



Planning Committee
Monday, 8th January, 2018 at 9.30 am
in the Assembly Room, Town Hall, Saturday Market
Place, King's Lynn PE30 5DQ

Reports marked to follow on the Agenda and/or Supplementary Documents

- a) Decisions on Applications (Pages 2 - 51)

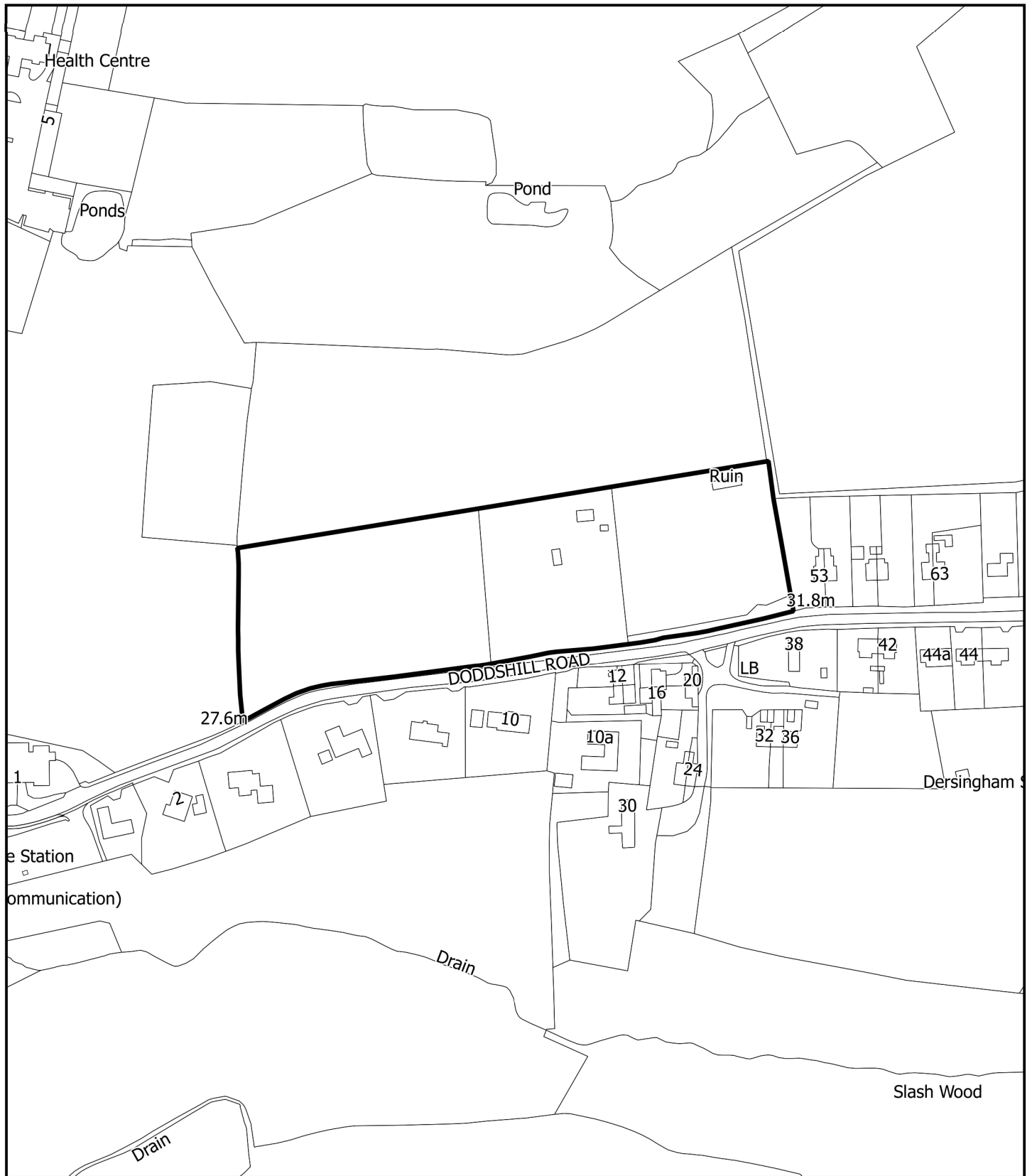
To consider and determine the attached Schedule of Planning Applications submitted by the Executive Director.

Contact

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17/01336/OM

Allotment Site N of 6-10 W of 53 Doddshill Road Dersingham



Parish:	Dersingham	
Proposal:	Outline Major Application: Residential development of 30 houses	
Location:	Allotment Site N of 6 To 10 W of 53 Doddshill Road Dersingham Norfolk	
Applicant:	The Sandringham Estate	
Case No:	17/01336/OM (Outline Application - Major Development)	
Case Officer:	Mr C Fry	Date for Determination: 31 October 2017 Extension of Time Expiry Date: 15 January 2018

Reason for Referral to Planning Committee – Called in by Councillor Bubb

Neighbourhood Plan: No

Case Summary

The site is an allocated site in the Site Allocations and Development Management Policies document - Policy G29.1 Dersingham – Land north of Doddshill Road and is allocated for residential development of at least 20 dwellings.

The site forms the setting, but not contained within, the Dersingham Conservation Area.

The site is also 1km to the east of The Roydon Common and Dersingham Bog SAC, Dersingham Bog SSSI and Ramsar sites.

The site is contained behind hedging on the northern side of Doddshill Road and is elevated above road level and increases in height heading in a northerly direction. The site used has post and rail fencing that divides the site in to heading in a north south direction. There are a few asbestos sheds on the eastern side of the site.

The application proposal is for 30 houses, and is in outline form with layout, scale and access being determined at this stage.

A key issue is the required removal of a building within the conservation area to facilitate the necessary highway improvements, at Doddshill Road/ Manor Road junction.

Key Issues

1. Principle of Development
2. Impact upon Visual Amenity
3. Impact upon Designated Heritage Assets.
4. Trees and Landscape
5. Impact upon Neighbour Amenity

6. Highway impacts
7. Ecology - upon European Designated Sites
8. Ecology - impact upon protected species
- 9 Infrastructure provision
- 10 Affordable Housing
11. Open Space
12. Flood Risk and Drainage
13. Contamination
14. Archaeology
15. Other Material Considerations
16. Mineral Safeguarding
- 17 Other Material Considerations

Recommendation

A APPROVE subject to conditions and completion of a Section 106 agreement that secures affordable housing provision, SUDS details, and public open space and county contributions within 4 months of the date of this decision

B REFUSE In the event that the Section 106 agreement is not completed within 4 months of the date of this Committee meeting, the application shall be **REFUSED** due to the failure to secure affordable housing, public open space, SUDS Maintenance and Management.

THE APPLICATION

The site has been identified as a preferred site in the Site Allocations and Development Management Policies Document as Policy G29.1 Dersingham – Land to the north of Doddshill Road. This policy relates to 1.8ha of land requiring at least 20 dwellings.

The site is accessed via a dirt track directly opposite an unmade track leading to a bungalow to the rear of the properties on Doddshill Road.

A grass verge with sporadic hedging forms the boundaries of the site. The site has a gentle increase in gradient heading in a northerly direction.

Residential development is evident to the east and south of the site, The form and character of the properties in the locality comprises of carrstone and red brick 2 storey cottages with pantile roof. Heading west on Doddshill Road, opposite the site there are infill 1 ½ storey cottages. Heading east on Doddshill there are two storey ex-authority dwellings. Doddshill increases in height heading in an easterly direction.

The site forms part of the setting to Dersingham Conservation Area which flanks the western boundary of the site.

The site is also 1km to the east of the Roydon Common and Dersingham Bog Sac, Dersingham Bog SSSI and Ramsar sites.

The application seeks outline consent, with Layout, scale and access being determined at this stage, for 30 dwellings and formal open space provisions. The layout promotes two points of access which are linked by a service road.

The proposal is to phase the development in 3 distinct phases according to the Design and Access Statement, with the eastern most section plots 10-23 inclusive being phase 1, phase 2 – plots 5-30 and plots 1-4 on phase 3.

The properties are two storey in scale and are terraced/semi-detached and detached 2-4 bedroom properties.

Other features of note include a play area in phase 2 of the development and informal green area in phase 1 of the development.

The proposal will result in off-site highway improvement works, namely the widening of the junction of Doddshill Road and Manor Road. In order to achieve this junction improvement, the community centre building which is within the conservation area, will need to be demolished. Other off-site highway improvement works include the localised widening of Doddshill Road and widening of existing footpaths on the southern side of the road in both a westerly and easterly direction from the site.

SUPPORTING CASE

The application has been supported with the following documents

- Design and Access Statement
- Drainage Reports
- Archaeological Trenching Evaluation
- Ecology Report
- Flood Risk Assessment
- Contamination Report

The applicant has summarised the merits of the application below:-

- Insufficient land has been allocated in Dersingham to meet the housing need identified in the local housing strategy. As the largest allocated site in the village, this is an essential part of Dersingham's allocation in the Local Plan.
- This application proposes a carefully considered layout that acknowledges the setting of the existing houses across the road, and which reflects as far as possible, the semi-rural character of this end of the village.
- It is an important once-only opportunity for 'windfall' road improvements to Doddshill Road, which links the village school with the main body of housing in the village. The improvements include widening narrow stretches of both pavement and carriageway.
- The development includes a children's play area and open green public space that will serve the whole of this end of village, not just the new development.
- This development is dependent on junction improvements at the village end of Doddshill Road which in turn necessitate the demolition of the former school building on Manor Road. This forms part of the associated, but separate Former Community Centre Application

Design and impact

- The proposed design consists of groups of houses in a balanced mix of sizes arranged around characterful open greens and shared access squares, providing a strong sense of community (all too often lacking in modern developments). It has been considered against the guidance of Secured by Design and Buildings for Life 12.
- The plan includes the planting of trees with space to grow to a substantial size that will be an aesthetic and environmental asset for years to come. The trees are key features of the design.
- The houses are to be built using local vernacular materials with traditional boundary treatments including walls, hedges and paling fences. The houses are expected to be of a traditional form with chimneys and painted timber windows, doors and eaves. Houses with handsome gable ends to the road have been positioned to provide architectural punctuation to the streetscape.
- The treatment of the Doddshill road frontage is designed to avoid excessive suburbanisation and preserve the setting of the charming (undesigned) 18th and 19th century cottages of the historic hamlet of Doddshill.
- Views within the site, as well as into and out from the site, have been carefully considered and the layout aims to minimise the impact on the adjacent Conservation Area.
- A phased approach to the development is proposed, to reduce the impact on neighbouring properties.
- As the owner of much of the surrounding land and many of the more historic properties bordering the site, it is in the Applicant's interest that the development is carried out sympathetically and to a high standard. They will provide design guidance for the final developer to use during the detailed design stage to ensure that this aim is achieved

PLANNING HISTORY

There is no recent relevant site history

RESPONSE TO CONSULTATION

Dersingham Parish Council: NO OBJECTION the Parish Council are however concerned regarding Highway safety of road users, current and new and also children's safety walking to and from the school and home this can be taken into consideration. The Council notes that at the time of writing this letter that nothing has been received on your planning portal from NCC Highways.

NCC Minerals and Waste: NO OBJECTION

NCC Highways: NO OBJECTION subject to conditions in regards to both on-site and off-site works. The Officer originally commented that the proposal did not identify the required highway improvement works at the junction of Manor Road and the requirements of highway widening and widening and further provisions of footpaths. Subsequent plans identifying highway improvements on drawing no. 304.3A and 3B have identified the improvements outlined above.

