

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2021/1319/D	CASE OFFICER	Chris Hobson
LOCATION:	CROXTON AND KILVERSTONE Land at Sub-Phase 1b Kingsfleet	APPNTYPE:	Reserved Matters
APPLICANT:	Taylor Wimpey East Anglia C/O Agent	POLICY:	Out Settlemnt Bndry
AGENT:	Boyer Planning 15 De Grey Square De Grey Road	CONS AREA:	N
PROPOSAL:	Reserved Matters application relates to Sub-Phase 1b of the consent and seeks permission for 225 dwellings, public open space and associated infrastructure and details relating to layout, scale, appearance and landscaping following outline permission 3PL/2011/0805/O		
		LB GRADE:	N
		TPO:	N

REASON FOR COMMITTEE CONSIDERATION

This application relates to the Thetford SUE which is a strategically important site and seeks reserved matters permission for a major development within sub-phase 1B. Accordingly the application has been referred to Planning Committee from the Chairman's Panel.

KEY ISSUES

The key matters are considered to be whether the reserved matters of layout, scale, appearance and landscaping are acceptable with respect to:

Layout, Appearance and Scale
Landscaping, Arboricultural and Ecology
Access and Car Parking
Flood risk and Drainage
Housing Type, Mix and Tenure

DESCRIPTION OF DEVELOPMENT

The application seeks reserved matters consent for the erection of 225 dwellings within sub phase 1B of the Thetford Sustainable Urban Extension (SUE). The application seeks consent for the matters of layout, scale, landscaping and appearance. The proposals comprise 201 market dwellings and 24 affordable dwellings (10.7%) and a mix of house types including flats, terraced, semi-detached and detached dwellings. Of the affordable units, the proposals provide for 14 no. affordable rented dwellings and 10 no. shared ownership dwellings. The proposals would provide for:

- 6 no. one bedroom flats;
- 40 no. two bedroom houses;
- 102 no. three bedroom houses;

- 77 no. four bedroom houses.

Access would be taken off the permitted new loop road West Main Street (Victory Way) which joins the Norwich Road to the southeast of the site, with access continuing northwards into the next sub-phase (1c) to serve further dwellings. Public open space of (0.6 ha) would be provided within a central area of formal open space including LEAP, along with informal open space along the perimeters of the site, including the south west corner of the site. The school land to be transferred to Norfolk County Council sits within the centre of this sub-phase and is outside the red edge for this reserved matters application.

The application also includes the proposed surface water drainage infrastructure to be provided comprising of piped network under the Norwich Road (A1075) in the north east corner of the site which would connect to a swale running southwards to the east of Norwich Road which would discharge to a detention basin located to the north of Kilverstone Road. The proposed swale and detention basin would form part of a wider green infrastructure corridor running within phases 1 and 4.

SITE AND LOCATION

The application site comprises the parcel of land known as sub-phase 1B which site sits to the northwest of Norwich Road and a second area comprising of a strip of land for the proposed for surface water attenuation measures (swale, attenuation basin) that extends east across Norwich Road and runs southwards to the eastern side of Norwich Road and to the north of Kilverstone Road. The total area of the sub-phase is 11.37 hectares (28.10 acres). The site is largely open agricultural land with no buildings and mature tree belts running along the four perimeters of the sub-phase part of the site. The topography of the site is relatively flat with land levels falling by approximately 10 metres from the northwestern to the south eastern corner.

The site is bounded to the north by open agricultural land and belt of mature trees running across half of the northern boundary; and to the south by a tree belt known as Janes Wood. Further to the west of the site is the railway line also bounded by a mature hedgerow. Further to the south east of the site on the other side of Norwich Road lies open agricultural land, a retail superstore with junction opposite the Red House and entrance to Joe Blunt's Lane. The first sub-phase 1A comprising of 343 dwellings being built by Hopkins Homes and 130 dwellings being built by Tilia (formerly Kier) is immediately to the south and west of the site. Victory Way the primary vehicular route through phase 1 linking with the Norwich Road (A1075) runs roughly through the centre of the site in a north - south direction.

EIA REQUIRED

Yes - The outline application 3PL/2011/0805 was accompanied by an Environmental Statement and considered in light of the Environmental Impact Assessment (EIA) Regulations 2011. This reserved matters submission is considered to fall within the scope of the updated EIA Regulations 2017. This reserved matters submission follows the principles set by the outline permission and therefore a further Environmental Statement has not been requested. The proposals as shown and of the quantum, layout and type proposed would not require further assessment beyond those required through the ES and outline permission.

RELEVANT SITE HISTORY

3PL/2011/0805/O - CROXTON & KILVERSTONE Land North of Thetford - Comprehensive mixed use urban extension (up to 5000 dwellings, 22.5ha of employment land, local centres, 3 primary schools, green infrastructure, playing fields, other amenity areas & means of access) - Approved - 27-11-15.

3PL/2017/1576/D - Reserved Matters Application for approval of details of appearance, scale, layout, landscaping, and detailed access works for the construction of 343 residential dwellings and Local Centre (incorporating Police Beat Base (Class D1), local food convenience store (Class A1), Additional retail unit(s)(Classes A1, A2, A3 and or A5) and local domestic recycling point) with associated vehicle parking, servicing area, garages, roads, footpaths/ cycleways, bus infrastructure, public open spaces, drainage infrastructure and other associated works in respect of part of Sub-Phase 1a of Outline Planning Permission 3PL/2011/0805/O (as amended) - Permitted - 03/07/18.

3PL/2020/1047/D -Reserved matters application for approval of details in relation to appearance, scale, layout, landscaping and detailed access for the construction of 130 dwellings with associated vehicle parking, garages, roads , footpaths , public open space in respect of part of sub phase 1a of Outline Planning Permission 3PL/2011/0805/O. - Permitted - 09/03/21.

