

AGENDA ITEM NO: 9/2(e)

Parish:	Snettisham Ingoldisthorpe	
Proposal:	Change of use of land from Deer Park to Deer Park incorporating four modular cabins, together with associated infrastructure, and alterations to, including change of use of, an existing barn to serve as an arrivals building and facilities hub associated with those cabins and a lap pool.	
Location:	Deer Park East of St Thomas Lane Snettisham Norfolk PE31 8RZ	
Applicant:	Stanton Farms Ltd	
Case No:	23/01819/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 28 December 2023 Extension of Time Expiry Date: 12 April 2024

Reason for Referral to Planning Committee – Referred by Sifting Panel

Neighbourhood Plan: Yes

Case Summary

The proposal seeks permission for the change of use of land from a deer park to incorporate the creation of four modular cabins together with associated infrastructure, and alterations, including the change of use of, an existing agricultural barn to serve as an arrival building and facilities hub and the creation of an outdoor swimming pool.

The application is located outside of the defined settlement boundary for Snettisham which is classified as a Key Rural Service Centre within Policy CS02 of the Core Strategy, therefore, the site is considered as countryside in policy terms.

The site lies at the southern end of Park Farm and is currently used as a deer park. Extending to just under 8ha, the site is a large field bounded to the north by an arable field, to the south by further deer park fields, St Thomas's Lane to the west and, to the east, further agricultural fields.

The site is approximately 750m from the main built extent of Ingoldisthorpe to the southwest, and approximately 1km from Snettisham Park Farm to the northwest.

The application site is within the Snettisham Neighbourhood Plan area and Neighbourhood Plan Policies therefore apply.

Key Issues

Principle of Development
Form and Character

Impact on Neighbour Amenity
Highway Safety
Flood Risk
Ecology and Biodiversity
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The proposal seeks permission for the change of use of land from a deer park to incorporate the creation of four modular cabins, together with associated infrastructure, and alterations, including the change of use of, an existing agricultural barn to serve as an arrival building and facilities hub and the creation of an outdoor swimming pool.

The application is located outside of the defined settlement boundary for Snettisham which is classified as a Key Rural Service Centre within Policy CS02 of the Core Strategy, therefore, the site is considered as countryside in policy terms.

The site lies at the southern end of Park Farm and is currently used as a deer park. Extending to just under 8ha, the site is a large field bounded to the north by an arable field, St Thomas's Lane to the west and to the east, further agricultural fields.

The site is approximately 750m from the main built extent of Ingoldisthorpe to the southwest, and approximately 1km from Snettisham Park Farm to the northwest.

The application has been submitted following Committee's consideration of application 23/00367/F on 31st July 2023, where members voted to refuse the previous application following discussion on the impacts on the countryside as a result of the overly contemporary nature of the previous design. The decision notice for the previous application was never released, as the Agent chose to withdraw the application to allow them to consider the scheme and re-apply. This application has sought to resolve the issues previously identified by Planning Committee and as such the application has been submitted with revised design.

Four modular cabins are proposed, two larger family units and two smaller 'couples cabins' units. Compared to the previous application, the cabins remain contemporary in character however have reduced expanses of glazing, would use natural timber cladding in place of the previously proposed black charred cladding, and would have pitched roofs more typical to the locality. A landscaping scheme has also been provided, and details can be conditioned, which show how each pod would fit within the landscape and around the existing pond (redundant agricultural reservoir). The cabins will be brought to site pre-constructed and sited on pads of compacted stone.

The application also proposes alterations and extensions to the existing barn to provide an arrivals hub. The hub would provide a reception point and provide various on-site facilities for guests including space for spa treatments, a lounge and a gym. Outside, provision will be made for cycle hire and parking, a sun terrace and a small lap swimming pool. Parking for 6 vehicles is proposed to the east of the arrivals hub, with 8 cycle spaces also provided immediately adjacent to the entrance to the building.

The hub would be contemporary in design, with a mix of charred and natural cladding. Louvres and roof overhangs will provide some screening for the glazing proposed on the south elevation.

Access to the site is proposed via St Thomas's Lane and is used by existing traffic for the Deer Safari vehicles. An agricultural track would allow access to the parking area proposed to the east of the barn.

The application has been supported by a Business Plan and Landscape Vision Document. The Landscape alterations proposed include additional woodland and wildflower 'blocks' within the blue land area across the application site as shown within the Landscape Masterplan document. This additional landscape would complement the proposed use of the cabins whilst also shielding softening their appearance within the landscape.

SUPPORTING CASE

This application is a resubmission of an application made in late 2023 (ref 23/00367/F) and seeks planning consent for the siting of four architect-designed cabins and the conversion of an existing barn to provide an 'Arrivals Hub'.

It is proposed to site 2 x 'family cabins' (suitable for up to four persons) and 2 x 'couples cabins' (suitable for up to two persons), with the cabins located within the existing deer park at Snettisham. The proposal includes substantial areas of new landscaping within the park and utilises the existing site access.