Environmental Health & Housing – Environmental Quality: NO OBJECTION subject to a condition in regards to contamination. The Environment Agency should be contacted in regards to the potential pollution of controlled waters.

Environmental Health & Housing – Community Safety Neighbourhood and Nuisance: NO OBJECTION subject to conditions

Arboricultural officer: NO OBJECTION but would require a condition in respect to the planting of a replacement hedge that is to be removed to accommodate off-site highway improvement works.

NCC Policy and Planning Officer: contributions are sought through CIL in regards to library provision. There is capacity at local schools to accommodate the development. A fire hydrant is required and this needs to be secured by way of condition

Anglian Water: NO OBJECTION foul drainage from this development is in the catchment of Ingoldisthorpe Water Recycling Centre that will have available capacity for these flows. The sewerage system at present has available capacity for these flows.

From the details submitted the proposed surface water management does not relate to Anglian water operated assets.

Lead Local Flood Authority NO OBJECTION subject to condition

Water Level Management Alliance: comments that the site is outside of the King's Lynn Internal Drainage Board District, if the drainage strategy resulted in a discharge to a watercourse thereby directing a significant volume of surface water run-off into the Board's District then the proposed development may require land drainage consent in line with the Norfolk Rivers IDB byelaws.

As such, if at the detailed design stage a strategy wholly reliant on infiltration is not achievable, and discharge is proposed as per the flood risk addendum, we wish to be re-consulted.

Housing Enabling Officer: NO OBJECTION 6 units are required with 4 rented and 2 shared ownership, not as outlined in the application form.

The affordable housing mix i.e. unit types, layout etc will need to be finalised in the reserved matters. I currently would recommend that, in order to best meet an identified housing need, predominantly smaller units i.e. 2bed 4 person unit are provided. The proposed mix is acceptable; 4no 2 bed units and 2 no. 3 bed units would also be acceptable. I note the design and access statement gives a different split, but has taken the split from the application form. Please note however that housing need is not static and therefore the affordable housing mix may change as time progresses particularly if there is a significant delay in submitting the reserved matters.

Open Space Officer: comments Considering the total area of open space to be provided exceeds 17m² per dwelling, the proposed layout is acceptable in terms of overall open space provision. This is provided the area for equipped play can readily accommodate the following:

- 1 x significant element of multi-play;
- bin;
- bench;
- 2 x gates (1 serving as pedestrian access, 1 functioning as a combined pedestrian/maintenance gate).

With reference to FIT guidance, the LAP should provide for a minimum activity zone of 100m²; there is also a recommendation that there should be at least a 5m gap between the activity zone and forward-most part of the nearest dwelling. The plans appear to provide for this.

There should not be, however, drainage swales within the open space, particularly adjacent to the equipped play area. Elsewhere, there are also a number of areas of soft landscaping which are proposed to be transferred to individual property owners. If this is the case, the site layout needs make clear property owners are responsible for the upkeep of such areas (i.e. soft landscaping on the opposite side of tall boundary features, and not demarcated as part of individual plots, has the tendency to be neglected).

Natural England: NO OBJECTION based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites:

Dersingham Bog Ramsar
Dersingham Bog National Nature Reserve
Roydon Common and Dersingham Bog Special Area of Conservation
Dersingham Bog Site of Special Scientific Interest

Based on the application plans submitted, specifically section 8 of the Supporting Evidence for the Habitats Regulations Assessment report, Natural England considers that the proposed development will not have likely significant effects on Roydon Common and Dersingham Common Special Area of Conservation and has no objection to the proposed development.

To provide justification for the not likely significant effect

- Habitat Mitigation Payment of £50 per house in line with Policy DM19
- Signage and/or information boards describing and promoting an understanding about the sensitive nature of Roydon Common and Dersingham Bog and advising suitable alternative recreational sites
- Visitor pack/or leaflet for new residents that provides information on alternative recreational sites to visit and dog walks.

Natural England considers that the proposed development will not damage or destroy the interest features for which the site has been notified and has no objection.

Historic Environment Service: An archaeological evaluation by trial trenching has taken place at the above mentioned site, buried archaeological remains dating to the prehistoric and medieval periods were found across the site. I have reviewed the evaluation report and considered it inadequate, however further on-site archaeological work will not be required pre-determination but the evaluation report will have to be re-written and resubmitted.

There is clear potential for heritage assets, buried archaeological remains, most likely evidence of settlement or other activity of prehistoric and medieval date to be present within the proposed development area and that the significance of these heritage assets would be adversely affected by the proposed development, if permission were granted a programme of archaeological mitigatory work to consist of excavation of one or more areas of the site would be required.

Conservation Officer: NO OBJECTION this site is outside the Conservation Area but adjacent to it. I do not object to the proposed development of the allotment site as I do not think the new build will cause harm to the setting of the Conservation Area so long as the landscaping on the site boundaries is properly carried out. However, I do note that this application is linked to the proposed redevelopment of the Community site in terms of highway improvements to the Doddshill/Manor Road junction.

I objected strongly to the proposed demolition of the existing Victorian school and school house as part of that scheme and my stance remains the same. Conservation Areas Advisory panel were not consulted on this application but for information they also objected to the demolition of the School/School House.

Historic England: comments this application proposed the development of 30 new dwellings on open land to the east of the Dersingham Conservation Area. We are concerned this could result in harm to historic significance of the conservation area in terms of the National Planning Policy Framework. The Council should consider any public benefit that might result from the development but we would also recommend amendment of the scheme is considered.

specifically in respect to the demolition of the community centre. The harm caused to the character of the Conservation (through the loss of the community centre building) would need to be justified and set against any public benefit delivered by the development.

Police Architectural Liaison Officer: NO OBJECTION

Campaign Protection Rural England: comments whilst we would prefer this development not to proceed on a greenfield site we accept this is already an allocated site G29.1 in the local plan. A condition should be imposed that there is a least 6 affordable homes for a development of 30 houses and are built in the first phase of development. This would be make sure these units are built and available where there is a clear need. In addition we would like to see conditions imposed to include solar panels for all the houses in the development, to improve its suitability.

REPRESENTATIONS

25 Letters **objecting** to the scheme

- Various sections of Doddshill Road narrows to the point where 2 normal vehicles cannot pass.
- The condition of the road is very poor
- There are blind bends coming downhill opposite the proposed site
- A further point is the water supply and drainage which appear to be quite old and need quite frequent repair.
- Headlights of cars turning into Doddshill Road from the new development will at some point shine directly into my lounge which has a window facing my driveway entrance. Surely with a development plot this size, the access could be positioned opposite a hedge or a fence.
- Overlook no's 8 and 10 Doddshill Road, aligned to directly overlook the 2 mentioned properties. Plot 30 will also overlook neighbour properties.
- High density housing should be at the back of the plot.

- Vehicular traffic regularly uses the pavements as the road is not wide enough to accommodate 2 cars passing. This could cause an issue during the construction period of the application.
- The footpath needs to be widened
- Cause of concern with the extra vehicular traffic and kids using Doddshill Road to go to school.
- The road is also used by Fire Engines stationed at Dersingham Fire Station and they use the fire hydrant in this road to fill up.
- Dersingham primary schools are merging with the one at Doddshill Road which means in excess of 380 children and parents will be using Doddshill Road.
- Does the foul water system have capacity
- Water supply and drainage needs frequent repairs
- Loss of an open view
- Too high density of development
- Impact upon the Conservation Area

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

OTHER GUIDANCE

Conservation Area Character Statement.

PLANNING CONSIDERATIONS

The main planning considerations in regards to the application are:-

1. Principle of Development
2. Impact upon Visual Amenity
3. Impact upon Designated Heritage Assets.
4. Trees and Landscape
5. Impact upon Neighbour Amenity
6. Highway impacts
7. Ecology - upon European Designated Sites
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Principle of Development

The site is allocated as Policy G29.1 - Dersingham - Land north of Doddshill Road for at least 20 dwellings, within Dersingham which is classified as a Key Rural Service Centre in the settlement hierarchy as set out under Policy CS02 of the Borough Council of King's Lynn and West Norfolk Core Strategy 2011.

This site has been "allocated" for at least 20 dwellings under Policy G29.1- Land to the north of Doddshill Road, Dersingham. Development will be subject to compliance with the following:-

- Provision of a safe access following improvement works to the local highway network including footpath extensions, junction improvements and road widening, to the satisfaction of Norfolk County Council Highways Authority.
- Incorporation of a high quality landscaping scheme - including the retention of the established hedgerow, where possible, to the site boundaries
- The design of development, and in particular its massing and materials, shall have regard to its potential impact on the setting of the Dersingham Conservation Area;
- Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
- Submission of a project level Habitats Regulation Assessment to ascertain the effects of growth in Dersingham Bog National Nature Reserve and provide suitable mitigation where necessary.
- Provision of affordable housing in line with the current standards

- Submission of an Environmental Statement that satisfies NCC that:-
 - the applicant has carried out investigations to identify whether the resource (carrstone) is viable for mineral extraction;

And if the mineral resource is viable, that:

- the applicant has considered whether it could be extracted economically prior to the development taking place; and if the mineral resource can be extracted economically whether or (not)
- there are opportunities to use the onsite resource during the construction phase of the development.

In respect to these provisions, the proposal seeks approval for the means of access, layout and scale only. The submission provides a layout of the scheme, including location of the play area, the scale of the dwellings and their gross internal floor areas. Landscaping is shown indicatively but no drawings have been produced in regards to the appearance of the dwellings as this is a matter left for consideration at a later stage.

The Design and Access Statement incorporates a Heritage Assessment and there is a separate report submitted in regards to archaeological field investigations.

Sustainable drainage measures cannot be formalised at this stage, but drainage reports and information about a preferred method of drainage have been submitted. Management and Maintenance issues will be covered in the S106 agreement.

A project level habitats regulations assessment has been submitted, given the sites close proximity to Roydon and Dersingham Bog SAC, which is a popular area for dog walkers. This is a requirement of the policy.

In light of the above and with the site being an allocated, it is considered that the proposal would comply with the NPPFs presumption in favour of sustainable development.

Impact upon Visual Amenity

The application site and wider landscape is a fair representation of rolling open farmland area, 17: Snettisham and Dersingham in the Landscape Character Assessment. The Rolling Landscape is characterised by large landscape, with an overriding sense of openness, wide open skies, medium to large field units. Hawthorn hedges demarcate the field boundaries of such field units and whilst there are views into other landscape types are restricted due to the rolling landform and the elevated plateaux, which often limits views.

The site also forms the backdrop of F2:- Sandringham, but has the key characteristics of the rolling landscape.

The application site has a slight increase in height heading in a northerly direction and is grade 4 agricultural land that has been used by the Sandringham Estate and as a former allotment site. The site has sporadic hedgerows, with the most solid hedgerow on the roadside boundary. There is an informal vehicular access to the site, which gave access to the former allotment site to the west side of the application site. Hedging along the northern side of the roadway is a distinctive

feature and coupled with the narrow width of Doddshill acts to funnel views limiting such views to the south, east and west only.

The form and character of the development in the locality comprises of two storey terrace/semi/detached properties that were constructed with carstone materials. There is the odd infill/replacement dwelling on the southern side of Doddshill Road. The surrounding development has properties that front the road and are also side onto the road. The properties opposite the site look out onto a green space. Beyond the site heading in an easterly direction, beyond the two storey semi-detached carrstone properties are ex-authority two storey dwellings.