POLICY CONSIDERATIONS

The following policies of the Breckland Local Plan, 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

COM01	Design
COM03	Protection of Amenity
ENV01	Green Infrastructure
ENV02	Biodiversity protection and enhancement
ENV03	The Brecks Protected Habitats & Species
ENV04	Open Space, Sport & Recreation
ENV05	Protection and Enhancement of the Landscape
ENV06	Trees, Hedgerows and Development
ENV09	Flood Risk & Surface Water Drainage
GEN01	Sustainable Development in Breckland
GEN02	Promoting High Quality Design
HOU06	Principle of New Housing
HOU07	Affordable Housing
HOU10	Technical Design Standards for New Homes
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework (Revised 2021)
NPPG	National Planning Practice Guidance
TH1	National Planning Policy Framework - Presumption in Favour of Sustainable Development
TH10	Allotments
TH14	Energy & Carbon - TAAP Wide
TH20	Thetford Urban Extension Strategic Design Principles
TH21	Locally Distinctive Features of the Landscape

TH24	Surface Water Management
TH25	Walking and Cycling
TH33	Education Provision in the Thetford Urban Extension
TH4	Transport - Achieving Modal Shift
TH5	The Impact of Change on Pedestrians, Cyclists & Buses
TH8	Healthy Lifestyles
TPPI	
TR01	Sustainable Transport Network
TR02	Transport Requirements

OBLIGATIONS/CIL

The S106 obligations for this development are set out within a S106 legal agreement approved as part of 3PL/2011/0805/O. This includes a series of planning obligations including the provision of:

- Affordable Housing;
- Public open space provision;
- Education provision within the SUE;
- Healthcare contributions;
- Ecological mitigation, enhancement and management measures;
- Transport and highways mitigation and enhancement measures, and Travel Plans;
- Provision of community facilities and financial contributions;
- Contributions towards police infrastructure;
- Waste management contribution.

CONSULTATIONS

THETFORD T C

Thetford Town Council welcome the retention of the tree belts but would like to encourage maintaining a significant amount of the existing mature trees on the site as well as encouraging environmentally projects such as electric charging points and wildlife support such as swift and bat boxes. The council would request that where possible affordable housing is dispersed across the site and that flint is used on the buildings in the more visible sites.

BRETENHAM AND KILVERSTONE PARISH COUNCIL

No comments.

HISTORIC BUILDINGS CONSULTANT

No objection.

ENVIRONMENTAL HEALTH OFFICERS

Based on the information provided to me at this time; there are no objections or comments on the grounds of Environmental Protection, providing the development proceeds in line with the application details. My comments are based on the fact that all the recommendations contained within the accompanying noise assessment are implemented in full and that Internal noise levels compliant with BS8233:2014 are achieved within all habitable rooms of the development. External amenity areas are compliant with the BS8233 recommended levels and any exceedances are within 1-3 dB of the recommended levels.

HOUSING ENABLING OFFICER

It appears that all requirements from the S106 have been complied with. Whilst I still believe the proportion of 3 and 4 bed homes is too high for this location, I am uncertain whether I could substantiate a formal objection on this point. I ask that my concerns be noted and reported.

FLOOD & WATER MANAGEMENT TEAM

We are unable to recommend approval of this Reserved Matters application at this time. We request that further information is provided.

It should be noted that the applicant still has condition 11 of outline planning permission 3PL/2011/0805/O to discharge in relation to surface water flood risk and drainage. The discharge of this condition could have an impact the current proposed layout in relation to space provided for drainage infrastructure.

It is noted from the submitted drainage strategy that further work should be carried out on this specific sub-phase to ensure compliance with the four SuDS pillars. The current strategy is predominantly reliant on a piped network to transfer surface water to an infiltration basin via a swale. When coming to discharge condition 11, more work will need to be carried out to demonstrate compliance with the drainage hierarchy. We welcome the use of a swale/infiltration basin but are of the opinion that more could be done to incorporate more source control SuDS elements, such as permeable paving, for example.

It is also not clear whether there will be sufficient capacity in the swale and infiltration basin to hold the required volume of surface water run-off although, as discussed, this is part of the masterplan and should be looked at in relation to subsequent phases and assessed accordingly. It is strongly suggested that for a site of this size, infiltration testing is carried out at multiple locations to determine whether infiltration drainage components could be incorporated anywhere within the development, especially because capacity cannot be extended beyond the red line boundary, should additional space for drainage features be required. Developments of this scale should be an exemplar for how sustainable drainage techniques can be incorporated; the drainage strategy should reflect this.

The LLFA, are currently not satisfied that enough infiltration testing has been carried out to completely rule out infiltration drainage techniques. Simply conducting four infiltration tests on the outskirts of the site does not give an indication of the infiltration potential across the whole site; as such, we need to see more testing being carried out to demonstrate adherence with the four pillars of SuDS and the drainage hierarchy.

HISTORIC ENVIRONMENT SERVICE

Based on currently available information the proposal will not have any significant impact on the historic environment and we do not wish to make any recommendations for archaeological work.

NORFOLK COUNTY COUNCIL HIGHWAYS

In relation to highways issues only, notice is hereby given that Norfolk County Council requests that the following amendment / additional information be submitted.

1. No details have been provided showing what the cyclepath link to Norwich Road will connect to. It must not result in pedestrian and cyclists being directed to Norwich Road (an A-class road subject to the national speed limit), with no continuation of the route.
2. The required visibility splays at all junctions should be clearly shown on the planning layout and the footway widened / realigned to match, to ensure the full extent of the required area is retained in perpetuity as part of the adopted highway.
3. Whilst there are a small number of lay-bys, there are large areas with no provision. Additionally there are a significant number of 4 bedroom dwellings reliant on tandem parking and garages to meet their parking requirement, which is likely to result in additional on-street parking.
4. All shared surface roads must be accessed via a dropped kerb crossing, not a standard road junction.

5. The turning head on West Main Street at the northern site boundary is not required and should be removed.
6. The entire layout will need to be tracked with a large refuse vehicle.
7. The bend adjacent to plot 102 is too tight.
8. Visibility splays between shared surface roads should measure 2.4 x 25m (not 17m).
9. A raised table is not required at the junction adjacent to plots 53, 68, 85 & 98.
10. Why doesn't the road adjacent to plots 33 - 37 form a continuous link with the road from the Hopkins phase, which would reduce the creation of this unnecessary cul-de-sac.
11. In addition to the above, it would be preferable to provide a continuous adopted shared surface road in front of plots 29 - 31.
12. The private drive serving plots 104 - 108 has not been provided with a size 5 turning area. 13. The location of the vehicular access from West Main Street to plots 1 - 3 is not clear.
14. The private drive serving plots 218 - 222 is longer than 45m and should be provided with a size 3 turning area.
15. The parking space serving plot 182 must not be accessed across the adjacent junction bellmouth.

