

AGENDA ITEM NO: 8/1(b)

Parish:	South Wootton	
Proposal:	Reserved Matters Application for consent for all reserved matters following outline planning permission	
Location:	Land Accessed Between 144 And 150 Grimston Road Grimston Road South Wootton Norfolk	
Applicant:	Clayland Estates Ltd	
Case No:	20/00666/RMM (Reserved Matters Application)	
Case Officer:	Mrs K Lawty	Date for Determination: 11 August 2020 Extension of Time Expiry Date: 16 April 2021

Reason for Referral to Planning Committee – Referred by the Assistant Director

Neighbourhood Plan: Yes

Case Summary

The site is located on the southern side of Grimston Road, on the north eastern side of King's Lynn.

The site is currently arable agricultural land and extends to 2.62 hectares. There are hedge boundaries around the site. There are no particular features on the site and the land is of grade 4 agricultural quality.

The site is bounded by agricultural land to the east. To the north are properties fronting Grimston Road. To the south are residential properties on Ullswater Avenue and to the west are dwellings accessed from Ennerdale Drive.

The form and character of the residential development in the locality comprises mainly of single and two storey, detached properties.

The site is not within the Area of Outstanding Natural Beauty as the boundary for this is on the northern side of Grimston Road.

The site lies within proximity of Roydon Common and Dersingham Bog SAC and Roydon Common Ramsar Site.

The site is a small part of the Knights Hill allocation for King's Lynn under Policy E4.1 of the Site Allocations and Development Management Policies Plan 2016, with the policy requiring at least 600 dwellings on the whole 36.9ha site.

Outline planning permission was approved in 2018 for the residential development of this site. All matters were reserved.

Accordingly this application seeks permission for the approval of the details relating to access, appearance, landscaping, layout and scale following this outline approval.

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Key Issues

- * Principle of Development
- * Design, character and appearance
- * Impact upon AONB and Visual Amenity
- * Impact upon Designated Heritages
- * Highway impacts
- * Impact upon Neighbour Amenity
- * Trees and Landscape
- * Ecology
- * Affordable Housing
- * Open Space
- * Flood Risk and Drainage
- * Contamination
- * Air quality
- * Archaeology
- * S106 matters
- * Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The principle of development has already been established; this application addresses the matters of access, scale, appearance, layout and landscaping.

Since the original submission, in response to comments received, the application has been amended to the following:-

- Total number of properties being reduced to 54, with the inclusion of 11 affordable units;
- Market housing =
 - 2 x 2 No. bedroom bungalows,
 - 1 x 2 No. bedroom houses,
 - 13 x 3 No. bedroom houses,
 - 9 x 3 No. bedroom bungalow/chalet,
 - 17 x 4 No. bedroom house
 - 1 x 4 No. bedroom bungalow.
- Affordable housing =
 - 2 x 1 No. bedroom flats,
 - 2 x 2 No. bedroom flats,
 - 2 x 2 No. bedroom bungalows,
 - 3 x 2 No. bedroom houses,
 - 1 x 3 No. bedroom house,
 - 1 x 4 No. bedroom house.
- 21 house types over a development of 54 homes;

- The affordable housing properties are in smaller clusters and will be indistinguishable from open market housing;
- A range of brick types, with bespoke brick bandings, lintels and brick headers, hand-made, barge boards, feature oak posts and gallows brackets and hand-made oak porches
- Two of the proposed dwellings are 2 ½ storeys. The other 6 plots with 2nd storey floors make use of the loft space with additional living areas. Together, these 8 dwellings are located to the centre of site and would not impact or overlook existing dwellings.
- The topography of the site is such that these properties do not sit higher on the site and would not have a detrimental effect on the skyline across the development
- The application includes information to discharge many of the planning conditions on the outline consent.

SUPPORTING CASE

This site was allocated as part of the Knights Hill Strategic Growth Area and received outline planning approval in 2018 after 3 years in consultation. Since 2018 Clayland have been developing the detailed designs for reserved matters and working in consultation with KLWN to present the scheme before you today.

We have been through an extensive design process over the years which utilised input from many professional consultants and we are pleased to say we now have the support from all statutory consultees, and the local parish council.

Clayland are a small local firm of chartered Architects, developers and builders. We take pride in our reputation for building individual character developments throughout Norfolk which age well and offer a sense of place. We are committed to delivering a finished scheme at Grimston Road which people enjoy living in and which contributes to the local environment.

Our design process has led us to reduce housing numbers from 60 to 54 units. This has meant the scheme exceeds the OpenSpace requirements and can provide a Central Green with play equipment plus a landscaped walking route around the site. These features combined with our bespoke house style, choice material palette, tree planting and external landscaping measures contributes to the sense of place we are aiming to create.

The scheme includes 10 bungalows, 4 flats, 4 chalets and a range of detached and semi-detached houses. We have also agreed a generous 11 unit affordable housing schedule including 1 and 2 bed flats, 2 bed bungalows, 2 and 3 bed semis and a 4 bed detached house. These have been grouped in 2 clusters of no more 6 units in line with KLWN Affordable 'Pepper Pot' Policy 6.4 and separated on all sides by opening market units. Our proposal of well detailed affordable units will be indistinguishable from the open market houses. Clayland Homes have previously won the LABC best social or affordable new housing scheme in 2014 with Hastoe and hope to do the same here with the quality of the units.

The access proposals include local road widening, footpaths and cycles routes. The scheme has also been designed to provide cycle and pedestrian links to adjoining developments to the East as per outline approval.

We endorse a recommendation of approval which will allow us to progress and rapidly get this site underway.

PLANNING HISTORY

15/01782/OM: Application Permitted: 05/11/18 - Outline application with all matters reserved for proposed residential development with access off Grimston Road. Land accessed between 144 and 150 Grimston Road South Wootton - Land Accessed Between 142 And 150 Grimston Road, South Wootton

RESPONSE TO CONSULTATION

Parish Council: SUPPORT - with the strict condition that the proposed possible connection to adjacent development is used for cycle and pedestrian links ONLY. No through road for vehicular access.