Scale, layout and access is being determined at this stage. The layout provides two points of access with a road linking the two points. The development will be built out in phases.

Phase 1 is the easternmost part of the site with plots 10-12, 18-23 looking onto a green area. Plots 13-17 will be accessed from a private drive with parking provided in a courtyard. The layout identifies that within phase 1 there are terraced/semi and detached properties being provided with 2-4 bedrooms.

Phase 2 incorporates a terrace group of properties on the southern side of the estate road and a play area that will be equipped directly opposite. Plots 5-9 are formed around the play area.

Phase 1 is a selective group of detached houses that are served from a private road. Plot 1-4 will face in towards a shared green area.

A range of densities is provided across the site, and each phase has its own green area to look onto, which is similar to the arrangement of the cottages looking out onto a green area as indicated opposite. All properties are to be houses, but there is no indication of whether these are all to be two storey. It is considered that without any properties taller than 2 storey in the locality, and with the site being on land higher than the southern side of Doddshill Road, it would be reasonable to impose a condition that these properties are only 2 storey in scale. Anything taller could result in an enclosure of the street scene or the properties becoming unduly prominent. Whilst third parties raise concerns over high densities, the layout is acceptable, and a density of around 16 per hectare is a low density scheme.

The hedge along the site's frontage will in the main be retained except for where formalised accesses are provided and the requirement for visibility splays is needed.

Unfortunately in order to provide appropriate off-site highway improvements, 100m of hedgerow on the northern side of Doddshill starting immediately west of the site will be removed in order to provide an increase to the width of Doddshill Road to 4.8m wide. The arboricultural officer does not object to the loss of the hedge, but would require a replacement hedge to be set back beyond the road edge. As landscaping is a matter left for reserved matters, the details of the replacement hedge can be provided at that stage.

Impact upon Designated Heritage Assets

Although the site is outside of the Conservation Area, the boundary of the Conservation Area abuts the western boundary of the site, going down Doddshill towards the village.

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places statutory duties upon Local Planning Authorities. In determining applications that affect a Listed Building or its setting Section 66(1) states that the Local Planning Authority 'shall have special regard to the desirability of preserving the building or its setting'. Section 72 requires the LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area when determining applications affecting buildings or land within the Conservation Area or its setting.

In addition, Paragraphs 126-131 of the National Planning Policy Framework (NPPF) refer to the need for Local Planning Authorities to take into account the need to sustain and enhance the significance of heritage assets. The intent of these paragraphs is to ensure that new development makes a positive contribution to local character and distinctiveness.

At a local level, specifically in relation to Heritage Assets, Policy CS12 seeks to protect and enhance the historic environment, identifying the crucial role played by the historic environment in delivering environmental quality and well-being.

Policies CS03, 08 (Core Strategy) and DM15 refer to the general requirements of good design such as: scale, height, massing, materials and layout of the development needing to be appropriate in a given context.

Dersingham's Conservation Area Character Statement refers to Doddshill Road as "a narrow leafy Country Lane as it rises up quite a sharp incline eastwards out of Manor Road... on the southern side the return of the former school is built right up to the edge of the narrow pavement. On the north side of the road, the conservation area finishes in this direction after the large hall which was built in the early 20th Century... from here there are excellent views of the Church to the north and the northern section of the Conservation Area. In line with Point 4 of the Policy requirement, incorporated in the planning statement a Heritage Impact Assessment that concludes in relation to these designated heritage assets "due to the contours of the site, the mature hedging along the western boundary (to be retained) and the area of woodland known as The Collects (which is to the north west of the site) the former allotment site is well screen from the Conservation area to the west and will have no direct impact on the setting of the Parish Church."

Historic England have commented that they find the site to be "a green open buffer between the Conservation Area and the housing on the north side of Doddshill Road." in respect to the layout "Historic England states that the proposal would bring housing closer to the conservation area and by two building deep unlike the other development "ribbon development on Doddshill Road... by developing to a greater density than that on than the existing buildings on Doddshill Road the character of the eastern edge of the Conservation Area would be adversely affected. This is also part of the setting of the scheduled ancient medieval site".

Although not referred to in this application, it must be noted that in order to facilitate suitable highways arrangements that the community centre on the corner of Doddshill Road and Manor Road needs to be demolished. Historic England's refer to their comments made on this particular matter on application 17/01337/F also on this agenda. Historic England have objected to the loss of the building given the age of the building and the impact upon the Conservation Area.

Historic England conclude their comments by stating that in line with paragraph 134 of the NPPF, the Council needs to consider any public benefit that might be delivered by the proposals that are weighed against the less substantial harm created by the proposal.

The Conservation Officer, contrary to Historic England does not object to the proposed development of the allotment site commenting "I do not think that the new build will cause harm to the setting of the conservation area so long as the landscaping on the site boundaries is properly carried out". The Conservation Officer does go on to say that they note that this application is linked to the community centre application, that is elsewhere on this agenda and that the officer and the Conservation Area Advisory Panel objected to the loss of that building.

It is noted in response to Historic England's comments that the development will result in the built form on the northern side encroaching into the setting of the conservation area, but the houses are set well within the western boundary that has trees to be retained and hedging. Keeping the scale of the dwellings two storey and their siting as shown on the layout plan, it is considered that there is not substantial harm caused to significance of the setting of these designated heritage assets. In respect to the loss of the community centre building, it must be noted that this building has been the subject of extensive alterations with only the ground floor gable end of the building facing Doddshill Road and Manor Road being the original elements of the building built in the 18th century.

The proposal would therefore, in terms of designated heritage assets, need to satisfy paragraph 134 of the NPPF ie. the harm caused to the impact upon these designated heritage assets (the wider conservation area) would be outweighed by public benefit. In this particular case the delivery of the allocated 30 dwellings and their subsequent occupation would bring substantial public benefit in bringing forward an allocated site for housing within the village. Furthermore there are significant highway benefits in terms of widening Doddshill to allow 2 way vehicular movements and improvements in terms of footpaths that are to be provided.

Trees and landscape

The arboricultural officer has no objection to the loss of 100m hedgerow to the west of the site, required for highway widening provided that it will be replaced. The details of the hedgerow can be submitted in the reserved matters application, accordingly a condition is not imposed at this stage.

The arboricultural officer has raised no issue in regards to the removal of part of the existing field hedge to facilitate the access and the indicative landscaping plan as shown on plan 10.303.1

Impact upon Neighbour Amenity

Layout, scale and access are being determined at this stage. It is noted that third party objectors are concerned that the layout of the site could cause a detrimental impact upon the standard of their amenity.

Contrary to third party comments, it is not considered that the development will cause a detrimental impact upon their amenity. Those properties on the southern side of Doddshill Road are separated by Doddshill Road itself and the nearest proposed properties that are close to the southern boundary of the application site, do not directly face residential properties on the southern side of Doddshill Road.

The neighbours to the east of the site, could potentially be overlooked from first floor windows contained in plot 15 as shown on the proposed site plan. However details of the internal layout of the dwellings are not submitted at this stage, but this can be addressed with at the reserved matters stage. There are no residential neighbours immediately to the north or west of the site.

Car headlights from the vehicles leaving the site could be experienced by those opposite but the western most access is not directly opposite neighbour's windows and the eastern most access faces the access to the properties that face a green area on the southern side of Doddshill Road.

There will be some noise associated with the construction of dwellings, however the proposal is to be phased and is of a scale that would not warrant a construction management plan or a working hours restriction.

The recommendation for a lighting scheme is also not considered to be necessary.

Highways Impact

A number of objectors raise concerns about the suitability of Doddshill Road being able to accommodate additional vehicular traffic and the lack of adequate footpath provision.

The design and access statement refers to the on-site access road being a type 3 road (adoptable) which would be built to highway standards off which type 6 roads will be provided. The type 3 access road has a minimum carriageway width of 4.8m and a raised table crossing to the south of house 9 is provided to reduce the speed of the vehicles to 20 mph.

In terms of pedestrian provisions the access road will have a 1.8m wide footpath to the southern side which diverges from the road across the green. The northern side will have 1.5m wide footpath which becomes 1.8m towards the eastern end of the site.

There are no dedicated cycle paths or shared pedestrian/cycle ways on the site.

Parking has been provided in accordance with Policy DM17 - at least 3 parking spaces being provided for a 4 bedroom house and at least 2 parking spaces for a 2/3 bedroom properties. All garages have been sized to accommodate minimum 7 x 3m interior dimensions.

Cycle storage will be accommodated within the garages or carport. The properties without a garage or carport will have bike storage in the garden areas.

In addition policy G29.1 requires road widening and footpath extensions.

The applicant has provided off-site highway improvement works in the form of road widening through the removal of 100m of hedgerow, widening of the existing footway towards the Doddshill road junction and to widen the existing footway heading in an easterly direction away from the site. Fundamentally to improve the junction of Doddshill road and Manor road, to get suitable visibility splays the Community Centre building will be required to be demolished.

The Highways officer has no objection to the proposed highway improvements as shown on the drawings 3a and 3b subject to conditions that requires detailed plans for the roads, footways, foul and surface water drainage, the construction of the access road to binder course, the visibility splays provided each side of the accesses where they meet the highway of 2.4m x 59m, a scheme for the parking of vehicles during the construction period and notwithstanding what has been submitted on drawings 3a and 3b, a detailed scheme for offsite highway improvement works are required.

European - Designated Sites

The application site is approximately 1km (straight line) distance from the European designated sites of Roydon Common and Dersingham Bog SAC and Dersingham Ramsar Site. Such sites are also referred to as Natura 2000 sites and therefore the development has the potential to affect their inherent interest features. European Sites are afforded protection under the Conservation of Habitats and Species Regulations 2010. At a national level, as Dersingham is also a Ramsar site and it is afforded the same level of protection as a European site under paragraph 118 of the National Planning Policy Framework.

The Roydon Common and Dersingham Bog SAC has one of the largest and best examples of wet heath in East Anglia. A complex series of plant communities is found within the site from wet acid heath, valley mire and calcareous fen. The mire supports rare plants, birds and insects including the regionally scarce black darter and birds that are protected at a European level such as the nightjar, hen harrier and merlin.

In line with the Conservation of Habitats and Species Regulations 2010 and point 6 of Policy G29.1, the application has been accompanied by a site specific Habitats Regulations Assessment carried out by Wildlife Frontier. The conclusions of this report, in isolation of other developments are that the separation distance to the European sites would mean that construction impact such as noise, creation of fumes, ground vibration and light pollution will cause neutral effects to these protected sites. Through occupation of the dwellings, recreational impacts to the SAC/Ramsar site would be defined as those causing disturbance and damage to the features of the site such as dog walking. European studies have found that people are prepared to walk to any European sites within 1km, and drive to such a site within 8km for walking. In this regard the site is little over 1km, but the more sensitive areas of the SAC lay to the west of the A149 at distances over 1km. The most direct route from the development site involves walking along sections of Doddshill Road, Manor Road and Heath Road.

There are closer sites than Dersingham Bog which are attractive to dog walkers such as the Sandringham County park. Based on a population of 69 people and the formula used, there will be 10 people on the estate who could own a dog on the site. There are alternative sites closer to the development than the European designated sites and the development in isolation is not anticipated to result in adverse impacts.

