

Item. 9(e): pages 53-62

Location: Land between Greenway Garage and October Cottage, Langwade Green, Shingham, Beachamwell

Proposal: Variation of condition 2 approved plan and re-wording of conditions 3, 4, 5, 6, 8 and 15 as well as removal of conditions 11 and 12 (highways) and 17 and 19 (ecology) of application 3PL/2015/1049/F – Eco home with stables, paddocks, riding area, all weather riding surface and landscaping.

REFERENCE: 3PL/2018/1384/VAR

Applicant: Mr Jon Rix

Author: Naomi Minto

REPRESENTATIONS

- 1) It has been brought to the Council's attention that condition 15 on the Officer Report (page 62) states that the proposed ground works on site and vegetation removal shall be conducted outside of the nesting bird season of March to September. The reason for the condition is to ensure that development is not detrimental to protected species and in order to protect the wildlife value of the site in accordance with Policy CP10 of the adopted Core Strategy. It has been queried when works can realistically begin in the event that the application is approved.

- 2) A further written representation has been made on 5 March 2019 in relation to the requirements of paragraph 79 of the NPPF (2019). The main points of concern relate to;
 - whether or not the design is truly innovative having regard to the omission of hemcrete in the construction of the approved dwelling, and;
 - the proposed visual changes which are considered to reduce the quality and coherence of the building's design. Pastiche flint cladding does not represent design of exceptional quality or reflect the highest standards of architecture.

ASSESSMENT

In respect of the query raised relating to condition 15, it is noted that the Ecological and Biodiversity Consultant originally recommended the inclusion of the following condition;

- Any vegetation removal, including the ground gas works on site which will remove arable field habitats, should be conducted outside of the nesting bird season of March to September, inclusive or immediately after a suitably qualified ecologist (SQE) has confirmed the absence of any nests. If present, any nests must be protected from works until they are no longer in use. This may cause a delay to the works.

It is also acknowledged that as part of this application Wild Frontier Ecology undertook a survey of the site and confirmed in writing that there is no possibility of the construction works negatively impacting nesting stone curlews. On this basis, it is proposed to amend the current wording of condition 15 (set out on page 62 of the agenda) with the wording noted in the above bullet point. For clarity, the revised wording (recommended by the Ecological and Biodiversity Consultant) allows development to proceed following confirmation from a suitably qualified Ecologist that there are no nests on site. This information has been submitted in support of the current application.

In terms of the concerns raised relating to paragraph 79 of the NPPF (2019), the current application for consideration is supported by an Energy Appraisal, which provides a detailed assessment in respect of the revised scheme and proposed construction method. It advises that the thin joint construction method will provide equivalent if not improved ecological benefits overall than the original permitted scheme.

Some of the benefits mentioned in the assessment include, less transportation costs; 70-80% recycled base material; end of life recycle potential 90%; significantly less foundations required, which in turn means reduced use of concrete and reduce site clearance in terms of moving soil. Reduced build time, which in turn results in reduced energy consumption over duration of the build having regard to the use of electricity and fuel used to complete the build; cavity wall construction achieves A+ rating under BRE Green Guide and a lower energy demand overall.

Whilst it is acknowledged that the use of pastiche flint cladding does not represent design of exceptional quality or necessarily reflect the highest standards of architecture, when assessing the proposed amendments as a whole, overall, environmentally the scheme represents a more sustainable form of development to that previously approved.

RECOMMENDATION

The application therefore continues to be recommended for approval with an amendment to condition 15.