The Parish Council have consulted with the Developer, the Borough Council Case Officer and the Borough Council Housing Officer and feel that our initial objections/concerns have been addressed with the new amended plans Drawing number 56A and 3B.

Oppose the removal of the new boundary hedge/ecological corridor.

Note: Planning Applications should conform to the Policies laid out in the South Wootton Neighbourhood Plan

Initial Objection - The Parish Council feels that under the heading of Layout, Density of Buildings, Design, Visual Appearance and finishing Materials the proposed development does not reflect the quality and individual character of other developments. Every property looks the same with red brick and either black or red roofs (the Parish Council would prefer Pantiles) all fitted with black rainwater goods. The key also shows all the windows and doors as off white, whereas some elevation plans show dark colours, clarification is required as to the colour of the windows and doors – does off-white actually mean coloured. The Parish Council were told pre-application that the design of the development would be very similar to developments at Necton. These plans do not indicate the attractive style of the Necton development, the Parish Council feels that some variation in brick colour and the use of natural materials such as Carrstone should be used.

With this in mind, we do not feel that the South Wootton Neighbourhood Plan Policy H2 – Encouraging High Quality Design (d) to provide well designed groups of houses, located in attractive, inclusive and secure spaces has been adhered to.

Many properties on the proposed site are Two and half storey properties, these are not in keeping with the character of the surrounding area contrary to the South Wootton Neighbourhood Plan Policy H2 (e) = respond to local character.

Overlooking and loss of privacy – Plots 6-9 and 10-13 these blocks of flats are placed at the highest point on the site, will be obvious on the skyline will overlook existing properties along Grimston Road from the First-Floor windows. Detrimental to the privacy of existing properties.

Flooding and Drainage – Concerns have been raised about the flooding in the rear gardens of Ullswater Ave, appropriate drainage systems must be put in place.

Access Points – The ‘proposed possible connection to adjacent development’ nearest to the flats should be for pedestrian/cyclists ONLY. This route should not be opened up to connect

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the adjacent development. This connection will lead to a rat run by vehicles exiting the proposed new estate instead of using the proposed new roundabout.

The Parish Council also note that the Affordable Housing is clustered together, Plots 6-9, 10-13, 14 and 15. Policy H6 of the South Wootton Neighbourhood Plan, states that affordable housing provided should be dispersed in small groups throughout the development site. The Borough Council state no more than clusters of 6 units. Within this site they are accumulated together. We also note the comments of the Borough Council Housing Development Officer who also states that the proposed affordable units do not meet the current level of housing need, the proposed units do not meet the space standards and there is one unit short. In order to best meet the housing need she is requesting the following mix:

4 x 2 bed houses (1 for shared ownership, 3 for rent)
6 x 3 bed houses (2 for shared ownership, 4 for rent)
1 x 4 bed house (for rent)

We object to the Affordable Housing on the number of units proposed, they do not meet the space standards, the housing mix and the proposed cluster size

Note: Planning Applications should conform to the Policies laid out in the South Wootton Neighbourhood Plan.

Highways Authority: NO OBJECTION

Historic England: NO COMMENTS

CSNN: NO OBJECTION – conditionally re: details of the Construction Management Plan.

Anglian Water: NO COMMENT

Internal Drainage Board: NO OBJECTION

Environment Agency: NO COMMENTS

Greenspace/Database Officer: NO OBJECTION – conditionally. Following on from our previous comments, the layout appears much the same, although a few of the requested amendments have been made, which is appreciated (wildflower, fruiting trees within play area and dog walking area removed).

The latest plan also confirms that a management company will be responsible for open space and footpath areas.

Having discussed with my colleagues in Public Open Space, I would like to offer feedback as follows:

- Overall open space provision OK from 65 dwellings, although needs to be consideration to whether the site forms part of an incremental development with adjoining site, which would attract a requirement for 56m² per dwelling;
- Soft landscaping transferred to individual purchases should be within natural property curtilage, or they should be managed by Public Open Space Nominated Body;
- retained/improved trees and hedges around perimeter are shown as separated from private garden space by 1.2m close board fencing. As this landscaping is to be divided up and included in individual plot sales, these areas should be handed over in a condition such that residents can reasonably be expected to maintain them, with

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- suitable access arrangements (gates) and retained trees having received an arboricultural assessment, with all action points addressed prior to transfer;
- strip of land behind 158 Grimston Road will be a maintenance liability, whilst not offering anything in terms of amenity space—could this be offered to the owner of 158 to extend their garden up to the roadside pavement/edge?;
- It appears there is a route through to the footpath/amenity space on the eastern site boundary over a shared/private driveway—this could lead to conflict in future.
- The same also applies to the play area’s maintenance and pedestrian gates, which appear to exit onto a shared/private driveway. As alternatives:
- may be better for the private driveway leading to the amenity space to be presented as adoptable highway;
- maintenance gate could be located north of the fire hydrant (complete with dropped kerb);
- pedestrian gate could be located on other side of play area, complete with pedestrian barrier on roadside edge to prevent free egress out onto roadway.

Environmental Health & Housing – Environmental Quality: NO OBJECTION - The applicant has submitted a further visual inspection report on a visit undertaken on 4th March 2021. The visual inspection is also reported to have included the collection of various soil and solid samples for laboratory analysis.

The report concludes that based on the results of the visual inspection, and the associated laboratory test results, that the asbestos containing materials have been appropriately removed from site and there is no continuing potential source of asbestos.

The evidence provided supports this conclusion and I have no further objection to the reserved matters application.