Officer Note: Amendments have been made to the proposed layout to address the above comments. Updated comments are awaited from NCC Highways and will be reported.

ANGLIAN WATER SERVICE

Foul Water

We have reviewed the applicants submitted foul drainage strategy documentation and consider that the impact on the public foul sewerage network has not been adequately addressed at this stage. Anglian Water have found that this proposal may result in an increased risk of flooding in the downstream network. We request that we are consulted on any forthcoming application to discharge Condition 12 and 24 of the outline planning application 3PL/2011/0805/O, to which this Reserved Matters application relates, that require the submission and approval of detailed foul drainage information.

Surface Water

The surface water strategy and adoption proposals do not include Anglian Water. We therefore have no comments to make regarding the surface water strategy for the development.

NORFOLK RIVERS INTERNAL DRAINAGE BOARD

The site in question lies outside the Internal Drainage District of the Waveney, Lower Yare and Lothingland Internal Drainage Board as well as the Board's wider watershed catchment, therefore the Board has no comments to make.

NATURAL ENGLAND

No comments.

HIGHWAYS ENGLAND

No objection.

HEALTH & SAFETY EXECUTIVE

No interesting/relevant features.

HISTORIC ENGLAND

The current reserved matters application area is located c.1.3km east of the scheduled monument of An Iron Age religious site and associated enclosures on Gallows Hill, Thetford, immediately to the north of Fison Way industrial estate (List Entry Number 1021416). The phase of development for which reserved matters is sought would not have any significant impact on the scheduled monument.

Historic England has no objection to the application on heritage grounds and we do not wish to offer any detailed comments on this reserved matters application.

We recommend that you consult with your specialist conservation and archaeological advisors as appropriate.

TOWN PLANNING TECHNICIAN SOUTH EAST NETWORK RAIL

Network Rail have recommended that an Informative Note be put on any decision notice highlighting a series of potential issues with respect to works near to a railway line, that the applicants/developers and contractors will need to be aware of during construction.

Officer Note: This Informative has been included.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

The location of hedgehog gaps beneath close board fences, brick/flint walls and garden gates should be shown on the Hard Landscaping Proposals. Two signed gaps should be provided per dwelling to allow hedgehogs to move between the gardens.

Fencing should be provided along the entire length of existing woodlands to prevent damage to trees from vehicles/pedestrians/cyclists.

Details of the species mix for the native hedgerow should be provided within the Soft Landscaping Proposals and details of ongoing maintenance and management as part of a Landscape and Ecological Management Plan.

The ES and updated ecology report recommend use of low-nutrient top soils it is recommended that low-nutrient top soil is also used in the planting specification for thicket planting/woodland planting as detailed within the Soft Landscaping Proposals.

The use of stale seed bed is considered for wildflower and wet meadow grass seeding but the emphasis seems to be on the use of topsoil in the first instance, as per the ES and updated Ecology Report low nutrient soils (and no herbicides), should be used in the creation of wildflower grassland.

An Update Ecological Appraisal (Phase 1 survey) (CSA Environmental, August 2021) was submitted in support of the application. The survey encompassed the site and a 100m as required by Condition 43, although it was not submitted within 2 months of completion of the survey being undertaken (July 2021). The survey does not highlight any previously unidentified ecological issues however they make recommendations in section 5.8, for additional measures to mitigate for the loss of Breckland flora. The findings of the surveys are in line with those provided within the Environmental Statement at outline and are considered fit for purpose.

The applicant should clarify how the recommendations for mitigating the impact on Breckland flora set out in section 5.8 have been incorporated into the soft and hard landscaping plans.

Additional opportunities exist within the soft landscaping scheme for the use of natural re-generation (or suitable seed mix) onsite, to maximise opportunities provided onsite for ecological enhancement.

Plans submitted in support of this application should show the location of the proposed bird and bat box, and hedgehog gaps.

The report also refers to a wildlife friendly drainage system please could this be elaborated on?

I have been unable to locate a CEMP: Biodiversity or similar document where recommendations to mitigate impacts during site clearance and construction on ecological receptors would be covered.

The Updated Ecology Report recommends that lighting is designed to minimise impacts on bat flight lines and foraging areas. I would recommend that a Lighting design is conditioned to ensure that dark corridors are provided (along woodland and hedgerows) are retained.

UK POWER NETWORKS	No Comments Received
CONTAMINATED LAND OFFICER	No Comments Received
NATIONAL GRID GAS DISTRIBUTION	No Comments Received
CROXTON P C	No Comments Received
TREE AND COUNTRYSIDE CONSULTANT	No Comments Received
JAMES GRIFFITHS, TILIA HOMES, EASTERN, BUILDING 3000	No Comments Received
ENVIRONMENT AGENCY	No Comments Received
NORFOLK WILDLIFE TRUST	No Comments Received
RAMBLERS ASSOCIATION: NORFOLK AREA	No Comments Received
RSPB	No Comments Received
JANE BLACKWELL, ASSET PLANNING MANAGER	No Comments Received
AIR QUALITY OFFICER	No Comments Received

REPRESENTATIONS

The application has been publicised by way of letters sent to nearby residents, notices displayed on site and within the local press.

The Council has received 5 representations, two of which raising objections to the application. The representations raise the following matters:

- Importance of including social housing within the development, in particular affordable rented housing.
- Concerns regarding the existing drainage infrastructure within Thetford and recent flooding issues within the town.
- Loss of existing mature trees.
- The great importance and need to retain existing trees and woodland and plant new trees.
- Importance of addressing climate change within the scheme and new homes, through the use of sustainable technologies with respect to heating and power and incorporating renewable technologies such as solar panels.
- Importance of providing electric vehicle charging points.
- Importance of public transport being provided within the scheme.

