b4p units slightly exceed the minimum standard, however I cannot find a drawing for the 3b5p unit; please confirm this will meet the minimum of 86m² GIA.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

The application is supported by an Ecological Survey report (Norfolk Wildlife Services; May 2018) and a Great Crested Newt Survey report (Norfolk Wildlife Services; May 2018).

The Ecological Survey identified that Ponds 1, 2, 3 and 7 required nocturnal surveys for great crested newts. Following the presence/absence surveys, it was confirmed great crested newts were likely absent from all ponds surveyed. However, great crested newts were previously recorded within Pond 7, and no surveys were carried out for 3 ponds within 250m of the site. We agree with the Great Crested Newt Survey report

that there is residual low potential that great crested newts are present within the development site and a precautionary approach should be taken to site development under the guidance of a method statement. The report highlights the site offered suitable habitat for grass snakes and slow-worm although surrounding habitat of arable land was considered not suitable. We agree that there is potential for reptiles to be present on the site and clearance work should be undertaken under a method statement.

We agree with the report that bats foraging over adjacent woodlands and hedgerows may be affected by additional lighting from the development. Lighting therefore needs to be sensitive and directional away from features used by commuting/ foraging bats. The hedgerows provide good nesting and foraging habitat for birds. Birds could be impacted by the removal of vegetation on the site during the building works and there will be some temporary loss of habitat. Any vegetation clearance therefore needs to be subject to a timing constraint.

The site falls within the impact assessment zone for the Old Buckenham Fen SSSI. However, we agree with the report that the development is not likely to have an effect on the SSSI.

Conditions recommended relating to ecological enhancement and method statements.

CONTAMINATED LAND OFFICER

Recommend approval based on the Phase 1 Desk Study. Conditions recommended.

OBLIGATIONS OFFICER, NORFOLK COUNTY COUNCIL

No Comments Received

MR M WILKINS

No Comments Received

FLOOD & WATER MANAGEMENT TEAM

No Comments Received

REPRESENTATIONS

The application was advertised on site and in the local press and letters were sent to 25 neighbouring properties. Two representations have been received objecting on the following grounds:

Loss of light to property and gardens
Overlooking
Noise disturbance
Traffic access
Environmental damage to trees and wildlife
Consider bungalows instead

ASSESSMENT NOTES

1.0 Principle of Development

1.1 The application seeks Full planning permission for the erection of 12 dwellings on land adjacent to the southern part of the Local Service Centre Village of Old Buckenham. The agent has advised that the proposal is for affordable housing. The site is outside the settlement boundary. For this reason, the proposal conflicts, in principle, with Policies SS01 and DC02 of the adopted Core Strategy and Development Control Policies Development Plan Document, (2009), which seek to focus new housing within defined Settlement Boundaries.

1.2 Old Buckenham is classed in Policy SS1 as a Service Centre Village and has a number of services and facilities available, including schools, a shop, a public house and village hall. Service Centre Villages are those that contain adequate services and facilities to meet the day-to-day requirement of their existing residents. These services and facilities include some or all of; a convenience shop, public transport, health care, primary school and access to employment opportunities. The strategy for all Local Service Centre villages will be primarily around service protection and enhancement and development to meet local needs.

1.3 The Council does not currently have a published 5 year land housing supply as required by the National Planning Policy Framework, which provides national planning guidance for local planning authorities and is a strong material consideration in the determination of planning applications. The NPPF states that decisions should apply a presumption in favour of sustainable development and that this means approving development that accords with an up to date development plan or where there are no relevant policies, or the policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

1.4 NPPF states that Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this. The NPPF defines a 'Rural exception site' as a small site used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

1.5 Policy CP14 of the Breckland Core Strategy states that in villages not identified for a specific level of growth in the settlement hierarchy, residential development will only be permitted in certain circumstances, including where it is an affordable housing scheme for local needs in accordance with the Council's 'exceptions site policy'.

1.6 Policy DC 5 'Affordable Housing on Exception Sites' states that in order to meet local rural housing need, new affordable housing development may be permitted in Local Service Centre villages and other rural settlements of 3,000 population or less, on small sites which would not otherwise be released for housing, where:

- a. There is a proven need in the parish or individual settlement for affordable housing; and
- b. The size of the site and the mix of dwelling sizes and tenure on the site reflects the identified need;
- c. The scheme ensures that all dwellings will remain available as affordable housing and exclusively for local need, in perpetuity and that the necessary management of the scheme can be permanently secured;
- d. The site is well related to facilities and services within the existing settlement;
- e. It can be demonstrated that there is no land available within the settlement boundary that is suitable for the number and type of housing proposed; and
- f. The site is adjacent to the defined settlement boundary.