I understand that conditions 16-22 of 15/01782/OM have not been discharged so, any application to discharge these conditions should include all of the available documentation and verification of the removal of asbestos containing materials as well as details of any unexpected contamination which may be found during the course of the works.

No objections to the proposed development on air quality grounds. However, we would welcome the addition of EV changing points/infrastructure within the development in line with NPPF para. 110 (e) and measure 19 of the Borough Council’s Air Quality Action Plan.

Natural England: NO OBJECTION – The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

REPRESENTATIONS

29 Representations received referring to the following:-

- The original specification showed a hedge type 1 Native Species Mixed being planted along the existing properties along Grimston Road. The latest version does not show this and no demarcation between the new properties and the existing properties along the Northern edge of the development. The privacy of these properties has already been compromised by replacing the bungalows in the outline planning with 2 storey houses and a block of flats.
- What provision is being made for the present owners of the properties on Grimston Road to be able to have access to a maintenance strip as per verbal agreement with original owners of this land?

- The cycleway shown in the proposed design no longer follows current guidance. Local Transport Note 1/20 section 6.5.4 says "shared use should be regarded as a last resort" in urban areas.
- If the cycle track is retained, the side road junction layouts need to change to use a design shown in Figure 10.13 of LTN 1/20 to reduce the risk of injury collisions, as required by the Local Transport Plan policy on casualty rate reduction, as required here by the Borough Core Strategy policy on Transport.
- it is proposed to extend the cycle path into this development, the pavement along Grimston Road is inadequate at the best of time because of the backdraft created by heavy vehicles.
- Object to absorption of boundary hedgerows into plots as the properties in Ullswater Avenue need to access the rear boundary of their existing fences for maintenance purposes.
- the owners in Ullswater Avenue own 50% of the hedgerow between the proposed development and their existing properties. Hence it would not be possible to take the whole of the hedgerow and transfer this land to private gardens of the new development.
- another development that will put even more pressure on the road infrastructure, schools, GP surgeries and the hospital. The latter are already over stretched and waiting times for appointments are getting longer and longer; in particular the hospital with 18 weeks plus before an appointment.
- Impact of more traffic on the roads
- Impact of pollution/ emissions from extra traffic
- Danger to pedestrians, especially near schools
- Impact on wildlife
- Impact on infrastructure and local amenities eg doctor surgeries and schools, which are already over stretched.
- Privacy issues have not been addressed as the buildings are two story behind the bungalows on Grimston Road.
- We were promised bungalows behind out properties not houses and flats.
- this will cause overlooking and an invasion of privacy as the land rises significantly from the bungalows up to the houses.
- I am also objecting to the way the social housing has been distributed on the development as there are none that back on to Ullswater Avenue or the woodland area this would constitute true peppering.
- any development would result in increased noise and pollution levels for those living in the local area
- additional housing not needed
- The link road between the Clayland development and the planned Knights Hill development would cause havoc on the main Grimston Road.
- Camland stated a link Road would not be required as they have alternative access arrangements through Ullswater Avenue.
- This part of Grimston Road is not served by a bus service and children have to be driven to outlying villages to school
- concerns about the possible air quality during construction
- asbestos is buried throughout the site and children live adjacent to the site along Grimston Road.
- This has been altered considerably from the plans submitted for outline. A proposed through road has been added and all the flats have been moved to the highest point of the development overlooking the bungalows on Grimston Road . Two and a half story buildings and an increase of properties have been added.
- Object to a tiny dog walking area being positioned right next to my garden fence. This is so small that it will serve only one purpose - dog fouling. It will be unhygienic and will

smell terribly. I also think it would be noisy with barking dogs being bought together in a restricted space.

- there are some 2½ storey houses included in this planning application.
- The applicant has not delivered what he promises at a Parish Council Meeting; The development now includes two and a half story buildings, one colour brick throughout.
- 144 Grimston Road, is to remain incorporated into the scheme.
- House designs do not reflect the quality and individual character of other developments I have seen from Clayland. They fail South Wootton by not providing properties of a more individual nature and character.
- In the interest and to protect residents and highway safety planners must insist on a planning condition. This needs to place a restriction in perpetuity that in the event of planning being granted on any of the other adjoining land or sites to the Clayland development whether by this or another developer.
- The road way running through the Clayland development should be fully restricted and solely for the use of residents and visitors to the Clayland site. The only exception being emergency vehicles. There must be a condition to prevent unauthorised use by all vehicles wishing to access adjoining sites or land by crossing the Camland development.
- This must not be used as a rat run on journeys to and from Grimston Road. To prevent this happening a condition should be placed on the developer to install and maintain retractable bollards at the turning head.
- have reservations regarding any further development on this land with regard to the increased risk of flooding to the existing neighbouring properties.
- It is my understanding that when the current houses were built there was a drainage ditch / dyke that flowed along the boundary of the site behind plots 46, 45, 44, 43, which allegedly was just filled in.
- Whenever there is heavy rain the rear gardens to 29, 27, 25 Ullswater Avenue are flooded. This is also likely to be the case with some properties in Ennerdale Drive that border the site.
- Hope the hedgerow and wild trees that form the boundary to the site at the rear of plots 46, 45, 44, 43 continuing up the hill are protected as this is home to many types of wildlife including barn owls that have nested there.
- Amended plans show the developer has been considerate in his approach to ensure our property is not over looked too much. If the window on plot one remains as a single upstairs landing window that would limit how much our privacy is breeched which we are grateful for.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS03 - King's Lynn Area

CS08 - Sustainable Development

CS09 - Housing Distribution

CS10 - The Economy

CS11 – Transport

CS12 - Environmental Assets

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CS13 - Community and Culture

CS14 - Infrastructure Provision

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM8 – Delivering Affordable Housing on Phased Development