In combination with other development sites such as the other allocated sites in Dersingham, it is considered that there is no adverse effect upon the integrity of the Dersingham Bog SAC, subject to the £50 habitat mitigation payment. Whilst it is considered that suitable signage and leaflet dropping would be a form of mitigation, this is not considered to be necessary as the habitats regulation

payment covers the issue of the visitor pressure on the European designated sites.

Accordingly there is no need under the Habitats Regulations - stage one - "screening" to require any further investigation in respect to the effect of the development on these European Designated sites.

Natural England has no objection to the proposal in respect and state that the proposal will not have significant adverse impacts on designated sites and concurs with the findings of the Habitats Regulations Report.

Ecology - protected species

Third Party comments are concerned about the impact upon protected species.

The application has been supported by a phase 1 habitat survey of the site that was undertaken on 11th May 2017. A single pond was found within 500m of the site which was surveyed for Great Crested Newts, No Great crested newt DNA was detected.

A reptile survey was also undertaken but no species were recorded on site.

Signs of badgers were noted in the trees and shrubs on the periphery of the site, but no habitat was found on site for roosting bats.

The asbestos dilapidated buildings on the site are lacking features that are favoured by roosting bats and similarly the trees and mature shrubs on site are lacking in any cracks and crevices which might be suitable for roosting bats. It is possible that there maybe foraging bats, using the trees and hedges on the site as foraging roots, however there are other routes and suitable landscape features in the wider locality that given an abundance of foraging opportunities.

Apart from precautionary mitigation for nesting birds, as the hedgerow that will be removed could contain such birds, no further survey work is required.

Infrastructure Provision

Norfolk County Council confirm that there is space at the local primary and secondary schools to accommodate the development. The development will be liable to pay CIL in the future.

There is a requirement for a fire hydrant - which will be conditioned accordingly.

In respect to Green Infrastructure, whilst NCC County refer to the LPA possibly requiring a maintenance or mitigation contribution or commuted sum for new and existing infrastructure provision, there is no policy in the development plan to request such provision and nor is there a site specific policy contained within G29.1. Accordingly such obligation is not considered to be policy compliant.

Affordable Housing Contributions

The design and access statement refers to the provision of 20% affordable housing, no. 16-17,25, 26 27, and 28 on the plan. All houses referred to are in phases 1 and 2.

The housing enabling officer raises no specific comment in regards to the units that have been put forward, and in line with the application form at present 4 -2 bed units and 2 - 3 bed units would be acceptable.

Open Space

Policy DM16 of the Site Allocations and Development Management Policies document requires that for development between 20-99 houses, they will only be expected to meet the requirements for suitably equipped children's play space only.

In this instance 17m² per dwelling towards formal open space is required which is 510m². The proposal in this instance has met and exceeded such requirements, by providing open areas in phases 1 and 2. Phase 1 – 1200 sqm of green and phase 2 has 522m².

The Public open space officer has commented that the proposed layout is acceptable in terms of overall open space provision. This is provided that the area for equipped play can accommodate 1 significant element of multi-play, bin, bench and 2 gates. In line with FIT guidance, 100m² of the play area will need to be activity zone and there should be 5m between the activity zone and the forward most part of the residential dwelling, which has been provided for.

It is important that there should be no swales near this area.

As part of the overall landscaping scheme (which is a matter for later consideration) the officer comments that it needs to be maintained not by the individual owners of the property to which the landscaped area is maintained by, but by a collective group nominated body (could be the owners that form part of a group) in order to maintain a high quality development.

Open Space requirements are secured through the S106 agreement as well as the landscape management and maintenance areas that are open across the site.

Flood Risk and Drainage

The site lies within an area designated as Flood Zone 1 according to the Council's Strategic Flood Risk Maps and Environment Agency maps, however being a site in excess of 1ha in size, a flood risk assessment was submitted with the application. In respect to flood risk, the assessment states that finished floor level will be set at least 300mm above ground level (for plots 22,23,29 & 30), with flood resilient construction set at 900mm above ground floor for plots 29 & 39.

The Environment Agency has commented that they have no objection to the proposal.

Point 5 of Policy G29.1 requires the submission of details in respect to sustainable drainage measures and how these measures will integrate with the design of the development and their contribution to the amenity and bio-diversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission.

In respect of SUDS- Drainage Strategy, Plandescil have considered that the ground is suitable for infiltration techniques with each property having their own soakaway and should this not be acceptable, a secondary drainage scheme has

been designed to discharge the surface water at an attenuated rate (water stored in attenuation crates under the open green area and the play space as well as swales before discharging into a ditch on the applicants land. Provided that the attenuation creates do not lie beneath the equipped play area, the Council could through the s106 agreement still adopt the play area and general open space.

The Lead Local Flood Authority have considered that infiltration features on site are viable (although further detailed testing required) or if not viable attenuation systems, sized and designed to accommodate the volume of water generated in all rainfall events will be required. The condition recommended by the LLFA has included information required in regards to surface water drainage management and maintenance however such detail will need to be secured through the s106 mechanism.

The applicant attention is drawn to the provision of attenuation in the open spaces areas. The open space area must be free of all encumbrances and accordingly the attenuation creates cannot be stored under such an area.

Third party comments are concerned about foul water capacity in the network to service the site.

In regards to the foul drainage strategy, a mains foul water drain is in front of the site and it is proposed that all properties will connect into a new foul water mains drain on the site which will run in an east west direction which then connect into the main foul water drain on Doddshill Road. Anglian Water has confirmed that the sewerage system has the capacity to take foul water to the Ingoldisthorpe Water Recycling Centre.

Contamination

The application has been supported with a Phase 1 contamination report, given that the site was a former allotment site and contains asbestos sheeted buildings on it.

The Environmental Health Officer, comments in light of the phase 1 contaminant report, that there is the potential for contamination to exist due to the previous use of the site, an area of backfilling and the presence of asbestos on the site and within the soils. Accordingly the Environmental Health Officer requires full contamination conditions imposed.

The site lies over a principal aquifer, however the EA do not consider the proposal to be high risk and will not be providing detailed site-specific advice in regards to land contamination issues.

Archaeology

An archaeological report has been submitted with the application. 9 trial trenches were excavated on the site, in accordance with a brief issued by the Historic Environment Service. The trial trench evaluation identified early Neolithic, mid to late Neolithic and late medieval to post-medieval period artefacts.

The Historic Environment Service considers that the evaluation report is inadequate, however further on-site archaeological work will not be required prior to pre-determination but the evaluation report will have to be re-written and resubmitted, through imposing full archaeological conditions.

Mineral safeguarding

Point 8 of Policy G29.1 states that an environmental statement is required that satisfies NCC that:-

- The applicant has investigated where the resource (carrstone) is viable for mineral extraction
- The applicant has considered whether it could be extracted economically prior to development taking place or

There are opportunities to use onsite resource during the construction phases of the development.

In respect to this point, the applicant has provided minerals safeguarding assessment, which states that during the archaeological trial trenching, a 1.1m deep trench showed soft degraded sandy carrstone mix found on the upper areas of the site. Carrstone was also found on the upper part of the site below 1m, but this was silty sand and very weathered carrstone (poor quality) to a depth of over 1.5m.

Ultimately no significant suitable quantities of the protected carrstone mineral resource are likely to be found in the course of the works.

The applicant states within this assessment that "a 1.8ha site would also be too small for viable commercial exploitation and existing highways access to the site via Doddshill Road would be inappropriate due to the poor junction at the west (village) end, the residential character of the street and the proximity of the school at the western end.

NCC minerals and waste have no objection to the application.

Other Material Considerations

There are no air quality management issues arising from the proposal.

Third party representation raises the concern about a loss of view, however there is no such right to a view.

The loss of grade 4 agricultural land is not considered to be of detriment to the supply of agricultural production across the borough.

There is no method to secure additional funding to GP surgeries under the current S106 mechanism.

The request by the Campaign to Protect Rural England that all properties should have solar panels is noted, however it would not be considered reasonable or necessary to impose such a condition in line with the 6 tests of a condition.

CONCLUSION

The site is allocated for development of at least 20 dwellings - Policy G29.1 - Dersingham. The proposal seeks outline permission with access, layout and scale access being determined at this stage. The principle of development is therefore strongly supported through the allocation.

The proposed layout provides 30 dwellings that does not cause harm to the character of Doddshill Road or the setting of the conservation area and has an open space provision that is over and above the Council's requirement.

The layout will not give rise to principle neighbour amenity issues, especially with a condition that the proposal is no taller than 2 storeys in height.

The proposal has been supported with appropriate drainage, ecological, geological and archaeological surveys and studies that raise no principle objections from statutory consultees.

Members will need to consider whether the proposal, which results in the Community Centre in the Conservation Area being demolished to provide appropriate highway junction improvements to highways satisfaction is acceptable. In accordance with paragraph 134 of the NPPF, it is your officer's opinion that because this is an allocation that is expected to come forward with suitable highway improvement, and which will also benefit the existing residents using Doddshill, that the public benefit of 30 dwellings provides a significant public benefit that outweighs the less than substantial harm caused to the conservation area as a result of the demolition of this existing building. It is also of note that the building has been altered over the years and is in a poor state of repair, although it is acknowledged there will be the loss of historic fabric.

In light of the above, it is considered the proposal complies with the Development Plan the relevant paragraphs and the NPPF and that planning permission maybe granted subject to the conditions below and the imposition of a S106 agreement.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Reason: Approval of the details of the means of appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced in regards to each phase of the development as shown on plane 10.302.2.
- 1 Condition: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Reason: Plans and particulars of the reserved matters for each phase as shown on plan 10.302.2 referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
- 2 Condition: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Reason: Application for the approval of reserved matters of each phase of development as shown on plan 10.302.2 shall be made to the Local Planning

Authority before the expiration of three years from the date of this permission.

- 3 Condition: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 4 Reason: The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters to which the phase in which it relates to or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
- 4 Condition: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 5 Reason: No works shall commence on the site until such time as detailed plans of the roads, footways, foul and surface water drainage in respect to each phase as shown on plan 10.302.2 have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. All construction works shall be carried out in accordance with the approved plans
- 5 Condition: To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.

This also needs to be a pre-commencement condition given the fundamental details linked to drainage and other infrastructure which needs to be planned for at the earliest stage in the development.
- 6 Reason: No works shall be carried out on roads, footways, foul and surface water sewers on the phase to which it relates otherwise than in accordance with the specifications of the Local Planning Authority.
- 6 Condition: To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.
- 7 Reason: Before any dwelling on the phase to which the dwelling relates is first occupied the road(s) and footway(s) shall be constructed to binder course surfacing level from the dwelling / industrial unit to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- 7 Condition: To ensure satisfactory development of the site.
- 8 Reason: Prior to the first occupation of the dwellings hereby permitted a visibility splay measuring 2.4 x 59 metres shall be provided to each side of the access, from which the each phase of development is to be served, where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- 8 Condition: In the interests of highway safety.

- 9 Reason: Development shall not commence until a scheme detailing provision for on-site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

- 9 Condition: To ensure adequate off street parking during construction in the interests of highway safety.

This also needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.

- 10 Reason: Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as indicated on drawings numbered 10-213-4, 10-304-3A and 10-304-3B have been submitted to and approved in writing by the Local Planning Authority.

- 10 Condition: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

This also needs to be a pre-commencement condition as these fundamental details need to be properly designed at the front end of the process.