In considering the previous application the Planning committee made it clear that the applicant should address two areas of concern:

- Firstly, meet with and discuss the proposal with the neighbouring landowner who, in objecting to the proposal, raised concerns regarding potential impacts on landscape and amenity.
- Secondly, address the Planning Committee's concerns regarding the design of the proposed cabins – with specific comments citing concerns over the contemporary appearance of the proposed units.

This resubmitted application positively addresses both of these matters. As requested, the applicant has met with the neighbouring landowner and there is now no objection from that party.

With regards design, the external appearance of the proposed cabins has been entirely reworked. The contemporary, cuboid shape and charred timber exterior finish of the cabins previously considered by members of Planning Committee have been replaced by a more traditional form (pitched, standing seam metal roof finish) and natural finish timber cladding.

The cabins and conversion of barn to provide an arrivals area represent a small-scale, high quality diversification project for this existing rural business and, with sympathetic design and an extensive landscaping scheme, it is considered that the developed will enhance the landscape and character of the area, as well as bring jobs and economic opportunities for local businesses. The application form notes that 2 full time jobs would be created to support the operations on site.

This is an application to which no consultee or neighbour has objected to, and the applicant has been pleased to enjoy positive feedback from the council's planning officers during the pre-application process and throughout this submission. The applicant welcomes the officer

recommendation for approval, and respectfully invites members of the Planning Committee to endorse that position and approve this application.

PLANNING HISTORY

23/00367/F: Application Withdrawn: 31/08/23 - Change of use of land from Deer Park to Deer park incorporating four modular cabins, together with associated infrastructure, and alterations to including change of use of, an existing barn to serve as an arrivals building and facilities hub associated with those cabins and a lap pool. - Deer Park East of St Thomas Lane – COMMITTEE DECISION

14/00016/CUPD: Prior Approval - Refused: 28/11/14 - Change of use from agricultural building to dwellinghouse and associated operational development - Agricultural Building, St Thomas Lane – Delegated Decision

RESPONSE TO CONSULTATION

Parish Council: OBJECTION

16.11.2023 – ‘Snettisham Parish Council wish to recommend refusal on the above application on the grounds that the access roads around the area are currently not adequate for current traffic let alone more.’

Please note: Whilst Snettisham Parish Council updated their comments on 16.12.2023 to state ‘No Comments’ following receipt of the Local Highway Authority’s response on 5.12.23, no response was received as to whether their later response was intended to remove their previous objections. For the purposes of the Scheme of Delegation, the Parish Council objection therefore still stands.

Highways Authority: NO OBJECTION subject to conditions relating to the provision of improvements to the surrounding network/formation of passing bays and other standard conditions relating to access and parking.

Environmental Health & Housing - Environmental Quality: NO OBJECTION

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

Public Rights of Way: NO OBJECTION

Historic Environment Service: NO OBJECTION subject to conditions relating to archaeological mitigatory work in accordance with the NPPF.

Ecologist: NO OBJECTION Recommended conditions relating to submission of a scheme to advise of ecological sensitivities of the site, external lighting, hedgerow removal, installation bird and bat boxes.

REPRESENTATIONS

KLWN Bicycle Users Group provided a letter in support due to cycle friendly accommodation provide on National Cycle Route 1 – requested cycle parking shown on the proposed plan is secured by condition.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM11 – Touring and Permanent Holiday Sites

DM15 – Environment, Design and Amenity

DM19 - Green Infrastructure/Habitats Monitoring & Mitigation

NEIGHBOURHOOD PLAN POLICIES

Policy NP04 – Permanent Homes Modified Supporting Text, Policy and associated Community Aim

Policy NP05 – Materials and Design

Policy NP09 – Natural Environment

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

- Planning History
- Principle of development
- Design and Impact on the Countryside
- Impact on neighbour amenity
- Highway safety
- Flood risk

- Any other matters requiring consideration prior to determination of the application

Planning History

This application is the resubmission of a previous scheme which was discussed by Members at Planning Committee on 31st July 2023 however was ultimately withdrawn prior to a decision being issued. Members at the time discussed the merits of the application, including the following key points:

- Overlooking into neighbouring open land - used for habitats/biodiversity not a residential dwelling. Request by Members for the Applicant to discuss with adjoining landowner.
- Proposed pods inappropriate for the rural/open agricultural setting, due to contemporary/industrial nature & Para 184(c).
- Sustainability of site due to travel distance to nearest visibility, and suitability of highway network
- Request for restricting numbers to only allow the four cabins
- Discussion on Park Farm's impact on tourism, and farm diversification - benefits of encouraging rural businesses to expand

Ultimately, the Planning Committee proposed refusal based on design and appearance of the buildings (Para 184(c)) and impact on countryside, therefore not sustainable, harm does not outweigh positive benefits to tourism.