DM15 – Environment, Design and Amenity

DM16 – Provision of Recreational Open Space for Residential Developments

DM17 - Parking Provision in New Development

DM19 - Green Infrastructure/Habitats Monitoring & Mitigation

NEIGHBOURHOOD PLAN POLICIES

Policy E2 - Sustainable Drainage

Policy E3 - Open Spaces

Policy E4 - Strategic Landscape Framework

Policy E5 - New Growth Areas

Policy H1 - Growth Areas

Policy H2 - Encouraging High Quality Design

Policy H4 - Local Character

Policy S2 - Community Infrastructure

Policy T1 - Walking and Cycling Facilities

Policy T2 - On-Street Parking

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

PLANNING CONSIDERATIONS

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

- Principle of Development

- Design, character & appearance
- Impact upon AONB and Visual Amenity
- Impact upon Designated Heritages
- Highway safety
- Ecology
- Trees
- Open Space
- Neighbour Amenity
- Affordable Housing
- Flood Risk and Drainage
- Contamination
- Air quality
- S106 matters
- Other Material Considerations

Principle of Development

Outline planning permission was approved by the Planning Committee in 2018 for the residential development of up to 60 dwellings under application ref: 15/01782/OM. All matters were reserved.

In policy terms the whole of this application site is a small part of the larger site allocated for housing under Policy E4.1 of the Site Allocations and Development Management Policies Plan 2016.

Policy E4.1 of the Site Allocations and Development Management Policies Plan 2016 relates to a 36.9 hectare (ha) site on the north eastern side of the town at Knights Hill. This application site is approximately 2.62 ha of the Knights Hill site.

Members will recall that the remainder of the site was granted outline planning permission by the Secretary of State, for up to 600 dwellings, a local centre, open space, sports pitches and associated infrastructure following a Public Inquiry in January 2020.r.

Accordingly the site already benefits from outline planning permission and this application seeks approval of each of the reserved matters, namely access, appearance, landscaping, layout and scale.

Design, Character & Appearance

The main part of the application site is rectangular in shape with a narrower, northern offshoot linking through to Grimston Road. It therefore has a short road frontage before widening out behind the properties on Grimston Road. The site is currently an open field with few constraints. The only proposed vehicle link to a highway is to the north via Grimston Road.

There is a change in levels across the site which has been taken into account in considering the application, generally rising from Grimston Road into the site and from west to east (up towards Knights Hill).

The application provides details of the proposed appearance, layout, scale and landscaping of the residential development. The submitted plans demonstrate that the proposed numbers of 54 dwellings, open space and accompanying infrastructure can fit within the site.

The scheme proposes 21 dwellings per hectare across the site, (gross figure based on 54 dwellings on 2.62 hectares). The road layout shows a single vehicle access through to

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Grimston Road to the north. An adopted highway is shown to link through to the eastern boundary, but this is not shown to be connected to the adjoining site.

Cycle and pedestrian routes are provided throughout the site, with future links through to the larger Knights Hill site. This accords with the provisions of SWNP Policy T4 relating to the provision of new routes.

The applicant explains that the philosophy of the project design is to use local materials and details that will add character to the area in line with the traditional vernacular of South Wootton Village. Areas of open space are provided within the site to which also allow for tree planting.

The plans show a variety of house types and designs, including bungalows, flats, detached and semi-detached properties. The proposed dwellings are predominantly two storey buildings with a small number of 2.5 storey buildings in the centre of the site, away from the site boundaries. This reflects the scale of development in the local area.

The mix incorporates the appropriate amount of 11 affordable housing units, which are shown to be pepper potted around the site.

The detailed layout provides private amenity spaces for gardens as well as the necessary parking, waste, recycling and highways requirements. The houses have been arranged to both strengthen the street scene along Grimston Road and also create a new small private estate with properties fronting along the adopted access road into the site. The applicant has taken into account the policies for housing contained within the South Wootton Neighbourhood Plan.

The proposed layout gives opportunity for landscaping and planting. The landscaping will be an important part of a successful scheme.

Details of maintenance arrangements for all open space are covered by the S106 legal agreement, attached to the outline consent.

The form and character of the locality is characterised by a mixture of predominantly detached and semi-detached, single and two storey dwellings of various ages and designs. Grimston Road is characterised by a mixture of single and two-storey detached and semi-detached properties, Ennerdale Drive is predominantly detached bungalows and Ullswater Avenue is a mixture of predominantly two-storey detached dwellings with some detached bungalows.

The development proposes 19 No. 4 bedroom units, 23 No. 3 bedroom units and 10 No. 2 bedroom units and 2 No. 1 bedroom unit. In terms of design the proposal shows a mix of two and a half, two, and single storey detached and semi-detached and properties. Some of the units utilise the loft space for additional accommodation.

Several amendments have been received through the process of the planning application to improve the layout and relationship with neighbouring properties, in response to comments raised by consultees or third parties.

In terms of the general layout, the main adopted road into the site from Grimston Road gives way to narrower cul-de-sacs within the site, and there is a central area of open space as a key landscaping feature. There is also a landscaping strip along the eastern boundary, where it borders the larger part of the Knights Hill site, and this helps facilitate a dog walking loop around the estate as well as providing a green buffer.

Given that the site is between existing residential development to the north, south and west there are only limited public views of the development. The public views will be those glimpsed from Grimston Road and the currently open site to the east, which now has outline consent for housing. The entrance into the site has small open areas either side of the access road, with areas of grass and landscaping, which will enhance the characteristics of the street scene. This accords with the provisions of SWNP Policy E4 relating to visual impact.

Boundary treatment is predominantly vertical timber, close boarding fencing and bin storage areas have been incorporated on the plans.

The Parish Council originally objected to the proposal in terms of the location of the affordable housing units and design elements. However, the applicant has amended the plans in response to comments received during the consultation period.

At outline stage the issue of the number of units proposed was higher at up to 60 units. The revised plans have reduced the number of units to 54 to accommodate the open space and planting around the site. The submitted, amended layout now shows that this number of units can fit onto the site whilst retaining the characteristics of the area.

