

## AGENDA ITEM NO: 8/2(c)

<b>Parish:</b>	<b>Stoke Ferry</b>	
<b>Proposal:</b>	<b>OUTLINE APPLICATION WITH SOME MATTERS RESERVED: Proposed residential development</b>	
<b>Location:</b>	<b>Land At Bradfield Place Fairfield Road Stoke Ferry Norfolk</b>	
<b>Applicant:</b>	<b>BCKLWN</b>	
<b>Case No:</b>	<b>16/00168/OM (Outline Application - Major Development)</b>	
<b>Case Officer:</b>	<b>Mrs H Wood-Handy</b>	<b>Date for Determination: 6 May 2016 Extension of Time Expiry Date: 9 April 2017</b>

**Reason for Referral to Planning Committee** – The application is made by the Borough Council,

### Case Summary

The site is located to the south of Bradfield Place, Stoke Ferry. The site is surrounded by bungalow development to the north and east and countryside to the south and west. The site is allocated for residential development by Policy G88.2 of the Site Allocations and Development Management Policies Plan 2016.

The proposal is for residential development. An indicative plan indicates that 11 dwellings would be proposed with access off the existing Bradfield Place and Fairfield Road spurs. Indicative house types proposed are mainly bungalows adjacent to existing bungalow development and two storey dwellings to the countryside edge.

The application has been amended since the original submission to make the red line consistent with the allocation. The application is in outline with all matters except access reserved for later consideration.

### Key Issues

Principle of development  
Form and character and neighbour amenity  
Highway safety  
S106 matters  
Any other matters requiring consideration prior to the determination of the application

### Recommendation

**A) APPROVE** subject to the satisfactory completion of a S106 Agreement within 4 months of the date of the Committee resolution;

**B)** In the event that the S106 is not completed within 4 months of the date of the Committee resolution, **REFUSE** on the failure to secure affordable housing and SuDS design/maintenance.

## **THE APPLICATION**

The site is located to the south of Bradfield Place, Stoke Ferry. The site is surrounded by bungalow development to the north and east and countryside to the south and west. The site is allocated for residential development by Policy G88.2 of the Site Allocations and Development Management Policies Plan 2016.

The proposal is for residential development. An indicative plan indicates that 11 dwellings would be proposed with access off the existing Bradfield Place and Fairfield Road spurs. Indicative house types proposed are mainly bungalows adjacent to existing bungalow development and two storey dwellings to the countryside edge.

The application has been amended since the original submission to make the red line (application site) consistent with the allocation (Policy G88.2).

## **SUPPORTING CASE**

### Site

The existing site area of approximately 0.74 Hectares consists of an area of grassland containing no permanent structure on the site. The site is surrounded to the North, East and partial South elevation by existing single and two storey residential dwellings consisting of Bradfield Place and Fairfield Road.

### Amount

Outline proposals for the site are for residential development of up to eleven new dwellings (all matters reserved bar access). It is proposed to construct the new development as detailed above complete with the new access road. As can be seen from the indicative sketch drawing the access road will be kept to a minimum therefore reducing the drainage requirements.

### Layout

The new proposals for the site are for the construction of two, three and four bedroom single and two storey dwellings

### Landscaping

A New landscaping scheme will be designed for the site which will include the following, driveway providing access to all the properties, all with garages. The boundaries to the plot will be fenced and the garden will be laid to lawn at both the front and rear together with border areas suitable for planting. A landscaping scheme will also be produced for the planting of trees and shrubs to provide a visual break for both the new and existing dwellings.

### Appearance

The proposed new dwellings will be constructed in facing brickwork to match surrounding properties within the locality of the site. The new roof structure will be clad in roof tiles also to match the surrounding properties. Our clients are very keen to use sustainable elements both on the external structure and internally within the dwelling and it is with this in mind it is proposed to introduce several sustainable elements into the build.

## Access

The existing vehicular and pedestrian access to the site will be continued on to the site off the existing access points of Bradfield Place and Fairfield Crescent all as indicated on the indicative site plan.

## PLANNING HISTORY

None.

## RESPONSE TO CONSULTATION

**Parish Council:** (Amended Scheme) – **SUPPORT** but makes the following comments:

- Properties 24/26/28 and 30 have no parking and therefore would have to park on the road. Parking needs to be made available, possible in front of their properties which are at present blocked off;
- The manned school crossing is being taken away by Norfolk County Council therefore provision must be made for children to cross Wretton Road to the Academy;
- School is almost at its maximum;
- Needs street light provision;
- Should only be one access to the new properties whether Bradfield Place or Fairfield Road;
- Parking on the site is totally inadequate as there is very limited public transport to and from the village and therefore [people] will need to have their own transport;
- Current Doctors Surgery in Boughton has now stopped its outreach clinic in Stoke Ferry which exacerbates the need for residents to have cars;
- As per comment in email dated 19th October with regard to an amended plan showing the link between the site and the Academy, this plan has not been received and the Parish would like to see a copy.