- 11 Reason: No development shall commence on site until the off-site highway improvement works between the western most access of the site as shown on drawing 10.302.2 and the junction of Manor Road and Doddshill Road have been carried in accordance with the offsite highway details that are to be agreed in relation to this extent of highway under condition 10 of this permission.

- 11 Condition: This needs to be a pre-commencement condition in respect to highway safety implications of the development of this site.

- 12 Reason: Prior to the first occupation of the development hereby permitted or other such timetable to be agreed in writing by the local planning authority, the off-site highway improvement works referred to in condition 10, with the exception of the off-site highway works referred to in condition 11, shall be completed to the written satisfaction of the Local Planning Authority.

- 12 Condition: To ensure that the highway network is adequate to cater for the development proposed.

- 13 Reason: The development hereby permitted shall be no taller than 2 storey in scale.

- 13 Condition: In the interests of safeguarding visual amenity

- 14 Reason: Prior to the commencement of development, in accordance with the submitted flood risk assessment, surface & foul water drainage strategy, job no. 2262 July 2017, Flood Risk Assessment, Surface Water drainage strategy - addendum, A, additional information, drawing no.22262/802 Rev) and drawing no. 22262/850 Rev 0 details designs of a surface water drainage scheme incorporating the following measures shall be submitted to

and agreed with the Local planning Authority. The approved scheme will be implemented prior to the first occupation of each phase the development to which the approved scheme relates. The scheme shall address the following matters:

- i. Detailed infiltration testing in accordance with BRE digest 365 along the length of the proposed soakaways
- ii. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1 in 100 year return period, including allowances for the climate change, flood event. If infiltration proves to not be viable surface water runoff rates will be attenuated to QBAR 1.2 l/s as stated within the Flood Risk Assessment, Surface & Foul Water Drainage Strategy - Addendum A
- iii Detailed designs, modelling calculations and plans of the drainage conveyance network in the;
 - * 1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.
 - * 1 in 100 year critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.
- iv Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1 in 100 year return period.
- v finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding
- vi. Details of how all surface water management features to be designed in accordance with the SUDS manual (CIRIA C697, 2007), or the updated the SUDS Manual (CIRIA C753, 2015), including appropriate stages for water quality prior to discharged.

14 Condition: To prevent flooding in accordance with paragraph 103 and 109 of the NPPF.

15 Reason: Any hedgerow, tree or vegetation clearance will shall take place outside of the bird nesting/breeding season between the 1st March and 31st August in any given year. Should hedgerow, tree removal or vegetation clearance is required during this period, prior to its removal a bird nesting/breeding survey shall be submitted to and approved in writing by the Local Planning Authority. The result of the survey shall also include any mitigation/enhancement measures appropriate to the extent of any breeding/nesting bird recorded in order to minimise the impact of such landscape feature removal upon the bird species. The mitigation/enhancement works shall be completed and maintained in accordance with the agree details and timetable other than with the prior written approval of the Local Planning Authority

15 Condition: In the interests of safeguarding protected species in accordance with the Wildlife Countryside Act 1981.

16 Reason: Notwithstanding details received, prior the commencement of development of each phase of the development hereby approved, full details of foul water drainage shall be submitted to and approved in writing by the local planning authority. The drainage details shall be constructed as approved before any part of the development in the phase in which the details relate is brought into use.

16 Condition: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

This needs to be a pre-commencement condition as drainage is a fundamental issue that needs to be planned for and agreed at the start of the development.

17 Reason: Notwithstanding details received Prior to the commencement of groundworks in respect to the phase of development for which approval is being sought, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on that particular phase of the application site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - * human health,
 - * property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - * adjoining land,
 - * groundwaters and surface waters,
 - * ecological systems,
 - * archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

17 Condition: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.

18 Reason: Prior to the commencement of groundworks in respect to the phase of development for which approval is being sought, a detailed remediation scheme to bring that phase of development to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the specific phase of the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

18 Condition: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.

19 Reason: The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of groundworks in respect to the phase of the development for which approval is being sought, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

19 Condition: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

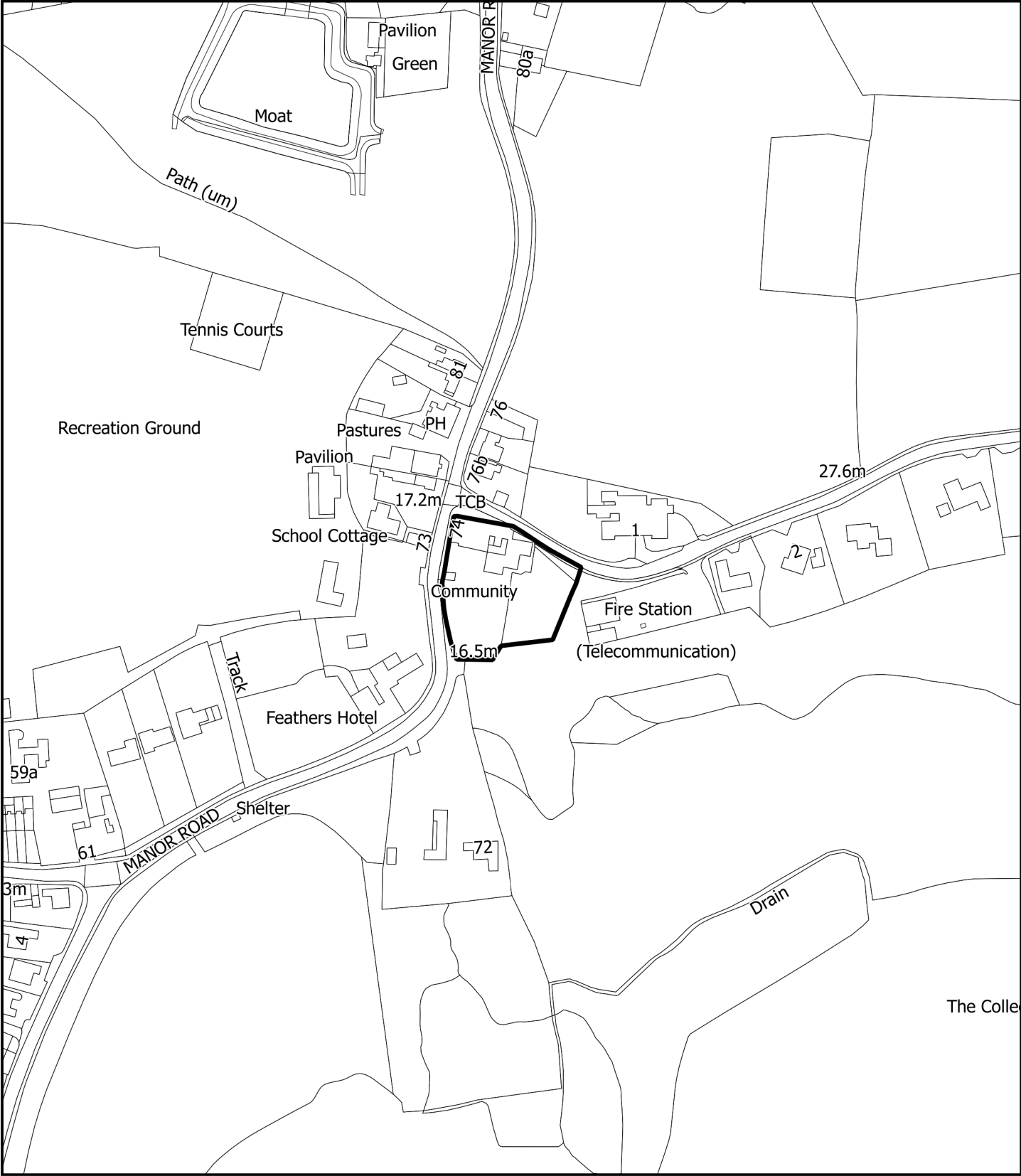
20 Reason: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 17, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 18, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 19.

- 20 Condition: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 21 Reason: Notwithstanding detailed information received, no development shall take place until an archaeological written scheme of investigation in respect to the phase of development for which approval is being sought, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.
- 21 Condition: To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
- 22 Reason: No development shall take place other than in accordance with the written scheme of investigation approved under condition 22.
- 22 Condition: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 23 Reason: The development of the phase of development for which approval is being sought, shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 21 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 23 Condition: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 24 Reason: No part of the development shall not be brought into use until a scheme for the provision of a fire hydrant has been implemented in accordance with a scheme that has previously been submitted to and approved in writing by the Local Planning Authority.
- 24 Condition: In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF.
- 25 Reason: The development hereby permitted shall be carried out in accordance with the following approved plans only in so far as scale, layout and access and phasing arrangements are concerned:-
- o 10.302.2 dated 6th September 2017

- 25 Condition: For the avoidance of doubt and in the interests of proper planning.
- 26 Reason: No development shall commence until a scheme detailing the method of the demolition of the community centre building as shown on site location plan received 12th July 2017, has been submitted to and approved in writing by the local planning authority. The demolition of the building shall be carried out in accordance with the agreed scheme.
- 26 Condition: For the avoidance of doubt and the interest of highway safety in accordance with the provisions of the NPPF

17/01337/F
Former Community Centre 74 Manor Road Dersingham



Parish:	Dersingham	
Proposal:	Residential development of 9 houses	
Location:	Former Community Centre 74 Manor Road Dersingham Norfolk	
Applicant:	The Sandringham Estate	
Case No:	17/01337/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 8 September 2017 Extension of Time Expiry Date: 15 January 2018

Reason for Referral to Planning Committee – Contrary to comments from Historic England

Neighbourhood Plan: No

Case Summary

The application site is on the junction of Manor Road and Doddshill Road, Dersingham and is contained in the Conservation Area of Dersingham which is classified as a Key Rural Service Centre.

The site comprises of a former Community Centre building and hard surfacing playground. The site is above road level and increases sharply heading in an easterly direction.

The proposal seeks consent for 9 dwellings, following the demolition of the former Community Centre building. Highway improvements are also proposed, to improve the Doddshill and Manor Road junctions.

A key issue, as per application 17/01336/OM earlier on this agenda, is the proposed demolition of the existing vacant, derelict Community Centre, which is in a prominent position on the site in the Conservation Area, to facilitate the aforementioned junction improvements.

Key Issues

Principle of Development
Impact upon the Conservation Area
Other Form and Character Issues
Impact upon Neighbour Amenity
Arboricultural Matters
Protected Species
Impact upon European Designated Sites
Highway Safety

Affordable housing
Drainage
Archaeology
Other Matters.

Recommendation

APPROVE

THE APPLICATION

The application site lies on the southern side of the junction of Manor Road and Doddshill Road. The site is contained within the Conservation Area of Dersingham.

The application site measures approximately 1/3 of a hectare and contains a community centre building that has been the subject of 1960s extensions although small elements of the building date back to the C18th. The Manor Road frontage comprises of a red brick wall that steps down in height heading in a northerly direction with mesh fencing. Vehicular access to the site is provided from Manor Road almost opposite the parking area for the Public House on the western side of Manor Road.

From the north, the pitched roof gable 2 storey element of the former community building stands proud and forward of the buildings on the eastern side of Manor Road. The Community Centre is setback from the junction and a pavement runs in front of the northern elevation and turns round heading south of Manor Road.

The highest part of the site, is laid to grass and contained behind mesh fencing on Doddshill road. There are a few significant trees on this part of the site.

The application seeks total demolition of the former Community Centre, to block up the existing vehicular access from Manor Road and provide 2 new vehicular accesses from Doddshill Road to serve a development of 9 dwellings.