ASSESSMENT NOTES

1.0 Background

1.1 The site forms the the next part of the first phase of the permitted Thetford SUE which was granted outline permission in 2015 for the erection of 5,000 new homes, 22.5ha of employment land, local centres, 3 primary schools, green infrastructure, playing fields, other amenity areas & means of access.

1.2 The outline permission was subject of a number strategic design parameter plans which establish the 'rules' for the development going forward. There are twelve in all, they are set out below -

- Application Site Location Plan
- Site Boundary Plan
- Land Use (Built Development and Ancillary Uses) Parameter Plan
- Access and Movement Hierarchy Parameter Plan
- Pedestrian Routes Parameter Plan
- Cycle Routes Parameter Plan
- Open Space and Landscape Parameter Plan
- Building and Infrastructure Heights Parameter Plan
- Density Parameter Plan
- Phasing Parameter Plan
- Development Zones Parameter Plan
- Means of Access Drawings

1.3 The application site was identified within the approved masterplan and land use plan for residential development as part of phase 1 and within the 'Red Lodge' Character Area. The principle of residential development on the site has therefore been established by the grant of the outline consent (3PL/2011/0805/O). The land to be provided for a Primary School which has been agreed with Norfolk County Council Education Authority remains in the centre of the sub-phase. The land to be retained for a rail halt along the eastern side of the railway line has been retained further north, partly within this sub-phase and sub-phase 1C to the north. As a result, the proposals broadly accord with the core design parameter plans approved at outline stage.

1.4 The masterplan for the Thetford SUE approved at outline stage does however identify the provision of an area of allotments located within this sub-phase of the SUE. Instead of an area for allotments indicated in the masterplan the proposals provide for landscaped public open space including childrens play facilities, seating area and open area informal play. The landowners of the Thetford SUE instead propose to provide an area for allotments on the eastern side of Norwich Road as part of a green infrastructure corridor incorporating swales and attenuation ponds, public open space and pedestrian/cycle routes. This would ensure proportionate provision is made throughout the phases and in line with an identified need for allotment space.

1.5 Having regard to the above, the proposals for 225 dwellings would appropriately follow the rules set by the outline permission and approved parameters plans and would not compromise the overarching masterplan, and the permitted design brief. Further discussion of the other matters for which reserved matters consent is sought are set out below.

2.0 Design, Layout, Scale and Appearance

2.1 Policies GEN02, and COM01 of the Breckland Local Plan seek to achieve a high quality design and to protect the landscape. Policies ENV05, GEN2 and COM01 similarly seek to secure high quality design and contribute to and where possible enhance the local environment by recognising the intrinsic character and beauty of the countryside. Section 11 of the NPPF seeks to make the effective and efficient use of land.

2.2 Policy JNP1 of the Croxton, Brettenham and Kilverstone Neighbourhood Plan (NP) states that "New residential development within the identified SUE should deliver high quality design and should be orientated in a way which does not adversely impact on the rural character and appearance of the rural context within which it is located". With respect to density of residential development policy JNP2 states that "Within the SUE as shown on Map 1 housing densities should respect the guidelines set out in the Thetford AAP and the indicative density plan accompanying outline planning permission 3PL/2011/0805/O. New residential development within the SUE will be supported where it provides an appropriate transition between the urban part of the SUE and the rural landscape of the neighbourhood area which surround the SUE."

2.3 It is important to note that this application is an application for reserved matters, i.e. appearance; landscaping; layout; and scale (with access being considered at outline application stage). Only these "reserved matters" may be considered by the Council at this stage when determining this application.

2.4 The Design Brief approved at outline stage sets out broad design principles for the various character areas within the Thetford SUE. This sub-phase sits within the Red House Character Area which includes the following key characteristics:

Largely residential character area, within which Sub-Phase 1b will be entirely residential.

- Suburban character with a range of house types.
- Low to medium densities 35 - 45 dph.
- Featuring attractive streets and small local squares and green parks pepper potted across the character area.
- Local uses, such as shops, schools, children play spaces and allotments will only be a short walk way.
- Rich variety of buildings types and architectural diversity,
- Formal urban blocks on an irregular grid, creating controlled vistas.
- Houses organised in perimeter blocks with private parking courts, or terraces.
- The retention of Jane's Wood and Red House
- Walking and cycling routes to connect with other parts of site and beyond.

2.5 With regards to the layout of the proposed scheme, the general layout follows the broad parameters set out in the approved parameters plans with a Victory Way running through the site north to south and the school site located centrally within this sub-phase and residential properties wrapping around it to the north, east and west. Jane's Wood is retained along the sites north, south and east boundaries. As noted above the open space now provided within this sub-phase comprises of formal and informal play space rather than allotment space. This is located within a central park area adjacent to the school rather than along the eastern boundary of the sub-phase. Noting the parks location adjacent to the school and principal vehicular route (Victory Way) it is considered that this provides for central focal point for the community enhancing the parks use throughout the day and week and provides for an acceptable layout.

2.6 Overall the proposals create a clear and legible network of domestic scaled streets with active frontages, clearly defined boundaries, and in curtilage parking. The layout provides for a series of urban blocks of differing sizes and proportions creating a fine grain and network of suburban streets. Both the vehicle and pedestrians have been incorporated into the layout with defined routes for each. The pedestrian routes not only integrate with centrally located play facilities, and create a circular walking route within the site itself, but also connect to the wider footpath and cycle network including the combined cycle/pedestrian route to the east and west of the site and to the pedestrian and cycle routes to the south and north in sub-phases 1A and 1C respectively.

2.7 Policy ENV04 of the Local Plan states that *"All new residential development of 11 or more dwellings will be expected to provide a contribution towards outdoor playing space equivalent to 2.56 hectares per 1,000*

population, which equates to 25.6m² of outdoor playing space per person. As set out in the Open Space Assessment (2015), this 25.6m² is broken down to 17.6m² of outdoor sport area and 8m² of children's play space.*

2.8 The applicant has shown open space being proposed on the site through the provision of formal and informal children's play space centrally located adjacent to the school site and informal open space in the southwest corner of the site, totalling 0.6 Ha. The total open space provided on this site would not meet the updated requirements of policy ENV04 of the Local Plan. However, it is noted that the provision of strategic green infrastructure has been considered across the whole of the SUE development and is secured through the Section 106 Agreement. It is acknowledged that requirements for areas for open space including outdoor sports, allotments under Local Plan policy would not come forward as part of this sub-phase but there is scope for significant provision under later phases which would be controlled under the outline approval and the approved phasing strategy.

