

AGENDA ITEM 8: SCHEDULE OF PLANNING APPLICATIONS

Item. 8b: pages 24-34

Location: OLD BUCKENHAM: Development Site, Hargham Road

Proposal: Erection of 4 no. dwellings & garages – Technical details consent following application 3PL/2020/0117/PIP.

REFERENCE: 3PL/2021/0210/TDC

Applicant: Devlin Developments Ltd

Author: Naomi Minto

CONSULTATIONS

Since completion of the Officer Report, the Local Planning Authority has received formal comments from Norfolk County Council Natural Environment Team, in respect of the updated Ecology Report, Landscape Specification document and the addition of a hedgerow information drawing, which shows hedging already removed and proposed for removal. They state;

*“The **hedge drawing revision 2** (General Arrangement – Site Plan dated October 2020) proposes the removal of a total of 70m of hedge. Only 16m of hedge would be retained (Area A).*

Area B	10m
Area C	40m
Area D	20m

A new native hedge will be planted along the southern and western boundaries as well as at the front of units 2 and 3/and along a short section of drive.

Updated PEA

Section 5.4 has been amended and although there remains discussion around whether it qualified as important it did qualify as priority habitat. The ecology report notes that Area D is comprised of ‘scrub’ (bracken and bramble).

The PEA notes that circa 285m of new native hedge, and trees will be planted. Subject to suitable species mix and management, it is considered that the new 285m of hedge and native trees will adequately mitigate for the loss of the ecological value of the hedges and provide a net gain for biodiversity should it be maintained appropriately in perpetuity. Recommendations for species mix is provided within Appendix F of the PEA and also within paragraph 5.2 of the AIA (AT Coombes, 2021).

In accordance with ENV 02, the following conditions should be secured:

1. No external lighting shall be erected unless full details of its design, location, orientation and level of illuminance have first been submitted to and agreed in writing with the local planning authority. Such lighting shall be kept to the minimum necessary for the purposes of security and site safety and shall prevent upward and outward light radiation. The lighting shall thereafter be implemented in accordance with the approved details and shall be retained as such thereafter.

Note: Any lighting should adhere to the following guidelines 'Designing lighting to encourage wildlife (see <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>)

2. A biodiversity enhancement plan shall be submitted and approved in writing by the local planning authority within 1 month of the date of consent, detailing the enhancement measures for biodiversity on site. The biodiversity enhancement plan should include the numbers and locations of bird boxes, bat boxes, habitat enhancements (hedgehog gaps) as detailed within paragraphs 6.9, 6.13, and 6.20 of the PEA (version 1.1). The measures shall be carried out strictly in accordance of the approved scheme.

Note: Two signed 13 x 13 cm hedgehog gaps shall be provided, per dwelling, beneath close board fencing.

I also concur with Hugh's recommendation that a condition securing retention of the new hedge (as shown in the landscape specification) in perpetuity."

ASSESSMENT

Given the Natural Environment Team are satisfied with the revised documents and additional information submitted, raising no further objections, it is considered that the proposal is now compliant with Policy ENV 02 of the Breckland Local Plan (adopted 2019), whilst also having due regard to paragraph 174 of the NPPF (2021), subject to the inclusion of the following conditions, as recommended by the Natural Environment Team;

1. No external lighting shall be erected unless full details of its design, location, orientation and level of illuminance have first been submitted to and agreed in writing with the local planning authority. Such lighting shall be kept to the minimum necessary for the purposes of security and site safety and shall prevent upward and outward light radiation. The lighting shall thereafter be implemented in accordance with the approved details and shall be retained as such thereafter.

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Note: Two signed 13 x 13 cm hedgehog gaps shall be provided, per dwelling, beneath close board fencing.

In respect of the Natural Environment Team's recommendation to include a condition requiring the retention of the new hedging in perpetuity, this is included at condition no. 6 within the Officer Report (page 32 of the Committee Agenda).

RECOMMENDATION

The application continues to be recommended for approval, for reasons detailed within the Officer Report and this Supplementary Report, with the addition of two conditions recommended by the Natural Environment Team to alleviate ecology concerns.