**Highways Authority: NO OBJECTION** subject to conditions regarding roads/footways, construction traffic management and offsite highways improvement works (pedestrian crossing to Wretton Road and 20mph signs)

**NCC – Planning Obligations:** The site area and number of dwellings has been reduced to under the 20 dwelling threshold for country contributions and therefore no contributions are required.

**NCC – Minerals and Waste: NO COMMENT**

**NCC – LLFA: NO COMMENT**

**Internal Drainage Board: NO COMMENT**

**Anglian Water: NO OBJECTION** subject to a condition regarding surface water management.

**Historic Environment Service:** The proposal site is within an area where artefacts of Bronze Age, Anglo-Saxon and medieval date have previously been recorded. Consequently there is potential that heritage assets with archaeological interest will be affected by the proposed development. However, in this case, a programme of

archaeological works can be secured via archaeological investigation and mitigations conditions.

**Natural England: NO COMMENT**

**Environmental Health & Housing – Environmental Quality: NO OBJECTION**

**Central Services: CSNN: NO OBJECTION** subject to conditions regarding foul and surface water drainage and construction management plan.

**Arboricultural Officer: NO OBJECTION** but a landscaping scheme will be required at Reserved Matters stage.

**Housing Strategy Officer: NO OBJECTION** subject to the provision of 20% affordable housing in accordance with Policy CS09 of the Core Strategy 2011. In this case 2 affordable dwellings would be required – 1 for rent and 1 for shared ownership.

**Greenspace Officer: NO OBJECTION** – scheme reduced therefore no policy requirement for public open space.

**Norfolk Constabulary:** None received.

## REPRESENTATIONS

Original consultation: **2** letters of **OBJECTION** regarding:

- Noise and disturbance to property as a result of access;
- Loss of privacy;
- Road width not suitable for additional vehicles;
- Creates a rat run from Fairfield Road to Bradfield Place;
- Local infrastructure (schools Doctors etc) needs improving;
- Alternative access through fields;
- No regular bus service;
- No emergency access.

Amended plans consultation: **4** letters of **OBJECTION** (including 1 duplicate) regarding:

- Whilst the scheme has reduced, still noise pollution and parking issues;
- Effects quality of life of elderly residents;
- Roads are not wide enough;
- Damage to road due to construction traffic;
- Will result in mud on roads;
- Damage to property.

## NATIONAL GUIDANCE

National Planning Policy Framework – sets out the Government's planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

## **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

## **PLANNING CONSIDERATIONS**

The main issues are:

- Principle of development
- Form and character and neighbour amenity
- Highway safety
- S106 matters
- Any other matters requiring consideration prior to the determination of the application

### **Principle of development**

The site is allocated for residential development by Policy G88.2 of the Site Allocations and Development Management Policies Plan 2016. The land amounts to 0.7ha and is allocated for at least 10 dwellings. In this case an indicative plan has been submitted indicating 11 dwellings within the allocated site. The proposal is acceptable in principle and complies with Policy G88.2. Comments from Third Parties regarding in principle issues therefore cannot be supported.

### **Form and character and neighbour amenity**

The proposal is in outline form with all matters reserved bar access. The indicative plan demonstrates that 11 dwellings can be accommodated on the site whilst respecting the form and character of the locality. Indicative house types have been submitted for bungalows and two storey dwellings which when suitably sited, would not give rise to conditions detrimental to residential amenity. However, the exact details would be submitted at reserved matters stage.

Neighbours consider that the provision of two access points would give rise to noise and disturbance through additional vehicular movements but the proposal is small scale and has been fully considered as an allocation through the LDF process. Any disturbance would be to frontages and not to private garden areas.

The proposal is considered acceptable in accordance with Policy CS08 of the Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016.

### **Highway safety**

Access forms part of the application. Two access points are proposed; one from Bradfield Place and the other from Fairfield Road which are adopted highways.

Whilst neighbours consider the proposed development would give rise to conditions detrimental to highway safety, the Local Highway Authority (LHA) raises no objection subject to conditions. The LHA considers (also supported by the Parish Council representation) that there is a desire for residents to access the school via Wretton Road. The route to school involves crossing Wretton Road close to the speed limit change from 30 to 40mph. Given that that the development should address its own impacts and the NPPF supports the need for safe and suitable access for all people, the LHA requires pedestrian safety improvements on Wretton Road i.e. a pedestrian crossing and part time 20mph signs. The Applicant has agreed to provide the crossing and signage, the details of which can be suitably conditioned.

The indicative plan clearly indicates that parking can be accommodated in curtilage but this matter would be dealt with at reserved matters stage.

### **S106 matters**

The proposal requires 20% affordable housing in line with Policy CS09. In this case, 2 built units are required on site (1 shared ownership, 1 rent). Affordable housing shall be secured via S106 agreement.

Policy G88.2 requires that SuDS are incorporated into the scheme. An indicative drainage strategy has been submitted which indicates SuDS however the final details (including design and maintenance) would be secured via the S106 agreement. Anglian Water raise objection subject to conditions regarding a surface water drainage strategy. The IDB makes no comment.

No other matters are required to be secured via the S106. On the basis of the above, a draft agreement has been prepared which is fully acceptable to officers. In this regard, the proposal complies with Policies CS08, CS09 and CS14 of the Core Strategy 2011.