2.9 So far as the layout and appearance of the proposed open space is concerned, the open space is within a centrally located area incorporating the provision of a Locally Equipped Area of Play (LEAP) on site within a formal children's play space, and defined seating area, and it is set within wider soft landscaped open space with good natural surveillance. The type, layout and form of equipment has been designed to meet the needs of older children than those permitted within phase 1A to the south to ensure the needs of all ages are met. More informal public open space is also provided in the southwest corner of the site in the form of open amenity space adjacent to Jane's Wood. The proposals therefore prioritise children's play space on site and are considered to be of appropriate type, layout and appearance and are well related to the residential properties proposed, in accordance with policy ENV04 of the Local Plan.

2.10 The site sits within the Red House Character Area, which the Density Parameters Plan approved at outline stage requires densities of between 25 - 35 dwellings per hectare (dph) and 30 - 40 dph be provided. The density of the proposals at 34 dph and 35 dph respectively would accord with these parameters. In light of the above it is considered that overall the proposals accord with Policy HOU06 of the Breckland Local Plan which requires that the layout optimise the density of the development but to a level which is appropriate and justified for the locality in terms of character, and policy JNP2 of the Croxton, Brettenham and Kilverstone NP.

2.11 In terms of scale and height, the vast majority of the properties proposed are two storeys in height with a small number being two and half storeys which relates well to those existing dwellings seen in earlier sub-phases to the south and the Building Heights Plan approved at outline stage. As a result the proposals are considered to adequately respond to the scale and form of dwellings in the immediate area, in accordance with policies COM01 and GEN02 of the Breckland Local Plan.

2.12 With regards to appearance, the proposed dwellings include a variety of house types all of conventional form, design and elevation composition but incorporating some traditional design features. The proposals are considered to adequately reflect the variety of dwelling types, design and materials used within the residential area to the north. The house types would predominantly use brick including reds and some buff, along with the use of render and cladding to the external walls and red pantiles, grey slates, and red plain tiles which would reflect the materials used in Thetford and the surrounding area.

2.13 The proposals originally sought to utilise flint block panels within the most prominent boundary walls seen within the scheme. This was not considered to be of sufficient quality of appearance and durability to accord with policies GEN02 and COM01 of the Local Plan and policy JNP1 of the Croxton, Brettenham and Kilverstone NP which require design to be of the highest quality. The applicants have advised that due to resourcing issues for both materials and tradesmen that the use of flint inlaid into the brick surrounds would

impact severely on the deliverability of the scheme. The applicants have subsequently amended the proposed materials palette to provide the use of better quality stock bricks across the whole scheme, alongside with the use of render and horizontal cladding. It is considered that this would provide for an improved scheme overall and reflect the quality of materials seen elsewhere on the SUE in Phase 1A. A condition is recommended requiring the development to be completed in accordance with the revised materials.

2.14 Having regard to the above, the proposed layout, scale, landscaping and appearance of the development is therefore considered acceptable and in character with the surrounding area in accordance with Policies GEN02, HOU06 and COM01 of the Breckland Local Plan (adopted), policy JNP1, JNP2 and JNP4 of the Croxton, Brettenham and Kilverstone NP, and the NPPF.

3.0 Residential Amenity

3.1 Policy COM03 of the adopted Breckland Local Plan seeks all new development to protect the amenity of the area, neighbouring and future occupants. With the intervening tree belt of Jane's Wood the proposals are not considered to result in significant amenity impact in terms of overlooking, overbearing or overshadowing for the permitted properties to the south of the site within sub-phase 1A.

3.2 There are good separation distances proposed throughout the proposed scheme with sufficient car parking and adequate private amenity space for each dwelling to provide satisfactory levels of amenity for future occupants. The Environmental Health Officer has raised no objections based on the conclusions and recommendations of the Noise Impact Assessment submitted. This assessment identifies that following the provision of 1.8 metre high timber fencing around certain plots and ensuring glazing and ventilation provided to the dwellings meet specific levels, the proposed future occupants of the dwellings would not experience any unacceptable impacts from noise. Subject to the provision of acoustic measures and specification set out in the Appendices of the Noise Impact Assessment for which a condition is recommended, the proposal is considered in accordance with Policy COM03 of the Breckland Local Plan (adopted) and the amenity of existing and future occupants protected.

3.3 It is also noted that the outline permission includes a condition requiring the submission and approval of a construction method statement (condition 13), in the interests of ensuring that construction works do not result in unacceptable impacts on the amenity of surrounding residents in particular adjacent to the site.

4.0 Highway Safety, car parking and accessibility

4.1 Policy TR02 of the Breckland Local Plan (adopted) requires new development to ensure safe and suitable access. The access to the site was assessed at outline application stage and a transport assessment and addendum submitted in this regard. It was considered that the proposed access and the impacts from the development on highway safety were acceptable and no objection was raised by the Highways Authority.

4.2 Policy TR02 and COM01 of the Breckland Local Plan (adopted) requires the provision of appropriate on site parking provision. Car parking provision has been made for each of the dwellings, the vast majority within curtilage and on an average of two spaces per dwelling with further additional car parking available within a small number proposed visitor spaces. Whilst the use of rear parking court is proposed to the rear of the apartment building this is small in size and has been designed with close access and relationship to the apartments and private gardens. The proposals are considered in accordance with Policies COM01 and TR02 of the Local Plan.

4.3 Section 9 of the NPPF requires sustainable transport to be promoted; safe and suitable access to sites; and to give priority to pedestrian and cycle movements.