Policy DM15 refers that the scale, height, massing, materials and layout of a development should respond sensitively and sympathetically to the local setting and pattern of adjacent streets including spaces between buildings through high quality design and use of materials.

SWNP Policy H2 encourages high quality design and it is considered the proposed scheme achieves the criteria in this policy.

It is considered that, in terms of appearance, layout and scale the proposal will not detrimentally affect the form and character of development in the locality and conforms to national and local policy on design, including Policy DM15 and relevant SWNP policies.

Impact upon AONB and Visual Amenity

The nearest boundary of the Norfolk Coast (AONB) is on the northern side of Grimston Road, on the opposite side of the road from the access into the site. This is the narrowest part of the site and where the vehicle access is proposed. The site then widens out behind the properties No. 144 to 166 Grimston Road.

Due to the topography of the site and the position of properties along Grimston Road views of it are limited from the AONB. For this reason it has not been necessary to seek a Landscape Visual Impact Assessment (LVIA), for this proposal.

The site is therefore well screened from public view and also from longer views from public areas. Accordingly there are no concerns regarding visual amenity and impact on the wider landscape and scenic beauty of the nearby AONB.

Impact upon Designated Heritage Assets

There are several heritage assets and their settings within the surrounding area, including the Knights Hill Hotel (Grade II listed Rising Lodge) to the north-east, Castle Rising Castle (Scheduled Monument and Grade I listed building) and Church of St Lawrence, Castle Rising (Grade I listed) to the north, and the remains of Church of St James (Scheduled Ancient Monument and Grade I listed) and a Saxon and medieval settlement (Scheduled Monument) to the south.

The proximity and implications of residential development on this site upon these heritage assets was considered at outline application stage. Previously the impact of the proposed development was considered upon the setting of Rising Lodge, which is now the Best Western Hotel and spa known as Knights Hill Hotel, and Castle Rising Castle as these are the nearest listed buildings to the site.

The site is some distance from both Rising Lodge (0.6km) and Castle Rising Castle (2km).

With regard to Castle Rising Castle the main body of the Castle is 24m x 21m wide and 15m high. The closest datum point is set at 26.6m above sea level. The height of the castle is approximately 41m above sea level and is estimated to stand about 4m above the highest point of the surrounding earth works.

Between is a hill which is approximately 42m above sea level. There is also a copse of trees on that hill and a wide tree line (approx. 300m deep) adjacent to the Golf Course. As a result, the site is visually hidden from the Castle and Castle Rising conservation area.

With regard to Rising Lodge this is now the Best Western Knights Hill Hotel and Spa and consists of four main areas. The hotel accommodation with 79 bedrooms, the Garden Restaurant, The Farmers Arms Inn, Imagine Spa, Swimming Pool, and leisure club, and Knights Barn. Knights Barn is the largest of the buildings and is the conference, banqueting and exhibition centre.

Rising Lodge forms part of a large collection of buildings and is isolated by the fact that it is sited on the roundabout junction with A148/A149 and open fields. Existing residential dwellings in a linear pattern start about 500m from the asset on the A148 Grimston Road. This application site is separated from the asset by the field and an additional two parcels of land which has well established mature tree lines to their boundaries forming two bands of trees between the site and Rising Lodge. The lodge is approximately 51m above sea level and the ground slopes gradually down towards the site (32m at its highest point) and continues to slope away.

Members will be aware that the implications of the larger element of the Knights Hill development upon these heritage assets were discussed at length at the Public Inquiry into the appeal of the refusal of application 16/02231/OM. After due consideration the Planning Inspector found that the harm to heritage assets was found to be less than substantial. Further, in line with paragraph 193 of the NPPF, the benefits of the appeal scheme were collectively sufficient to outweigh the identified 'less than substantial' harm to heritage assets that were identified.

Given that this site sits near the edge of suburban development, that this proposed development will not encroach any closer than what has already been established, and the proposed development is of no greater scale or height than that in proximity, it is not considered the proposed development will impose upon the setting or cause substantial harm.

The impact of this development upon designated and non-designated heritage assets has been considered. The submission of the details in connection with this reserved matters application does not give rise to any change to this opinion at outline stage and that, in line with paragraph 193 of the NPPF, the benefits of the scheme are collectively sufficient to outweigh any identified 'less than substantial' harm to heritage assets.

Historic England makes no comment on this reserved matter application.

Highway issues

The outline application showed an indicative single access point into the site from Grimston Road. Detailed plans show that the required visibility can be achieved.

The Highways Officer raises no highway safety objection to this access point.

Policy E4.1 requires a new road from north to south providing access to the new dwellings, a new roundabout junction with Grimston Road and also a second access point. As the larger part of the site, application 16/02231/OM is proposing a new roundabout on Grimston Road.

At the Planning Committee meeting which determined the outline application in June 2018, Members may recall that a vehicular link road connection with the larger site was not supported and Members amended condition 32 removing the need for a vehicular link, instead referring to just a pedestrian and cycle link.

The site plan shows a cycle and pedestrian link through to the larger site, located at the south east corner of the site. The provision and implementation of this link is already covered within condition 32 of the outline consent.

An adopted highway is shown to run towards the boundary at the north eastern corner of the site. It stops short of the boundary, with no direct vehicular link through to the larger site.

Parish Council and third party concerns have been made to this layout providing a link road through to the larger Knights Hill site. However, it is confirmed that the highway does not provide a link between the two sites, as this was shown not to be necessary during consideration of applications on both sites.

During the course of the application the Highways Officer has made several comments regarding the layout and has provided a list of required changes in order to comply with highways standards. The applicant has amended the plans to include these requirements.

As a result of the amendments there are no outstanding highway safety issues.