Where permission for affordable housing is granted on exception sites, the Council will seek a Planning Obligation to ensure affordable housing is maintained to meet the identified needs of occupants in perpetuity.

1.7 The Housing Enabling Officer has advised that Breckland's affordable housing team has been involved with this development. Based on the evidence of the Housing Needs Survey undertaken in 2015, they are satisfied there is a need for a further 9-12 affordable units in the parish, and the numbers proposed here fall at the higher end of that range. They are also satisfied that the site is suitable for an exceptions site, extending the previous phase of the site completed a few years previously. They are satisfied that the proposed mix will meet need within the village. A S106 will be required to restrict the units to affordable

housing. The Housing Enabling Officer raised a query regarding the size of the 3b5p unit. This unit meets the requirement of a minimum of 86m².

1.8 Principle of Development - Sustainable Location

1.9 The site is directly adjacent to existing residential development to the west and to the north. In addition, beyond a field there is housing to the east. The site is within walking distance of a shop and services in Old Buckenham. On this basis the site is considered to be sustainable. The site is however outside the defined settlement limits and although it is allocated as a preferred housing site in the emerging Local Plan, this can only be given limited weight at this stage. It is considered that the proposal complies with Policy DC5 and can be considered as an Exception Site.

2.0 Impact Upon the Countryside and Setting of the Village

2.1 Policy CP11 refers to the protection of the landscape of the District. The site is well located next to existing development therefore it is considered that it will not have a detrimental impact on the character of the area.

2.2 The Breckland Landscape Character Fringe Assessment shows that the land surrounding the village is situated within the Landscape Character Area 'The Buckenham Tributary Farmland,' which is of High Landscape sensitivity.

2.3 The surrounding built form is made up of a mixture of one, one & half and two storey properties. The proposed development is two stories and is therefore in keeping with the surrounding built form and would not have a detrimental impact on the character of the area.

The site is not within or adjacent to the Conservation Area and the development of the site will not impact on any listed buildings.

2.4 It is considered that the development would not have a detrimental impact on the countryside.

3.0 Housing Layout and Density and Impact on Residential Amenity

3.1 The density of the development is approximately 34 dwellings per hectare. The dwellings have front elevations facing the main estate road creating an interesting street scene.

3.2 The development incorporates dwellings with multi facing brickwork and brick detailing which provides interest to the development. The use of accent detailing such as corbel details and a header band create focal points and break up the mass of the units. Materials and architectural style have been informed by the surrounding vernacular ensuring that the development is in keeping with the surroundings. Large glazing also gives a more contemporary feel to the development.

3.3 Objections have been received from neighbouring properties regarding the impact of the dwellings on light and privacy. The dwellings on plots A3 to A5 are approximately 20m from the rear elevations of the dwellings to the north. This is considered to be an acceptable separation distance. The side garden areas of the dwellings on plots A5 and A6 separate the gable elevations of these dwellings from the properties to the west. The layout of the development is not considered to have a detrimental impact on any other residential properties.

3.4 The proposed layout and the proposed density are therefore considered acceptable and in compliance with policies DC 1, DC 2, DC 19 and CP11.

4.0 Highways Safety and Network

4.1 The proposed development seeks to utilise access off March Field Way via a shared surface. NCC Highways have advised no objections subject to conditions and the agent has been asked to amend the site layout to reflect these comments.

4.2 Subject to the amended layout to reflect NCC Highways comments the proposal will accord with Policy CP4.

5.0 Trees

5.1 The Design and Access Statement refers to the retention of the hedgerow to the west of the site and the planting of a new hedgerow to the southern boundary to screen the site from the field and to mitigate the loss of the existing hedge. The Tree and Countryside Officer has advised no objections subject to conditions.

6.0 S106 Contributions

6.1 A S106 legal agreement will be required in order to ensure the dwellings are retained for affordable housing.

7.0 Other issues - Ecology, Contamination, Flooding and Drainage

7.1 The application is supported by an Ecological Survey report and a Great Crested Newt Survey report. The site falls within the impact assessment zone for the Old Buckenham Fen SSSI. The Natural Environment Team advise that they agree with the report that the development is not likely to have an effect on the SSSI. They recommend no objections subject to conditions relating to ecological enhancement and method statements.