4.4 The proposals follow the broad principles established within the outline permission and approved masterplan. The proposals provide a 3 metre wide cycle and footway running east to west through the site that would integrate into the broader pedestrian/cycle network of the adjoining phases on the eastern side of Norwich Road and west side of the railway line. Overall it is considered that the layout facilitates a good level of permeability for pedestrian and cycle users that allow for movement within the development and to the wider area via connections to the south.

4.5 Following comments made by the Highways Authority revisions have been made to the proposed scheme which address the vast majority of the comments made. Whilst the updated comments are awaited from the Highways Authority, noting the amendments now made, it is considered that the proposals provide for an acceptable road layout, parking provision and layout. Overall the proposals would provide for safe access, allow for connections through in both and north - south and east - west axis and there would be options for pedestrians and cyclists to use in both respects. Subject to receiving updated comments from the Highways Authority the proposals are considered to comply with policies TR01, TR02 of the Breckland Local Plan (adopted) and TAAP.

4.6 Both comments received by the public and Thetford Town Council have highlighted the importance of providing electric vehicle charging points within the scheme. The applicants have confirmed that they would include electric charging points within all garages and car ports and they would accept a condition to this effect. A condition has therefore been recommended to require the submission of further details to be approved by the Local Planning Authority.

5.1 Landscaping, Arboricultural and Ecology Considerations

5.2 Both policy ENV02 of the Breckland Local Plan (adopted) and section 15 of the NPPF require that development should contribute to a net gain in biodiversity with an emphasis on improving ecological networks and linkages where possible.

5.3 Policy ENV06 of the adopted Local Plan requires that where protected hedgerows are lost, this would only be acceptable where this would allow for substantially improved approach to the design and landscaping of the site and that where this is unavoidable adequate replacement provision of native species would be sought.

5.4 Detailed landscaping plans have accompanied the application in accordance with conditions on the outline permission. Structural landscaping elements include the addition of street trees alongside Victory Way, the main estate road linking with sub-phase 1A to the south and the east to west pedestrian/cycle route and additional tree planting along around the formal area of open space. A scheme detailing the provision and design of an on site Locally Equipped Area of Play (LEAP) within the main central area of open space has also been submitted and this is considered to be appropriately designed to provide for space for formal and informal play for future residents. The implementation of the proposed detailed soft landscaping and planting scheme for the open space areas will be secured through conditions.

5.5 The outline planning permission requires this reserved matters application to be supported by a Tree Survey and Tree Protection Plans to ensure those important trees and landscape features are taken into account in the design of the layout and retained, where required. The application has been supported by a Tree Survey, Arboricultural Method Statement and Tree Protection Plans. It is noted that a group of mature trees have been lost along the eastern boundary of the site, but as set out in the supporting Tree Report,

these were previously granted a licence for removal from the Forestry Commission as part of the ongoing management of the woodland on the Kilverstone Estate. The tree belts to be retained along the boundaries of the site are to be protected in accordance with the accompanying assessment. Whilst trees are to be lost within the northern tree belt to provide pedestrian access through to subsequent phases and provide the necessary drainage infrastructure, a number of replacement trees would be provided on site through new structural tree planting along key vehicular routes and within the areas of public open space. An internal hedgerow would be lost within the site it is noted that this is necessary to provide the primary vehicular route along Victory Way northwards through the site. It is also noted that the proposals would comply with the principles set out in the outline permission in the approved Landscape and Open Space Parameters Plan.

5.6 The Council's Tree Officer has reviewed the proposals and raised no objections subject to conditions ensuring works take place in accordance with the approved method statement and protection measures are in place. Conditions have been recommended accordingly and subject to these the proposals are considered to accord with policy ENV06 of the Breckland Local Plan (adopted).

5.7 With respect to the site it is noted that outline permission has already been granted for the proposals and this outline application was subject to Environmental Statement and a project level assessment was undertaken at that stage. At the time of the outline application the Environmental Statement fully considered ecological impacts of the proposals. It is considered that the requirements of the conditions on the outline permission and the obligations contained within the Section 106 Agreement to provide mitigation land, and to require each phase or sub-phase to be carried out in accordance with a pre-approved ecological management plan, are sufficient to address the broader implication of the SUE development.

5.8 With regards to ecological considerations of the sub-phase, the Ecologists at Norfolk Environment Team have reviewed the proposals and submission and subsequently requested amendments and additional information be submitted. Comments from the Ecologists on the amendments to the scheme and additional information submitted are awaited and these will be later reported, if received.

5.9 With regards to the requirements of policy ENV02 of the current Breckland Local Plan (adopted) to provide net gain to biodiversity, an Ecological Enhancement Plan has been submitted showing the provision of hedgehog gaps, bird and bat boxes in response to the requests of the Ecologist. The landscaping plans have also been updated to show fencing along the northern boundary to protect the existing tree belt, wildflower planting has also been shown under the existing trees to the site edge and an updated planting specification for thicket planting and wildflower seeding provided as requested by the Ecologist.

5.10 In line with the recommendations of the Ecologist a condition is recommended to secure the submission and approval of a Construction Ecological Management Plan (CEMP) and it is noted that condition 46 on the outline permission requires the submission and approval of external lighting details. A condition is also recommended to ensure suitable fencing is provided to protect the adjacent tree belts running along the south and eastern boundaries of the site. Subject to this, it is considered that the proposals would satisfactorily mitigate for impacts on protected and priority species and nature conservation interests, in accordance with policy ENV02 of the Breckland Local Plan (adopted).

6.1 Drainage and Flood Risk Considerations

6.1 Section 14 of the NPPF seeks to direct new development away from areas at highest risk of flooding and for new development to not increase flood risk elsewhere.

6.2 Policy ENV09 seeks to ensure that flood risk is not increased elsewhere as a result of development and where feasible development has a neutral or positive impact on surface water drainage and management.