The most significant building proposed on the site will be a 2 ½ storey building that scales 9.4m in height that projects and turns the corner from Doddshill Road into Manor Road that replaces the Community Centre building. This provides 2 dwellings.

The other properties on the site include 3 detached properties, 2 semi-detached properties and 2 linked detached properties. The properties are constructed from coursed rubble carrstone, light red brick dressings and light red/orange pantiles with timber windows and doors. For the 7 properties accessed off the western most proposed access on Doddshill there will be a shared parking court.

A key aspect of this scheme is the improvements to the existing sub-standard access from Doddshill Road onto Manor Road. As a result of the demolition of the community centre building and the careful siting of the new development, visibility both the northerly and southerly directions will be greatly improved. Furthermore the footpath heading up Doddshill Road will be widened to 1.8m

SUPPORTING CASE

The application has been supported by a suite of documents:-

- Arboricultural Report
- Ecology Report
- Phase 1 Road Safety Audit
- Supporting evidence for habitats Regulations
- Flood Risk Assessment
- Heritage Statement

The agent's supporting statement is as follows:-

- Insufficient land has been allocated in Dersingham to meet the housing need identified in the local housing strategy. The redevelopment of this site is critical, not only to securing this windfall development of 9 houses, but also to enabling the development of 30 houses on the larger Allotment site which forms part of the allocation in the Local Plan.
- The detailed and unique design draws on traditional local forms and features and would be built in vernacular materials.
- The houses are arranged around a shared open space giving a strong sense of community. Lower garden walls, rather than excluding 6' close-boarded fences, give a friendly sense of inclusion.
- A parking courtyard reduces the dominance of the car on a constrained site.
- An architecturally distinctive corner building and carefully considered massing acknowledge the pivotal role of this site at a significant junction within the Conservation Area.
- Care has been taken in the layout of the development to retain important mature trees, most notably a fine Scots pine and weeping willow in the centre of the site, that are a feature of this part of the Conservation Area.

Junction improvements

- The development provides a once-only opportunity for major improvements to the dangerous junction between Doddshill Road and Manor Road. However, these improvements require the demolition of the existing 19th century former school building (identified as an undesignated heritage asset).
- The former school (later community centre) building lease was surrendered early by the parish council as it was becoming a liability (a new improved community centre building is already under construction on the former church hall site, nearby).
- The existing building on this site is unviable due to its condition and dangerous access and is of limited architectural significance. Its significance is primarily social and even this has inevitably been eroded due to its falling out of use.
- The disused site is described as a 'detractor' in the Conservation Area statement.

PLANNING HISTORY

2/96/0124/CM: Application Permitted: 17/05/96 - Installation of 3 no. floodlights

RESPONSE TO CONSULTATION

Parish Council: APPROVE - but wonders if there is any chance of incorporating part of the old building into the new.

Local Highway Authority: NO OBJECTION to the latest set of plans and have no objection to the proposed off-site highway improvements.

Originally the highways department objected to the proposal in terms of the layout of the site and requested amendments in regards to:-

- Allocated parking for plots 2, 8 and 9 are in car ports that are not of sufficient width to accommodate parked vehicles. Parking spaces located next to walls, should be increased in width to 3m, although in the double width car port for plot 2 - an acceptable width of 5.5m
- Similarly the parking spaces serving plots 3 and 5 are located adjacent to walls and should be increased in width to 3m
- The parking spaces serving plots 4 and 7 do not have 6m manoeuvring space
- The private drive serving plots 8 and 9 should have a minimum width measuring 4.1m and a maximum gradient of 1:12.
- The footway along the Manor Road frontage should be widened to match the proposed adopted visibility splays.
- To ensure the rear parking is fully utilised and to protect the improved junction visibility from on-street parking, waiting restrictions should be provided.

These issues have been subsequently addressed and conditions are to be imposed.

Environmental Health and Housing Community Safety Neighbourhood Nuisance: recommends changes to the floor plans in order to avoid detrimental impact upon adjoining neighbour's amenity and conditions recommended in regards to a noise protection scheme and restriction on construction hours.

Informative in regards to soakaways, removal of asbestos, noise and dust and smoke from clearing and construction work, environmental protection act 1990.

Environmental Quality: NO OBJECTION subject to condition

Natural England: NO OBJECTION subject to appropriate mitigation being secured.

- Habitat Mitigation Payment of £50 per house as in line policy DM19 of the Site Allocations and Development Management Policies Plan.
- Funding level through this method and allocated for mitigation of European Sites including Roydon Common and Dersingham Bog SAC. Signage explaining the sensitive features of Dersingham Bog and suitable
- Alternatives as advised in the Supporting Evidence for Habitats Regulations Assessment.
- Visitor packs/and or leaflets that describe and promote the understanding about the sensitive nature of Roydon Common and Dersingham Bog and advises suitable alternative recreational sites.
- Implementation of site enhancement as suggested in the Ecology Report
- A construction environment plan to ensure minimal disturbance to County Wildlife Sites
- Additional bat surveys to further qualify bat use of the community centre as recommended by the Ecology Report and required by EPS License

Historic England: OBJECTION Not supporting of the grant of consent and recommend that the application be refused. The former village school is a prominent building in the

Conservation Area. The Heritage Statement submitted with the application describes the Victorian School as being designed in a "vernacular gothic" style of the 1850s. No date has been ascribed to the original part of the school but it appears to have been built by the 1880s. The building is architecturally simple and functional as might be expected of a modest late Victorian village school consisting of a school room with school house attached. In addition to the interest of its design, plan form and construction the building embodies an important part of the social history of Dersingham and is noted as a positive element in the conservation in the Council's appraisal.

The building is presently unused. If the Council are convinced that options for its continued use as a community asset have been exhausted we would not object in principle to construction of new dwellings on the former school playground or to the sensitive conversion of this historic building (minus the modern extensions) to residential use. However, the wholesale demolition of the historic school building would remove a significant element in the Conservation Area.

We have considered this application in terms of policy and are concerned that demolition of the historic former school would result in harm to significance of the Conservation Area in terms of the NPPF, paragraph 132. Paragraph 134, requires the Council to consider any public benefit which might be delivered by the proposals and weigh this against the harmful impact. In this instance new housing on the former school playground might deliver such a benefit, but retention and conversion of the historic parts of the school building would conserve the significance of the conservation area as well so better achieve the NPPFs overarching aim of delivering sustainable development. We would therefore not support the application as it stands but encourage the Council to seek amended plans retaining the historic school.

Conservation Area Advisory Panel: The Panel considered that the existing original Victorian building should be retained and converted. In principle development of the rest of the site would be acceptable as long as it was in keeping with the Victorian School and surrounding area. The Panel commented that the open character of the area to the south of the south buildings was important to the Conservation Area and if development was considered acceptable, consideration would need to be given to design and layout to reflect this. Demolition of the more modern and secondary buildings was not an issue.

Conservation Officer: in line with Conservation Area Advisory Panel.

Historic Environment Service: A revised Heritage Statement is submitted pre-determination supplying further information about the date, nature and significance of the earliest elements of the school buildings so that a fully informed planning decision can be made.

As far as potential for below-ground archaeology is concerned, three areas need addressing. Although the asphalt-surfaced former playground is terraced into the slope there is potential for below-ground remains relating to medieval occupation/activity to survive adjacent the Manor Road frontage of the site. The date, nature, and extent of the now demolished house that occupied the central-eastern part of the terraced area needs to be investigated. As noted in the Heritage Statement there is potential for heritage assets, buried archaeological remains of Anglo-Saxon, Medieval and post-medieval date to be present within the eastern part of proposed development area and that the significance would be adversely affected by the proposed development.

Subsequent to resolution of the outstanding issues relating to the former school buildings matters relating to the below ground archaeology can be dealt with by conditions if the

proposed scheme is granted permission. We can supply further details of suggested conditions on request.

Arboricultural Officer: NO OBJECTION condition in accordance with the drawings.

Housing Enabling Officer: I can confirm that the site area and number of dwellings proposed do not trigger the thresholds of the Council's affordable housing policy CS09 of the Council's adopted Core Strategy.

Therefore no affordable housing is required on a site of 10 or fewer units, totalling 1000m² or less GIA. We would however request a condition be imposed limiting this site to a) 10 or fewer dwellings; b) 1,000m² or less GIA; and c) no development to take place within that part of the parish of Dersingham.

REPRESENTATIONS

Two letters received in **support** of the application:-

- The buildings are in keeping with the character of the village and includes improvements in road access and review of basic infrastructure to support the additional 9 buildings for example each building should have enough parking/room for at least 2 cars with off road parking.
- The community centre is an eyesore
- Improvements at the junction of Manor Road and Dodds Hill Road.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS10 - The Economy

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

OTHER GUIDANCE

Conservation Area Character Statement.

PLANNING CONSIDERATIONS

The main planning considerations in regards to the application are:-

1. Principle of Development
2. Impact upon the Conservation Area
3. Other Form and Character Issues
4. Impact upon Neighbour Amenity
5. Arboricultural Matters
6. Protected Species
7. Impact upon European Designated Sites
8. Highway Safety
9. Affordable housing
10. Drainage
11. Archaeology
12. Other Matters.

Principle of Development

The application site lies within the development boundary as shown on local plan proposals maps for Dersingham. Dersingham is a Key Rural Service Centre. Key Rural Service centre can accommodate limited growth of a scale and nature appropriate to secure the sustainability of each settlement; and development will be supported within the development limits of the Key Rural Service Centres.

The site contains a building that was once used as a Community Centre. Policy CS13 of the Core Strategy states that "Development will not be permitted in cases where it would result in a loss of existing cultural facilities, unless equivalent new or improved facilities, where need justifies, can be provide within the same settlement boundary or in close proximity of the existing facility.

However it is of note that the community building has been stood empty since 2009 since the Parish Council surrendered the lease of the building from the applicant. The Parish Council now use the Church Hall for their functions. Given the length of time the community centre has been closed and the fact there are other facilities available in this large village, it is therefore considered that the retention of the site for a community use is not necessary.

Impact upon the Conservation Area

The site lies within Dersingham's Conservation Area. The LPA has the duty under s.72 of the Town and Country Planning - Listed Buildings and Conservation Areas Act 1990 to pay special attention to the desirability of preserving or enhancing the character of appearance of that area.

In addition, Paragraphs 126-131 of the National Planning Policy Framework refer to the need for Local Planning Authorities to take into account the need to sustain and enhance the significance of heritage assets. The intent of these paragraphs is to ensure that new development makes a positive contribution to local character and distinctiveness. Paragraph 134 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Paragraph 137 states that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Policy CS12 of the Local Development Framework Core Strategy seeks to protect and enhance the historic environment, identifying the crucial role played by the historic environment in delivering environmental quality and well-being.

Policy DM15 of the Site Allocations and Development Management Policies Plan Document states that proposals will be assessed against their heritage impact.

The character of the Conservation Area, the south-western part, which begins just south of the junction of Manor Road with Doddshill road, at the Feathers Hotel, is described in Dersingham's Conservation Area Character Statement as "...more built up and suburban in character".

Throughout the Conservation Area, the statement refers to the fact "carstone dominates as a building material, usually combined with brick and often pantiles, which give the buildings a distinctive reddish brown colour. Heights of buildings are generally 2 storeys, with a few single storey buildings such as barns and bungalows, and the rare appearance of taller building such as Dersingham Hall and the church."