Ecology

The outline application was supported by a Preliminary Ecological Appraisal and Phase 2 Ecological Impact Assessment and planning conditions relating to ecology are already in place on the outline consent (conditions 26 – 29).

The Ecological Impact Assessment (enims, 2016) highlighted the presence of small numbers of common lizard and grass snake within the site.

The European Habitats Directive (the Directive) prohibits activities such as the deliberate capturing, killing or disturbance of protected species, subject to derogation in specific and limited circumstances. These requirements are enforced in England and Wales by the Conservation of Habitats and Species Regulations 2010 (the Regulations) and any derogation is regulated and overseen by a system of licensing administered by Natural England (NE).

In exercising its functions, including determining planning applications, a Local Planning Authority (LPA) is required to have regard to the requirements of the Habitats Directive in so far as they may be affected by the exercise of those functions. It is not the role or responsibility of the LPA to monitor or enforce NE's obligations under the Regulations. However, if a development proposal could potentially result in a breach of the Directive, the

LPA is required to form a view on the likelihood of a licence being granted under the Regulations by NE in order to fulfil its own obligation to have regard to the Directive requirements.

At outline stage the LPA concluded that there is the possibility that reptiles are present and that if development were to proceed there is the possibility of a breach of the Directive. Therefore the LPA undertook the test of derogation and formed the view that, from the information submitted to it Natural England would not be unlikely to grant a derogation licence under the Regulations in relation to this development and that planning permission should not be refused for this reason.

Accordingly, a planning condition imposed on the outline consent (condition 29) required a Reptile Mitigation Method Statement to be produced for approval by the Local Planning Authority prior to any works starting on-site.

The measures proposed in the submitted Reptile Mitigation Method Statement will be undertaken between the months of April and September only, when reptiles are active. These measures include the marking out of protected areas and woodpiles, hand searches prior to site clearance, controlled cutting of grassland and temporary amphibian fencing if required.

Third party concerns regarding common lizards and protected species are therefore noted, but conditions are already in place regarding works on site and protected species.

Trees

The site is mostly grassed with trees and hedgerow to the majority of the boundary. There are some significant trees to the eastern boundary of the site.

At outline stage the Arboricultural Officer raised no objection to the proposal but requested a tree survey. This has been provided along with a landscaping schemes and details.

The Arboricultural Impact Assessment & Method Statement submitted in support of the application includes a survey of the trees on site, their condition and works required.

This report highlighted the removal of T4-T6, T9-T12 and G1 to accommodate the layout. Of the removals three individual trees are of good value Category B, and as such should be replaced on a 5 for 1 basis. Other removals are of low or poor value and their removal will have no effect on the arboricultural or landscape value of the site.

Overall, this report concludes that the proposal requires minimal removals to accommodate the layout and as such has minimal impact on the arboricultural value of the site. Provided the construction adheres to the tree protection measures as recommended in the report the proposal will have no material effect upon the health of those trees to be retained or to their overall value.

The report recommended a landscape plan be submitted that must show the replacement planting to mitigate the loss of the three Cat B trees (T10-T12) on a 5 for 1 basis.

The Landscape Plan (Drawing No. 1840 09 rev D) shows the opportunities around the site for open space and for new tree planting. The recommended new tree planting can be accommodated satisfactorily within the site.

The Arboricultural Officer raises no objection to the proposal on this basis.

The submitted landscaping details show that the development incorporates elements of soft planting that will enhance the character of the area and accord with the provisions of national guidance and local plan policy with regard to good design. The submitted details accord with the provisions of SWNP Policies E1, E4 and E5.

Open Space

With regard to open space, 0.29ha (2900 m²) of open space would be required across the development split between 70% amenity space and 30% equipped play areas in accordance with Policy DM16 of the Site Allocations and Development Management Policies Plan 2016. However, Policy E4.1 and the findings of the HRA and EIA require an enhanced open space provision. At outline stage condition 31 was added which requires that the develop needs to demonstrate that the on-site open space provision is over and above the minimum open space standards.

In this regard the developer has provided a site plan which shows that the site can accommodate the number of houses, infrastructure, drainage etc. as well as open space and a running/dog walking circuit. The play area (LAP) has been redesigned following discussions with the open Space Officer.

The applicant has demonstrated, through the site layout plans and also within the land use calculations, that the onsite open space provision exceeds the minimum standards. In this regard the scheme complies with Policy S3 of the SWNP.

Maintenance arrangements will be secured through the requirements of the S106 Agreement.

Neighbour Amenity

Third Party representations have raised concern about being overlooked, particularly from two storey properties where bungalows were shown at outline stage through an indicative site plan.

Careful consideration has been given to the impact of the development on the amenity of the occupants of neighbouring properties, including taking into account the change in levels across the site. The relationship between the development proposed and neighbouring properties has been examined and the impact upon the amenity of the occupants of these properties has been assessed. Consideration has been given to overlooking, overshadowing and whether the development would be overbearing.

The nearest properties to the north are residential properties on Grimston Road that back onto the site. These properties have very long gardens and many have existing hedging along the southern boundary. Concern has been raised by residents of some of these properties about overlooking from the two storey properties proposed in the northern part of the site, especially as bungalows were shown on the indicative site plan at outline stage and the ground levels are higher at this point.

However, two storey properties are not unusual in this area and they would not be out of keeping. The depths of the rear gardens and the distance between windows of the existing and proposed properties is such that there would be no significant concerns over lack of privacy as it would not be possible for one occupant to view directly into the windows of an adjoining property.

Similarly, the distances mean that there are no amenity concerns about the proposed new properties resulting in overshadowing or loss of light. It is considered this relationship is acceptable in terms of neighbour amenity.