6.3 A site specific drainage strategy has been submitted in support of the detailed scheme. It is noted that drainage matters were considered at outline application stage and a detailed scheme is required to be submitted prior to the commencement of development by condition 11 on the outline permission. The proposed layout has been informed by a surface water drainage strategy which includes the conveyance of surface water to pipe network and through a swale running to the eastern side of Norwich Road and attenuation basin located to the north of Kilverstone Road within phases 1 and 4 of the SUE. Following the submission of the surface water drainage scheme the proposed layout demonstrates that SuDS features required to manage surface water can be provided on site. However, the Lead Local Flood Authority (LLFA) have advised that they cannot recommend approval of the detailed drainage strategy and have requested further information be provided to demonstrate that infiltration techniques cannot be used to a greater degree, and if infiltration is feasible, source control sustainable drainage measures are integrated. For instance, these could include the use of permeable paving and soakaways within plots in order to deal with surface water at source and comply with updated SuDS guidance and in-built resilience into the surface water drainage network. Further information has been subsequently been submitted and dialogue is continuing between the applicants and LLFA to resolve the outstanding matters.

6.4 Notwithstanding this, and as noted above, conditions remain on the outline permission requiring the approval of a detailed drainage scheme prior to the commencement of development and this current application is not seeking approval of this detailed scheme. In this regard, whilst the LLFA have not yet been able to confirm the detailed surface water drainage strategy is adequate, further evidence to either demonstrate source control measures are not feasible and / or provide for the inclusion of such measures within the surface water drainage strategy will be provided when it is submitted separately for the discharge of the condition attached to the outline permission. A condition has also been recommended requiring that notwithstanding those details submitted that further details of the hard landscaping of the site is to be submitted and approved in writing by the Local Planning Authority in order that permeable forms of surfacing can be incorporated into the scheme if feasible.

6.5 With respect to the foul and waste water the drainage strategy proposes the use of the existing foul water network under Victory Way and connection into existing mains recycling system. Anglian Water have been consulted and have highlighted that they consider that the proposals may result in increased risk of flooding in the downstream network and requested they be consulted on the submission of details required by conditions 12 and 24 on the outline permission that require a foul water drainage scheme to be submitted and approved prior to commencement of development.

6.6 Subject to the conditions placed on the outline permission, and that recommended above, the proposals are considered in accordance with Section 14 of the NPPF, and Policy ENV09 of the Breckland Local Plan (adopted).

7.0 Housing Type, Tenure and Mix

7.1 Policy HOU6 of the Breckland Local Plan requires appropriate densities, mix and type of housing and that residential development take sufficient account of the need identified in the strategic housing market assessment (SHMA).

7.2 The scale and layout of the proposals provides for a mix of dwelling types including single bedroom apartments (affordable), two and three bedroom detached and semi detached homes, and four bedroom detached homes, all with access to parking and appropriate levels of private outdoor amenity space. Following requests, amendments have been made to the housing mix, as a result, it is noted that the largest number of dwellings now comprise three bedroom homes which is considered to adequately reflect the need

in the District identified in the latest Strategic Housing Market Assessment (SHMA). The Councils Housing Officers have though highlighted their concern that they consider the proportion of three and four bedroom homes is too great and that they could not reasonable substantiate an objection to the application on this basis. Noting the evidence in the SHMA, overall the proposals are considered to provide adequate mix and balance of house types and sizes to meet the needs in the District.

7.3 The proposals provide for 10% affordable housing in line with the required provision secured in the S.106 Agreement attached to the outline permission. The Councils Housing Officer has reviewed the proposals and considers the proposed quantum, size and mix (60% affordable rent and 40% shared ownership) of affordable housing to be acceptable. Concerns have been raised by Thetford Town Council regarding the clustering of affordable housing. However, the proposed affordable units have been located in two distinct areas a significant distance apart and the numbers within each cluster are not considered substantial noting the need for registered providers of affordable housing to have a minimum number to be considered viable to maintain. In this instance it is considered the numbers and spread of affordable housing is acceptable for a scheme of this size. Having regard to the above, the proposals are considered to comply with the requirements of policy HOU7 of the adopted Breckland Local Plan.

7.4 Policy HOU10 of the Local Plan requires all new housing to meet the Nationally Described Space Standards. The proposed house types would meet the space standards for the gross internal floor areas and storage areas set out in Table 1 of the standards. The proposed house types have been reviewed and following the submission of additional information the proposals accord with the space standards within the NDSS.

7.5 Having regard to the above, the proposals are considered to accord with policies HOU6, HOU7, HOU10, of the Breckland Local Plan (adopted), and the policy guidance and objectives set out in the NPPF.

8.0 Conclusion and Recommendation

8.1 The principle of development on the site was established and approved at outline application stage. The proposed layout, scale, appearance, and landscaping have all been assessed and amended where considered necessary. The proposals are now considered acceptable and in accordance with adopted Development Plan Policies, those relevant policies in the Breckland Local Plan (adopted), Croxton, Brettenham and Kilverstone NP, Thetford Area Action Plan and with regard to the NPPF, as set out above.

8.2 For these reasons the application is recommended for approval subject to no objections being raised by the Highways Authority on the amended scheme, and the conditions set out below.

RECOMMENDATION

The application is recommended for approval subject to no objections being raised by the Highways Authority on the amended scheme, and the conditions set out below.

CONDITIONS

1

Approval of Reserved Matters condition

This approval is granted following the grant of Outline Planning Permission reference 3PL/2011/0805/O dated 27th November 2015. The timescales for implementation of the development are set out at condition 1 of the Outline Planning Permission.

Reason for condition:-

The time limit by which the development must be commenced is indicated on that Permission.

2 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.

3 External wall and roof materials to be agreed

The materials to be used in the external surfaces of the development (including external walls, roofs, and boundary walls) of the development hereby approved shall be in accordance with the approved details set out in 211207 - 21.2009 - SP-03 - Materials Plan- Rev L.

Reason for condition:-

To enable the Local Planning Authority to control the colour, tone, texture and appearance of the materials used to ensure the satisfactory appearance of the development, as required by Policies COM3, GEN2 and COM1 of the of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

4 Details of windows and doors

No development shall commence above slab level for each dwelling, unless or until precise details, of all the external windows and doors to be used in the construction of that dwelling have first been submitted to and approved in writing by the Local Planning Authority. This shall include details of the type, design, material and colour/finish of the external doors and windows. The development shall be carried out in accordance with the approved details.