7.2 The Contaminated Land Officer has recommended conditions requiring a site investigation and remediation if found to be necessary. Whilst the site investigation is recommended to be conditioned, this is not unusual and subject to application of the recommended conditions, the development is acceptable in relation to contamination as per the requirements of policy CP 9.

7.3 The site is located in Flood Risk Zone 1, which has the lowest risk of flooding from drainage or rivers. The site is also identified as very low risk of flooding from surface water. Anglian Water have raised no objections subject to conditions.

8.0 Conclusion/ Planning Balance

8.1 The application site falls out the settlement boundary in the adopted Development Plan. However, the proposal is for affordable housing and the Council does not currently have a 5 year land supply as required by the NPPF and this development would provide a contribution towards Breckland's Housing supply. It is considered that the proposal complies with Policy DC5 and can be considered as an Exception Site. On this basis, the other key principle considerations for this proposal must be assessed and are whether the site is a sustainable location for housing and the visual impact on the countryside.

8.2 The site is within walking distance of services and facilities. Therefore the new residents will be able to walk and cycle for some of their daily needs.

8.3 The site is adjacent to existing residential development therefore the development is considered not to cause harm to the character and appearance of the area or setting of the village. On this basis, the development of the site would not negatively impact the character and appearance of the countryside and therefore complies with Policy CP 11.

8.4 No harm has been identified which would significantly and demonstrably outweigh the benefits of the provision of 12 affordable dwellings on the edge of the settlement boundary, and therefore, grant of full planning permission subject to conditions and S106 agreement, is recommended.

RECOMMENDATION

Planning Permission

CONDITIONS

- 2 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 and Country Planning Act 1990.
- 3 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.
- 4 External materials and samples to be approved**
Prior to the commencement of any works above slab level details and samples of all external materials to be used shall be submitted to and approved in writing by the Local Planning Authority, and this condition shall apply notwithstanding any indication as to these matters which have been given in the current application. Only such agreed materials shall be used in connection with this approval.
Reason for condition:-
To ensure the satisfactory appearance of the development, in accordance with Policy DC 1 and DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.
This condition will require to be discharged
- 5 No P.D. for extensions, roof alterations, porches**
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no extensions, roof alterations or porches as defined within Classes A, B, C and D of Part 1 of Schedule 2 of that Order shall be carried out on the land unless an appropriate planning application is first submitted to and approved by the Local Planning Authority.
Reasons for condition:-
a) To ensure the orderly development of the site.
b) In the interests of the satisfactory appearance of the development.
This condition is imposed in accordance with Policy DC1 of the Breckland Adopted Core Strategy.

6 Fencing/walls - details and implementation

Prior to the commencement of any works above slab level precise details of the boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. Such scheme as may be agreed shall be completed prior to the occupation of the development hereby permitted and thereafter retained.

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 Policy DC 1 and DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

7 Surfacing - details and construction

Prior to the commencement of any works above slab level precise details of the construction, surfacing and drainage of the parking and servicing areas, the means of access to the site and details of all paving to be carried out shall be submitted to and approved in writing by the Local Planning Authority. Such work shall be completed to the satisfaction of the Local Planning Authority before the occupation of the development hereby permitted and thereafter retained.

Reasons for condition:-

(a) In the interests of the orderly development of the site and to ensure the satisfactory development of the site.

(b) To minimise the possibilities of flooding.

This condition will require to be discharged

8 Landscaping - details and implementation

Prior to the occupation of the development hereby permitted 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 immediately following the commencement of the development, or within such longer period as may be 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, in accordance with Policy DC 12 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

9 Trees and hedges

No trees on the site shall be lopped, topped, cut down, uprooted, felled, wilfully damaged or destroyed, without the prior written consent of the Local Planning Authority for a period of five years from the first occupation of the development hereby approved.

Reason for condition:-

In the interests of the satisfactory appearance of the development.

This condition will require to be discharged

10

Construction Method Statement

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

The Statement shall provide for:

- 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. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. detailed proposals for the removal of asbestos from existing buildings to be demolished
- viii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason for condition:

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

This condition will require to be discharged

11

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 DC1 of the Adopted Core Strategy and Development Control Policies Development Control Document 2009.