To the west of the site are detached bungalows along Ennerdale Drive. The ground levels rise at this point from west to east. These properties have planting along the boundaries of the application site. The plans show the retention and improvement of hedging within the site along this boundary. The proposed new dwellings along this part of the site are shown to have 10m deep rear gardens. The distances mean that there are no amenity concerns about the proposed new properties resulting in overlooking overshadowing or loss of light. It is considered this relationship is acceptable in terms of neighbour amenity.

To the south of the site are the properties on Ullswater Avenue. These properties have planting along the boundaries of the application site. The plans show the retention and improvement of hedging within the site along this boundary. The proposed new dwellings along this part of the site are shown to have rear gardens in excess of 10m deep. The distances mean that there are no amenity concerns about the proposed new properties resulting in undue overlooking, overshadowing or loss of light. It is considered this relationship is acceptable in terms of neighbour amenity.

During the course of the application third parties were concerned about access to the existing hedging along the site boundaries and the need to gain access for maintenance purposes. Initial plans showed these areas to be outside the gardens of the proposed properties and accessible as open space. However, concerns over the long-term maintenance of these corridors and security issues relating to lack of surveillance resulted in their removal. Incorporating the established hedging into each property garden is considered the best way for their long-term maintenance.

Issues over access to the site for maintenance purposes would be a private matter between private land owners and not a planning consideration.

Overall the amended plans are welcomed and it is not considered there will be a significantly detrimental impact upon the amenity of the occupants of the neighbouring properties in terms of overlooking, being overshadowed or the proposed dwellings being over bearing, as a result of this proposal.

Affordable Housing

In accordance with Policy CS09 of the adopted Core Strategy (2011), 20% provision of affordable housing is required on sites capable of accommodating 5 or more dwellings and/or 0.165ha. In this instance, based on a development of 54 dwellings, 11 affordable homes are shown to be provided.

The breakdown of units is referred to in the application summary above. In accordance with policy CS09 70% (8 units – Plots 9-12, 23-24,51-52) are for affordable rent and 30% (3 units = Plots 7,8 and 18) are Help to Buy units.

The affordable housing mix and the size of the units has been amended following consultation with the Housing Development Officer, who now supports the scheme.

The units are positioned in three clusters around the site and are not distinguished separately from the market housing. The proposal accords with housing policy and good practice regarding pepper-potting. The amended layout now addresses all initial Parish Council and third-party concerns.

The S106 legal agreement relating to the outline consent will ensure the affordable units are delivered and retained.

Flood Risk and Drainage

Third party representations are concerned about local drainage issues.

However, flood risk and drainage were considered at outline stage and there are conditions in place for the details of the drainage system to be submitted and agreed prior to the commencement of works (conditions 12 & 13).

The applicant has provided details of foul and surface water drainage as part of this reserved matters application, following additional on-site infiltration testing. The development will utilise infiltration through the permeable sub-base of the private shared driveways (Drive 1, Drive 3 and Drive 4). The remaining areas will be drained conventionally into a surface water sewer system which is attenuated prior to discharging off site.

It is proposed that the surface water sewers will be offered for adoption by the approving drainage authority, Anglian Water, via Section 104 agreements (Water Industry Act) which serves both private dwellings and the highway drainage network. Further development of the design to a suitable level for approval by Anglian Water, as Statutory Undertaker, to adopt the system will be completed during the subsequent project stages.

The elements of highway drainage which will not be adopted by Anglian Water via the Section 104 (Water Industry Act) are proposed to be offered for adoption to Norfolk County Council via a Section 38 (Highways Act) agreement, which will be sought for the adoptable estate roads.

Having now set finished floor levels for the development and further investigated the existing Anglian Water public foul sewer which crosses the site frontage within the development boundary, it has been confirmed that a gravity connection is possible to service all of the plots. This connection will be formed by the construction of a new chamber onto the existing public sewer. It was advised at the outline planning stage that the existing Anglian Water foul water system has suitable capacity to accept development foul water flows. The details and implementation of this area is already secured through condition 12 of the outline consent.

The future management and maintenance of any Suds features is already secured in the S106 agreement and through condition 13 of the outline consent.

Contamination

At outline stage the Geo Environmental Desk Study identified potential asbestos containing materials in two locations on the site and suggested surface sampling in those areas and targeted analysis for asbestos.

However, after assessing the historic maps for the site the Environmental Quality Officer noted that structures which could potentially be the source of the contamination were placed across the entire site. Additionally, given that the purpose of the structures is unknown at this time it is not considered appropriate to limit the assessment to asbestos. The bungalow at the entrance may also contain asbestos containing materials.

Accordingly, the Environmental Health Officer requested full contamination conditions at outline stage.

The applicant has now submitted sufficient evidence to demonstrate that the asbestos has been appropriately removed and no more information is required in regard to asbestos.

Conditions are, however, already in place relating to unexpected contamination and measures to be taken if this is encountered during construction. Parish Council and third-party comments relating to contamination are noted, but have already been addressed. There is no need for additional planning conditions to be imposed at reserved matters stage.

Air quality

At outline stage the Environment Quality Team raised concerns over air quality issues and an air quality impact assessment (AQIA) was subsequently submitted.

The AQIA assessed the potential for air pollution due to additional traffic movements and dust from construction. It concluded that the increase from traffic will be negligible. The Environment Quality Team considered that based on the AQIA it is unlikely that the air quality standard will be exceeded at this location due to additional traffic.

The AQIA also considered possible dust emissions during the construction phase of the development proposal. Mitigation measures were recommended in the report to limit the impact of the construction. Based on the findings of the AQIA the Environment Quality Team considered the potential impact from construction dust should be minimal when using the recommended mitigation measures. I

This element is already covered by planning condition and addresses any third-party concerns raised during this current application.

S106 matters

At outline planning stage a S106 was signed relating to the provision of affordable housing, the management and maintenance of open space and the management and maintenance of SuDS features in the form of a SuDS Management Plan.