Reason for condition:-

To enable the Local Planning Authority to control the colour, tone, texture and appearance of the materials used to ensure the satisfactory appearance of the development, as required by Policies COM3, GEN2 and COM1 of the of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

5 Boundary wall scheme/ materials

No development shall commence above slab level on any dwelling, until precise details, of all the boundary treatments to be provided on the site have been submitted to and approved in writing by the Local Planning Authority. This shall include details of the type, design, height, material and colour/finish of all boundary walls. The development shall be carried out in accordance with the approved details.

Reason for condition:-

To provide further details to the Local Planning Authority of the colour, tone, texture and appearance of the materials to be used and to ensure the high quality appearance of the development, as required by Policies GEN2 and COM1 of the of the Breckland Local Plan (adopted 2019).

6 Acoustic specification

The development hereby approved shall be completed in accordance with the approved Acoustic Facade Specification set out in Appendix 5 of the Noise Impact Assessment - Planning Condition 40, Parcel 1B, Kingsfleet, Thetford, prepared by Cass Allen, reference RP01-19427, dated 13th July, 2020.

Reason for condition:-

To safeguard the interests of the amenities of future occupiers, in accordance with Policies COM01 and COM03 of the Breckland Local Plan (Adopted).

7

Electric charging points details

Prior to the commencement of development above slab level, a scheme detailing the provision of electric vehicle charging points within the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason for condition:-

To ensure that sustainable technologies are integrated into the development and provide for a sustainable form of development, in accordance with Policies GEN01 and COM01 of the Breckland Local Plan (Adopted).

8

Trees and hedgerow protection as approved

Operations on site shall take place in complete accordance with the approved Arboricultural Impact Assessment, 'Kingsfleet Sub-Phase 1B, Thetford on behalf of Taylor Wimpey East Anglia' dated 31 August 2021. No other operations shall commence on site in connection with the development until the tree protection works and any pre-emptive tree works required by the approved AIA or AMS have been carried out and all tree protection barriers are in place as indicated on the approved Tree Protection Plans. Works shall not commence until written confirmation has been obtained from the appointed arboriculturalist to confirm that tree protection is in place as specified. The protective fencing shall be retained in a good and effective condition for the duration of the construction of the development and shall not be moved or removed, temporarily or otherwise, until all site works have been completed and all equipment, machinery and surplus materials removed from site, unless the prior written approval of the local planning authority has been sought and obtained.

Reason for condition:-

In the interests of the satisfactory appearance of the development and the protection of existing trees and hedges, having regard to Policies GEN02, COM01 and ENV06 of the Breckland Local Plan (Adopted).

This condition will require to be discharged

9

Hard landscaping NOT APPROVED - scheme to be submitted

Notwithstanding the details hereby approved, prior to the commencement of development, proposals for the hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details should include:

- hard surfacing materials;
- means of enclosure;
- proposed finished levels or contours;
- minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.)

The development shall be carried out in accordance with the approved details.

Reason for condition:-

Details are required prior to commencement in order to ensure that satisfactory allowance has been provided for in the design sustainable urban drainage systems (SuDS), in the interests of the satisfactory appearance of the development in accordance with policies, ENV09, GEN02 and COM01 of the Breckland Local Plan (adopted 2019).

- 10 This condition will require to be discharged**
Soft Landscaping - details as approved and implementation
- The development hereby permitted shall be carried out in accordance with the approved soft landscaping and tree planting scheme in the landscaping drawings and landscaping specification set out in the table at the end of this decision notice. The approved landscaping and planting 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 first agreed in writing by 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 and surrounding area, in accordance with Policies GEN02, COM01 and ENV05 of the Breckland Local Plan (Adopted).
- 11 This condition will require to be discharged**
Fence to protect trees along south and eastern boundaries
- Notwithstanding the details hereby approved, prior to first occupation of any of the dwellings hereby approved, a scheme for the provision of a fence along the southern, eastern and western boundaries of the site to be provided between the development and the existing woodland shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be completed prior to the first use of the public open space and / or occupation of the dwelling(s) to which the screening is adjacent.
- Reason for condition:-
In order to protect wildlife and nature conservation interests within and around the application site, and to mitigate the ecological impacts of the development having regard to Policy ENV02 of the Breckland Local Plan (Adopted) and policy guidance contained within the NPPF.
- 12 CEMP**
- Prior to the commencement of development, a Construction Ecological Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the details referenced in the Update Ecological Appraisal 'Kingsfleet Sub-phase 1B, Thetford', prepared by CSA Environmental on behalf of Taylor Wimpey (East Anglia) Report Ref: CSA/5499/01, August 2021; not limited to but in particular section 5.10 (soft felling of trees), 5.12 (sensitive lighting during construction), 5.15 (badgers), 5.17 (birds) and 5.18 (reptiles), and include the timescales for implementation and the ongoing monitoring and management measures. The development shall thereafter be carried out in accordance with the approved details and CEMP
- Reason for condition:-
The details are required prior to the commencement of development in order to ensure that ecological receptors and the biodiversity value of the site and surrounding area is protected throughout construction activities. In order to protect wildlife and nature conservation interests within and around the application site, and to mitigate the ecological impacts of the development having regard to Policy ENV02 of the Breckland Local Plan (Adopted) and

policy guidance contained within the NPPF.

13 Ecological enhancements

Prior to first occupation of the respective dwellings hereby approved, the ecological enhancement measures set out on approved drawing no. 5499_113_A_dated Nov' 21; 'Ecological Enhancements Plan' shall be provided. The development shall be carried out in accordance with the approved details, prior to first occupation.

Reason for condition:-

To ensure a net gain in biodiversity in accordance with Policy ENV02 of the Breckland Local Plan (adopted 2019).

14 Footpath link to Norwich Road

Prior to the commencement of development above slab level, a scheme for the provision of the footpath/cycle link up to Norwich Road (A1075) including details of how its boundaries will be secured and for its ongoing management and maintenance until the route across Norwich Road (A1075) to the east of the site connecting to Phase 4 has been provided, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason for condition:-

In order to provide sustainable travel modes, connect the site to existing footpath networks in accordance with Policies COM01, TR01 and TR02 of the Breckland Local Plan (adopted 2019).