### **Any other matters requiring consideration prior to the determination of the application**

The Historic Environment Service states that the proposal lies within an area where artefacts of Bronze Age, Anglo-Saxon and medieval date have previously been recorded. As a result there is potential for heritage assets to be affected by the proposal. Notwithstanding the above, it is considered there is no requirement for trial trenching to be undertaken at this stage and that a programme of archaeological works can be secured via archaeological investigation and mitigation conditions. The proposal therefore complies with the NPPF and Policy CS12 of the Core Strategy 2011.

A Phase 1 Ecology Survey has been undertaken for the wider site. No granted European Protected Species licenses are shown within 2km of the proposal site although there are

records of woodland birds, bats, badger and grass snake. Notwithstanding the above, no further surveys are required to establish the presence/absence of protected species. Mitigation is recommended with regard to breeding birds but these are to the area to the south of the site and best practice measures are recommended during the construction process. Natural England raise no objection with regard to the proximity of the site to designated sites within 5km of the site.

CSNN require conditions regarding foul/surface water drainage and a construction management plan. Foul drainage and surface water drainage (SuDs dealt with via S106) may be conditioned however, given the limited number of dwellings proposed, it is considered unnecessary to impose a construction management plan condition.

The Greenspace Officer's and Arboricultural Officer's comments are noted.

### **Crime and Disorder**

The application raises no issues regarding crime and disorder

### **CONCLUSION**

The proposal is for residential development of up to 11 dwellings on an allocated site for residential development (Policy G88.2) which is acceptable in principle. The proposal is fully compliant with Policy G88.2 along with other relevant policies of the Development Plan and provision for affordable housing and SuDS is secured via a S106 agreement. The proposal is therefore acceptable and complies with the NPPF, Policies CS01, CS02, CS06, CS08, CS09, CS11, CS12 and CS14 of the Core Strategy 2011 and Policies DM1, DM2, DM15 and G88.2 of the Site Allocations and Development Management Policies Plan 2016.

### **RECOMMENDATION:**

**A) APPROVE** subject to the satisfactory completion of a S106 Agreement within 4 months of the date of the Committee resolution and subject to the imposition of the following condition(s):

- 1 Condition Approval of the details of the layout, scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.
- 1 Reason 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 Condition Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
- 2 Reason 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 Condition Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 Reason 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 Condition The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
- 4 Reason 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 Condition The development hereby permitted shall be carried out in accordance with the following approved plans (GA) 1000 Revision E insofar as access only.
- 5 Reason For the avoidance of doubt and in the interests of proper planning.
- 6 Condition No works shall be carried out on roads, footways, cycleways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority.
- 6 Reason To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.
- 7 Condition Before any dwelling / industrial unit is first occupied the road(s), footway(s) and cycleway(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.
- 7 Reason To ensure satisfactory development of the site.
- 8 Condition Prior to the commencement of any works a Construction Traffic Management Plan and Access Route which shall incorporate adequate provision for addressing any abnormal wear and tear to the highway shall be submitted to and approved in writing with the Local Planning Authority together with proposals to control and manage construction traffic using the 'Construction Traffic Access Route' and to ensure no other local roads are used by construction traffic.
- 8 Reason In the interests of maintaining highway efficiency and safety. This also needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.
- 9 Condition For the duration of the construction period all traffic associated with the construction of the development will comply with the Construction Traffic Management Plan and use only the Construction Traffic Access Route and no other local roads unless approved in writing with the Local Planning Authority.
- 9 Reason In the interests of maintaining highway efficiency and safety.
- 10 Condition No works shall commence on site unless otherwise agreed in writing until a detailed scheme for off-site highway improvement works which includes part time 20mph signs and a pedestrian crossing to Wretton Road (in the vicinity of the village school) have been submitted to and approved in writing by the Local Planning Authority.
- 10 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 needs to be properly designed at the front end of the process.

11 Condition Prior to the first occupation of the development hereby permitted (or Prior to the commencement of the use hereby permitted) the off-site highway improvement works referred to in Condition 10 shall be completed to the written satisfaction of the Local Planning Authority.

11 Reason To ensure that the highway network is adequate to cater for the development proposed.

12 Condition No development shall commence until full details of the foul and surface water drainage arrangements for the site 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 a Written Scheme of Investigation for a programme of archaeological works has been submitted to and approved by the local planning authority in writing. The scheme shall include:

1. An assessment of the significance of heritage assets present
2. The programme and methodology of site investigation and recording
3. The programme for post investigation assessment of recovered material
4. Provision to be made for analysis of the site investigation and recording
5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
6. Provision to be made for archive deposition of the analysis and records of the site investigation
7. 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 demolition/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 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 The development shall be implemented in complete accordance with the mitigation and enhancements measures specified within the Wild Frontier Ecology Report May 16.
- 16 Reason In the interests of ecology in accordance with Policy CS12 of the Core Strategy 2011

**B)** In the event that the S106 is not completed within 4 months of the date of the Committee resolution, **REFUSE** on the failure to secure affordable housing and SuDS design/maintenance.