The site itself is on the corner of Doddshill Road and Manor Road and is on higher ground than Manor Road. The site contains a brick and tile building, which is the former community centre –formerly a Public Elementary School that has elements of its build dating back before the 1800s. The building also has uncomplimentary 1960s additions on the south elevation. Other features on the site include a hardsurface playground area and a grassy area above the level of the school building and playground, to the east.

Dersingham Conservation Area Character Statement makes reference to the Public Elementary School on the site stating "The school building is red brick with yellow brick detail, gables and a tiled roof which turns the corner tightly into Doddshill Road. It is built right up to the edge of the narrow pavement and has some 20th Century additions. This building is sadly unused and with its boarded up windows and overgrown tarmac playground, it is quite an eyesore in the corner of the village." The building's state is currently described as a detractor within the Conservation Area.

The applicant's heritage statement provides very little dialogue in regards to the building, however the Design and Access Statement (DAS) provides more commentary. From the DAS, it is stated that "Faden's map of 1797 identifies a building on the corner of the Manor Road and Doddshill road though the exact shape and extent of the building is less reliably depicted". The condition of the building from the DAS states "many of the internal features have been lost, and many areas have been re-roofed again in the late 20th century and although most walls are in reasonable condition, some gable parapets and chimneys are in need of repointing and are beginning to decay through vegetation growth."

The DAS offers an assessment of the heritage value of the existing buildings. It is stated that “the heritage value of the site lies in the traditional massing of the buildings, providing a visual fulcrum to the junction of Doddshill road. The most satisfying view of the existing building is that seen briefly as one approaches the building from the north along Manor Road with the NW gable providing the focus of the view... the familiar and logical presence of a recognisable village school building (characterised by Victorian architecture and large, high windows given an important visual sense of a village community particularly in combination with the pubs and nearby village hall and church. Of course, this benefit is substantially reduced when the building is no longer a school or is vacant.”

Being contained within the Conservation Area, the proposal to demolish the building would need to be considered in light of s.72 of the Town and Country Listed Building and Conservation Act 1990 as referenced earlier as well as the development plan policies, and particularly paragraph 134 of the NPPF.

In detail, the proposal involves the demolition of the community centre buildings and development within the site to provide 9 dwellings.

The 9 dwellings comprise of

Units 1 and 2 - A pair of semi-detached dwellings on the corner of the revised Doddshill road and Manor Road junction, these dwellings are facilitated by the erection of a substantial 2 ½ storey building that has a projecting pitched roof gable element facing towards Manor Road. The building will be constructed from orange clay pantiles, coursed dressed carstone, with upper floor in lime washed render. Window fenestration will be vertically dominated using a mix of sash and side hung openings. Other details include the use of parapet detailing and ornate chimneys.

Units 3, 4 and 5 are grouped around a grass area, with the gable ends of units 3 and 5 fronting Manor Road. These properties are 2 storey detached properties constructed from carrstone with brick dressings, quoin detailing, dental brick coursing and red brick stacks. The properties also have vertically emphasised windows and are of sliding sash mechanism

Unit 6 and 7 – are located towards the southern boundary of the site and are two storey semi-detached properties that have carrstone and brick dressings at ground floor and render and brick dressings at first floor. The windows are also vertically emphasised.

Other features to note on this part of the site include a communal green area to the rear of plot 4 which is overlooked by plot 7.

On the higher, grassed level of the site, units 8 and 9 are two storey linked detached properties. The properties will have hipped roofs with ornate chimneys and will use feather edge boarding at first floor level and brick at ground floor. The properties have header treatments and are mainly vertically emphasised.

Parking to plots 1-7 are provided in parking court that will be accessed to the eastern side of plot 2.

In terms of the impact upon the Conservation Area, Historic England object to the proposal, they consider that the proposal would cause harm to the significance of the Conservation Area. Historic England state that “the building is architecturally simple and functional as might be expected of a modest level Victorian village school consisting of a school room with a school house attached. The building also forms part of the social history of Dersingham and is noted as a positive element in the conservation area in the Council’s appraisal... if the council are convinced that options for its continued use as a community asset have been

exhausted we would not object in principle to construction of new dwellings on the former school playground or to the sensitive conversion of the historic building to residential use, however the wholesale demolition of the historic school building would remove a significant element in the Conservation area. In line with paragraph 134, Historic England states that the demolition of the School building results in harm to the significance of the Conservation Area in terms of the NPPF, paragraph 132. Paragraph 134 requires the council to consider any public benefit which might be delivered by the proposals and weigh this against the harmful impact. In this instance new housing on the former playground might deliver such a benefit, but retention and conversion of the historic parts of the school building would conserve the significance of the conservation area as well and so better achieve the aim of delivering sustainable development. We would therefore not support the application as it stands...”

In line with paragraph 134 of the NPPF, which states that “where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Justification for the proposal according to the agent is in the following form

- Highway improvements that the scheme brings by removing the school building (discussed later in more depth)
- Development of housing on the community centre provide 9 windfall houses which in turn the capital receipt will provide 10 houses on allocated site policy G29.2, the ability to develop G29.1 for a minimum of 20 houses (an application for 30 is also on this agenda).
- Improvement to the conservation area by removing an untidy and unattractive building,
- Economic benefits to the community by investing in local tradesmen and more residents using local services.

Investigations have taken place had with the agent and NCC Highways to provide the highway benefits associated in delivering this site and the site allocation G29.1 without the need to demolish the building, however both the agent and NCC Highways have confirmed that both the development of 9 dwellings and the allocated site, for 30 houses could not be supported in any other guise than that promoted.

The existing building has been the subject of revisions since its original construction. Only two walls of the taller element of the school building are the original C18th century walls and the building has been through extensions that are unsympathetic and the Conservation Area Character Statement does refer to the building as being a detractor to the Conservation Area. It is also worth noting that Historic England have not objected to the principle of residential development on the site and do not state that the proposal causes substantial harm. The proposal is not without its architectural merits, and the designs of the replacement building have incorporated design details that are evident in the buildings in the locality. For example the design of the surrounding buildings have parapet roof detailing, Georgian sliding sash windows, brick banding and the use of dentil coursing. The massing of built form on the corner of Manor Road and Dersingham has been carefully considered in the design of the replacement building by setting back of the gable end of the pitched roof, and it is considered to be a good quality replacement.

The economic benefits, in removing the community centre building do not just relate to the merits of this application, but also the merits of the allotment site. In total there would be 39 dwellings across the two sites, which would bring a significant number of dwellings which when occupied would sustain existing services in Dersingham.

In accordance with paragraph 134 of the NPPF, it is therefore considered that the public benefit of the proposal does in this case outweigh the harm caused to the less than substantial harm to the significance of the Conservation Area, by the loss of the building.

Conditions will be imposed in regards to the erection of a sample panel on site and 1:20 details of the window details, to ensure the finer details of the development are acceptable.

Other Form and Character Issues

The design of the development, specifically the lower half of the site has been purposely designed to be a communal development, hence the buildings, whilst not having large individual amenity spaces share the greenspace in the centre. The development has its own sense of community; a sense of community is thrust upon the occupants by the detailing of low height boundary walls. Whilst having its own sense of identity the layout of the site does have interaction with the existing built form with the orientation of plot 4 and the proposed 2 ½ storey building facing into Manor Road and there being pedestrian access from Manor Road through ramps and steps. Albeit set on higher land, the set back behind plots 3 and 4 and the retention of the trees will limit the impact of the massing of plots 8 and 9. Plots 8 and 9 benefit from larger amenity spaces more akin to the amenity spaces associated with the properties on Doddshill.

In terms of designing out crime, the low height walls and the sense of communal ownership the layout portrays would provide good natural surveillance of the carpark and green areas.

Impact upon Neighbour Amenity

The nearest neighbour to the west of the site is no. 73 Manor Road. This neighbour is 10m away from the flank elevations of plots 1 and 3 and is on lower land than the application site by approximately 300mm. Their private amenity space is to the north of their property. It is considered that albeit the dwellings are only 10m from their flank elevation, no windows to any habitable rooms face this neighbour from plot 3 and only a secondary window to bedroom 2 in plot 1 face towards this neighbour.

With plots 1 and 3 being to the west of this neighbour, little overshadowing will occur into their dwelling and private amenity space. There is already a sense of enclosure to this neighbour's private amenity space afforded by the existing school building being hard onto the footpath and by setting the new building back from the footpath there is an improvement in terms of this particular relationship. Plot 3 is set back beyond the neighbours private amenity space and being gable end onto this neighbour limits the overbearing presence on this neighbour.

Plots 1 and 2 (formed by one building) are to the south west of no. 75 and to the south of no. 76b Manor Road. This particular building has its ridge height 10m above ground level. The distance to no. 75 is 20m and 24m to no 76b. At these respective distances, albeit the building is 10m high and to the south, there would not a detrimental impact in terms of overlooking, overshadowing and being overbearing upon these particular neighbours.

Plots 4,5,6 and 7 either face one another, the carpark to the Feathers Pub or open countryside.

The nearest neighbour to the east of the site is the Norfolk Air Cadet building which is over 20m from units 8 and 9. This neighbour would not be detrimentally affected by the proposal.

The Environmental Health CSNN Officer has recommend a construction management plan in terms of proposed timescales and hours of construction phases including any fixed

machinery, the location and layout of the contractor compound, the location of contractor parking and proposed mitigation methods to protect residents from noise, dust and litter.

However, given the scale of the development the recommended conditions of the CSNN Officer are not considered to be reasonable.

Arboricultural Officer

The application has been accompanied by an Arboricultural Report. The Arboricultural Report, T5 – Elm, T6 – Ash, T7 – Elm, T11 – Horse Chestnut, T14 – Large Ash and G177 – comprising of 4 young trees of ash and sycamore classified as a low amenity value will be removed. The most significant trees T1 (Weeping Willow) and T2 (Scots Pine) which are to the eastern side of plots 8 & 9 will be retained.

The Arboricultural Officer has no objection to the Arboricultural Report's findings and requests a condition be imposed in relation to these trees.

Protected Species

Bat droppings were evident in the school building and the protected species report outlines that a second emergence survey should be conducted to inform a European Protected Species License.

Given the above the LPA is therefore required to have regard to the tests of derogation as to whether Natural England would grant an EPS Licence.

The tests are as follows

Test 1 – Overriding Public Interest – this is considered to have been met by providing 9 dwellings, plus economic benefits to contractors and suppliers, at the cost of negative ecological impacts that are considered to be minor in magnitude. Should it be approved the building will also facilitate the development of a further 30 dwellings through the nearby allocation.

Test 2 – No satisfactory alternative

There is no satisfactory alternative as the development proposal requires the demolition of the building for highways safety purposes.

Test 3 – Maintaining favourable conservation status

The brown long-eared bat is a common species, the number of bats to be hibernating is said to be low, and other local roosting sites are present in the locality. The favourable conservation status of the local bat populations are judged extremely likely to persist in spite of the proposed development, so long as there is mitigation with respect to the undertaking of the works and compensation for the lost roosts.

Mitigation and compensation measures in respect to bats outlined in the report include:-

- A method statement for carrying out the proposed demolition should be drawn up and agreed to with Natural England during the EPS License application process.
- Placing exclusion devices over identified roosts were feasible
- Blocking up known roosts prior to works commencing
- Having a licensed bat worker to provide a talk to contractors

- A licensed bat worker present to monitor specified high-risk works to safely translocate any bats
- Sensitive night lighting during construction and operational phase
- Adjacent County Wildlife Site should remain un-illuminated

It is considered that a bat mitigation plan and a timetable of works could be conditioned.