Other matters

Consideration has been given to crime & disorder, and the layout has been amended to ensure the revised loop around the estate is subject to surveillance, as is the other open space on the estate. There are no other crime and disorder issues related to the development.

Condition 13 of the outline consent already requires details of the installation of fire hydrants and their installation prior to the use of the development. These are shown to be provided and their position is shown on the submitted site plan.

Third party comment has been raised to the principle of residential development on this site and the impact upon infrastructure and services, including doctors and dentists. However, these issues were considered at outline stage and this application seeks only to agree the details of the already approved residential development.

Third Party comments has been made as to why additional housing is required when existing new properties have not yet sold. However, that is not a reason to object to the application, and in addition the permission has already been granted outline permission.

CONCLUSION

The site already benefits from a valid outline consent for up to 60 dwellings, although this application shows a layout with 54 dwellings. The matters of access, appearance, scale, layout and landscaping are considered under this current reserved matters application.

The proposal shows a good mix of dwellings, incorporating the required amount of affordable units, pepper-potted across the site. The layout demonstrates that this number of dwellings can fit within the site without having a detrimental impact in respect of form and character or neighbour amenity. The design and appearance is sufficiently in keeping with surrounding development.

A large number of conditions are already in place on the outline consent (32), including the requirement to submit details of further survey work with regard to reptiles and appropriate mitigation measures put in place prior to the commencement of works.

There is already a S106 agreement in place that will secure the affordable housing and SuDs (management and maintenance).

In light of the above, it is considered that the proposal complies with the provisions of the NPPF and local plan policy, particularly CS06, CS08, CS09, CS12, DM15, DM16 and DM17, as well as policies H2, H9, S5 and T4 of the South Wootton Neighbourhood Plan, and that reserved matters approval may be granted subject to the additional condition below.

RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans drawing nos:
 - Drawing No. 1841 01 Location and Existing Site Plan
 - Drawing No. 1841 03 Rev E Proposed Site Plan
 - Drawing No. 1841 04 Rev D Proposed Master Plan in Context
 - Drawing No. 1841 05 Rev A Storey Height Function Map
 - Drawing No. 1841 06 Rev A Space Planning Areas
 - Drawing No. 1841 07 Rev A Plot Areas and Vehicle Parking Plan
 - Drawing No. 1841 08 Rev A Construction Site Set up
 - Drawing No. 1841 09 Rev D Landscaping Plan
 - Drawing No. 1841 10 Rev A H1 Ground and First Floor Plans
 - Drawing No. 1841 11 Rev A H1 Elevations
 - Drawing No. 1841 12 Rev A H2 Ground Floor Plans
 - Drawing No. 1841 13 Rev A H2 Elevations
 - Drawing No. 1841 14 Rev A H3 Ground and First Floor Plans
 - Drawing No. 1841 15 Rev A H3 Elevations
 - Drawing No. 1841 16 Rev A H4 Ground Floor Plans
 - Drawing No. 1841 17 Rev A H4 Elevations
 - Drawing No. 1841 18 Rev A H5 Ground and First Floor Plans
 - Drawing No. 1841 19 Rev A H5 Elevations
 - Drawing No. 1841 20 Rev A H6 Ground and First Floor Plans
 - Drawing No. 1841 21 Rev A H6 Elevations
 - Drawing No. 1841 22 Rev A H7 Ground and First Floor Plans
 - Drawing No. 1841 23 Rev A H7 Elevations

- Drawing No. 1841 24 Rev A H8 Ground and First Floor Plans
- Drawing No. 1841 25 Rev A H8 Elevations Proposed Site Plan
- Drawing No. 1841 26 Rev A H9 Ground, First and Second Floor Plans
- Drawing No. 1841 27 Rev A H9 Elevations
- Drawing No. 1841 28 Rev A H10 Ground, First Floor Plans
- Drawing No. 1841 29 Rev A H10 Elevations
- Drawing No. 1841 30 Rev A H11 Ground Floor Plans
- Drawing No. 1841 31 Rev A H11 Elevations
- Drawing No. 1841 32 Rev A H12 Ground First and Second Floor Plans
- Drawing No. 1841 33 Rev A H12 Elevations
- Drawing No. 1841 34 Rev A H13 Ground and First Floor Plans
- Drawing No. 1841 35 Rev A H13 Elevations
- Drawing No. 1841 36 Rev A H14 Ground and First Floor Plans
- Drawing No. 1841 37 Rev A H14 Elevations
- Drawing No. 1841 38 Rev A H15 Ground and First Floor Plans
- Drawing No. 1841 39 Rev A H15 Elevations
- Drawing No. 1841 40 Rev A H16 Ground and First Floor Plans
- Drawing No. 1841 41 Rev A H16 Elevations
- Drawing No. 1841 42 Rev - H17 Ground and First Floor Plans
- Drawing No. 1841 43 Rev - H17 Elevations
- Drawing No. 1841 44 Rev A H18 Ground and First Floor Plans
- Drawing No. 1841 45 Rev A H18 Elevations
- Drawing No. 1841 46 Rev A Single Garage Plans and Elevations
- Drawing No. 1841 47 Rev A Double Garage Cartlodge Plans and Elevations
- Drawing No. 1841 48 Rev - H19 Ground and First Floor Plans
- Drawing No. 1841 49 Rev - H19 Elevations
- Drawing No. 1841 50 Rev - H20 Ground and First Floor Plans
- Drawing No. 1841 51 Rev - H20 Elevations
- Drawing No. 1841 52 Rev - H21 Ground and First Floor Plans
- Drawing No. 1841 53 Rev - H21 Elevations
- Drawing No. 1841 54 Rev - Double Garage Plans and elevations
- Drawing No. 1841 55 Rev - Single Cartlodge Plans and Elevations
- Drawing No. 1841 56 Rev C Affordable Housing Plan

1 Reason: For the avoidance of doubt and in the interests of proper planning.