In respect to birds, it is stated within the report that any work should ideally avoid the bird nesting season, and if this isn't possible then a check should be undertaken to see if there are any active nests present in the building or trees. Again, a condition could be imposed in relation to works avoiding the bird nesting season, and if works are required to trees or buildings within this period a bird nesting survey will need to be submitted to the authority for approval, prior to such works being undertaken.

In regards to terrestrial species such as hedgehogs, All construction materials to be on hardstanding or raised off the ground (e.g. on pallets) to prevent them being used as temporary refuge and all waste materials removed is encouraged.

Impact upon European Designated Sites

The site is within 900m of Roydon Common and Dersingham Bog SAC, Dersingham Bog Ramsar and within 5km the Wash SPA and The Wash and North Norfolk Coast SAC.

The Habitat Regulation Assessment conducted by the LPA has considered that this site either as a standalone development or in combination with the allocated sites would not cause a likely significant impact upon the European designated sites subject to the £50 per dwelling mitigation fee.

Natural England have commented that visitor packs or leaflets that describe and promote an understanding about the sensitive nature of Roydon Common and Dersingham Bog and advises suitable alternative recreational sites, including signage explaining the sensitive features of the Dersingham Bog. These particular requirements are not necessary or reasonable. Mitigation for the impact upon the European designated sites is already provided for in the £50 per dwelling contribution.

In regards to the impact upon the County Wildlife Site which is adjacent to this site "The Carr & Slash Wood CWS" which is situated adjacent to the site. The Ecology report states that direct impact upon the County Wildlife Site could occur during if construction personnel or machinery were to remove the fence and stray onto the CWS. The report states that a Construction Environment Management Plan should be put in place to ensure minimal disturbance to the CWS during the construction phase.

Enhancements in regards to the CWS are actually occupational mitigation measures. Such "enhancements" relate to the restriction of lighting adjacent to the CWS, the provision of a wall or fence along the southern boundary of the site to avoid fly tipping into the CWS.

Norfolk County Wildlife officer has no objection to the proposal provided that the mitigation and enhancements mentioned in the ecology report are carried out.

In this regard the construction management plan condition is reasonable and details in regards to the southern boundary could be conditioned, however given that the site is within a builtup area of Dersingham, the lighting condition would not be considered to be reasonable.

Highways Authority

This proposal and the 30 unit site at Doddshill Road requires highway improvement works and involves not only the removal of the community centre on the corner of Doddshill Road but the realignment of Doddshill Road opposite the entrance to no.76b. By demolishing the building and re-aligning Doddshill Road, allows for the junction to be moved south of where it is at present, to allow a visibility splay at 2.4m back from the junction of 43m in a southerly direction and 30.7m in a northerly direction. The Highways Officer has no objection to these off-site highway improvements and there is no other alternative highway safety improvements including traffic calming measures that would allow the additional 9 dwellings, yet alone the allocated 30 dwelling unit site to be safely accessed.

In regards to other highway matters, the highways department initially objected to the application on the following grounds:-

- The allocated parking for plots 2, 8 and 9 are in car ports that are not sufficient width to accommodate parked vehicles.
- Parking spaces located next to walls need to be increased in width to 3m.
- Plots 3 and 5 spaces need to be increased to 3m
- Parking spaces to plots 4 and 7 do not have 6.0m manoeuvring space
- The private drive serving plots 8 and 9 should have a minimum width measuring 4.1m and a maximum gradient 1:12
- The footway along the Manor Road frontage should be widened to match the proposed visibility splay.

These issues have since been resolved to highways satisfaction.

Affordable housing

Dersingham is not a designated rural area and as the development is less than 10 houses and less than 1000m² no contribution either financial or on-site is sought.

Drainage

The Environmental Health and Housing – CSNN officer states that no percolation tests have been done on site, and there is no substantive evidence to say that soakaways will work effectively, as the test results are from a site further up Doddshill the ground conditions could differ.

The CSNN officer recommends that an additional surface water attenuation method be incorporated into the scheme to prevent localised surface water issues on the highway and that could be covered by way of an informative. However it is considered the given that the use of soakaways have not been categorically established as being a suitable method of drainage it is considered reasonable to impose a surface water drainage scheme condition.

Foul water will be directed to the mains sewer.

Archaeology

The Historic Environment Service objects to the application on the grounds that it involves the demolition of former school building. However, they do refer to full archaeological conditions being imposed if permission is granted.

This will involve a level 1 survey (photographs of interiors) of the mid-20th Century elements of the former school buildings, level 2 survey of the 19th century elements of the building

and a level 3 analytic survey to take place before and during demolition of the pre-1800, probable 17th century elements of the building. The programme of archaeological migratory work covering the open areas of the site will commence with informative trenching.

Other Matters

The Environmental Quality Officer requires full contamination conditions to be imposed. The Environmental Quality Officer comments that the EA should be consulted in regards to any potential pollution in terms of controlled waters, however the proposal is not for a waste facility or the removal of an industrial pollutant use of the site.

CONCLUSION

This application seeks the demolition of the existing former community centre, and the development of 9 houses on the site. The site is within the Dersingham conservation area.

The Community Centre is simplistic in design, as expected from a Victorian School building, which has two of its external walls dating back to c18th century. However, the building has been through revisions and unsympathetic extensions and is specifically referenced as a detractor in the Conservation Area Character Statement. It is noted that Historic England and other conservation consultees have objected to the application, but do not rule out residential use of the site, and consider the loss of the building to be of less than substantial harm to the Conservation Area, so that the public benefits of a scheme can be considered under NPPF paragraph 134.

In regards to the merits of the scheme, the proposal does lead to 9 dwellings directly in total which during their construction and occupation will provide benefit to the local economy. The proposal brings significant highway improvements at a junction that falls woefully short in terms of modern day highway visibility standards and the layout of the site and the architectural features demonstrated in the design of the properties advocates a high quality design, which will overall positively enhance the site.

It is therefore considered on balance that the public benefit arising from the proposal outweighs the less than substantial harm caused to the Conservation Area through the loss of the building and paragraph 134 of the NPPF is satisfied.

The proposal is therefore recommended for approval as being in overall compliance with the Development Plan subject to the following conditions.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:-
 - o Location Plan

- o Site Location as proposed 10.200.9 dated 26.9. 2017
 - o Units 1 & 2 proposed drawing no. 10.202A.3
 - o Units 3-5 proposed drawing no. 10.203A.2 dated April 2016
 - o Units 6 & 7 proposed drawing no. 10.204.4 dated July 2017
 - o Units 8 & 9 proposed drawing no. 10.206.4 dated October 2017
 - o Landscaping Plan proposed drawing no. 10.214.2 dated 24.10.2017
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall commence on any external surface of the dwellings hereby approved until a sample panel of the materials to be used for the external surfaces of the dwellings hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition: No development shall commence on any external surface of the boundary walls until a sample panel of the materials to be used for the external surfaces of the building(s) and/or extension(s) hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 4 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 5 Condition: No development over or above foundations shall take place on site until full details of the window style, reveal, cill and header treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 5 Reason: To ensure that the design and appearance of the development is appropriate in accordance with the principles of the NPPF.
- 6 Condition: No development shall take place on any external surface of the roofs to the dwellings hereby permitted until samples of the roof material to be used in the construction of the dwellings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 6 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 7 Condition: The development hereby approved shall be carried out in accordance with the Arboricultural Impact Assessment, Tree Protection Plan, Method Statement dated October 2016.
- 7 Reason: For the avoidance of doubt and to safeguard the amenities of the locality in accordance with the NPPF.

- 8 Condition: Prior to the commencement of groundworks, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - * human health,
 - * property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - * adjoining land,
 - * groundwaters and surface waters,
 - * ecological systems,
 - * archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

- 8 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.

- 9 Condition: Prior to the commencement of groundworks, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

- 9 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.

- 10 Condition: The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of groundworks, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

- 10 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 11 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 8, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 9, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 10.

- 11 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 12 Condition: No development shall commence on site until full details of the surface water drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 12 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

This needs to be a pre-commencement condition as drainage is a fundamental issue that needs to be planned for and agreed at the start of the development.

- 13 Condition: No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.
- 13 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.

- 14 Condition: No development shall take place other than in accordance with the written scheme of investigation approved under condition 13
- 14 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 15 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 13 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 15 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 16 Condition: Any hedgerow, tree or vegetation clearance will shall take place outside of the bird nesting/breeding season between the 1st March and 31st August in any given year. Should hedgerow, tree removal or vegetation clearance is required during this period, prior to its removal a bird nesting/breeding survey shall be submitted to and approved in writing by the Local Planning Authority. The result of the survey shall also include any mitigation/enhancement measures appropriate to the extent of any breeding/nesting bird recorded in order to minimise the impact of such landscape feature removal upon the bird species. The mitigation/enhancement works shall be completed and maintained in accordance with the agree details and timetable other than with the prior written approval of the Local Planning Authority.
- 16 Reason: In order to safegaurd protect species in accordance with the Wildlife Countryside Act 1981 and the National Planning Policy Framework
- 17 Condition: Prior to the commencement of development a Construction Environmental Management Plan in regards to protecting the adjacent County Wildlife Site from construction activities shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include measures put in place to ensure that construction traffic, compounds and personal are directed away from the adjacent County Wildlife Site. The development shall be carried out in accordance with this plan.
- 17 Reason: In order to safeguard the interests for which the County Wildlife site is designated.
- 18 Condition: The gradient of the vehicular access shall not exceed 1:12 for the first 5 metres into the site as measured from the near channel edge of the adjacent carriageway.
- 18 Reason: In the interests of the safety of persons using the access and users of the highway.
- 19 Condition: Prior to the first occupation of the development hereby permitted a visibility splay measuring 2.0 x 33 metres shall be provided to each side of the access serving plots 8 and 9 where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.600 metres above the level of the adjacent highway carriageway.
- 19 Reason: In the interests of highway safety.

- 20 Condition: Prior to the first occupation of the development hereby permitted the proposed accesses, on-site car and cycle parking and turning areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 20 Reason: To ensure the permanent availability of the parking / maneuvering area, in the interests of highway safety.
- 21 Condition: Development shall not commence until a scheme detailing provision for on-site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.
- 21 Reason: To ensure adequate off street parking during construction in the interests of highway safety.
- This also needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.
- 22 Condition: Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as indicated on drawing number 10-213-4 have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- 22 Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.
- This also needs to be a pre-commencement condition as these fundamental details need to be properly designed at the front end of the process.
- 23 Condition: Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in condition 22 shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.
- 23 Reason: To ensure that the highway network is adequate to cater for the development proposed.
- 24 Condition: No works shall commence on the site until the Traffic Regulation Order for waiting restrictions to protect junction visibility has been promoted by the Highway Authority.
- 24 Reason: In the interests of highway safety. This also needs to be a pre-commencement condition as this issue needs to start to be resolved at an early stage in the process.
- 25 Condition: Prior to the commencement of development, a bat mitigation plan shall be submitted that includes details of compensatory roosts and their locations and a timetable for their installation shall be submitted to and approved in writing by the Local Planning Authority. The mitigation measures shall be implemented in accordance with the details agreed and shall be retained and maintained thereafter.

- 25 Reason: In the interests of protected species and in accordance with the provisions of the NPPF and the Habitats Regulations 2010.