Whilst the Planning Committee voted for the application to be refused contrary to the officer recommendation, however no decision was issued as the Agents withdrew the application prior to the decision notice being released.

Members did not at the time of the previous application raise concern on Highway Safety grounds, which was the reasoning behind the Parish Council's objection on the previous application and also the basis for their objection on this application. The Local Highway Authority continue to raise no objection to the scheme subject to off-site highway improvement works to formalise passing bays.

Principle of Development:

The application seeks change of use of land from Deer Park to Deer park incorporating four modular cabins, together with associated infrastructure and alterations. An existing barn is to serve as an arrivals building and facilities hub associated with those cabins and a lap pool.

The application site is positioned outside of the defined settlement boundary for Snettisham and is therefore considered as countryside in policy terms. However, the main village is identified as a Key Rural Service Centre within Policy CS02 of the Core Strategy and therefore has a level of services and facilities available for visitors.

Policy NP04 of the Neighbourhood Plan states that second homes/holiday homes should be avoided within the main village. This application site is some distance from the main village and considered therefore to comply with the aims of this policy. As a specific holiday site, the proposals will be subject to conditions restricting their use to holiday lets only.

Snettisham is considered capable of accommodating limited growth of a scale and nature appropriate to secure the sustainability of each settlement.

The site is not located within the Norfolk Coast National Landscape nor the Conservation Area however the proposal is subject to countryside protection policies as a result of its position in the wider countryside as per policy DM2.

The proposed layout incorporates four cabins for holiday let use, along with associated infrastructure and the change of use of the existing agricultural barn to become a welcome hub for guests and the creation of a lap pool. The red line area has been set around each cabin, which reduces the overall land take proposed to change use to leisure/holiday let purposes and reduces the overall impact on the current undeveloped character of the wider site. The extent of blue land means that planning conditions can control implementation of a detailed landscaping scheme.

The existing agricultural barn located towards the north boundary of the land parcel would become a welcome hub for guests and would also incorporate amenities such as toilets, showers, a seating area and an outdoor lap pool located to the south of the barn.

The application site would utilise an existing access off St Thomas Lane with parking for guests located at the proposed welcome hub. The proposal also includes the provision of numerous passing bays along St Thomas Lane as an off-site highway improvement work.

The four modular cabins would be located to the east of the site along the existing agricultural reservoir.

The site forms part of an existing business consisting of agriculture and tourism and is within the countryside. The proposed change of use would result in farm diversification which is supported by Policies CS06 and CS10 of the Core Strategy 2011.

Policy CS10 of the Core Strategy states that retail, tourism, leisure, and cultural industries are key elements of the economic and social vibrancy of our borough and contribute to the regeneration and growth of the area. The Council will promote smaller scale tourism opportunities in rural areas to sustain the local economy, providing these are in sustainable locations and are not detrimental to our valuable natural environment. The Council will permit the development of new tourism accommodation in rural areas subject to the following criteria being met:

- It should be located in or adjacent to our villages and towns;
- It should be of a high standard of design in line with national guidance;
- Will not be detrimental to the landscape;

Policy DM11 of the Site Allocations and Development Management Policies Plan (SADMPP) states that 'Proposals for new holiday accommodation sites or units or extension or intensification to existing holiday accommodation will not normally be permitted unless:

- The proposal is supported by a business plan demonstrating how the site will be managed and how it will support tourism or tourist related uses in the area;
- The proposal demonstrates a high standard of design in terms of layout, screening and landscaping ensuring minimal adverse impact on visual amenity and the historical and natural environmental qualities of the surrounding landscape and surroundings; and
- The site can be safely accessed.
- It is in accordance with national policies on flood risk.
- The site is not within the Coastal Hazard Zone indicated on the Policies Map, or within areas identified as tidal defence breach Hazard Zone in the Borough Council's Strategic Flood Risk Assessment and the Environment Agency's mapping;

Small scale proposals for holiday accommodation will not normally be permitted within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) unless it can be demonstrated that the proposal will not negatively impact on the landscape setting and scenic beauty of the AONB or on the landscape setting of the AONB if outside the designated area. ‘
Norfolk Coast Area of Outstanding Natural Beauty is now the Norfolk Coast National Landscape.

The application has been submitted with a supporting Business Plan which confirms how the site would be managed and states what amenities would be provided for guests on site as well as listing businesses and facilities within the locality. The park is proposed to offer luxury glamping facilities and will offer minimum two-night breaks in cabins which would provide for self-catering accommodation. On site treatment rooms would be available for guests and would be operated by a local company. The business plan sets out that the site will be managed 24/7 by the owners as an expansion to the existing business as Snettisham Park Farm.

The business plan confirms how the proposed development would support and operate alongside the existing tourism provision at Snettisham Park Farm which is within walking distance from the site. The application form notes that an equivalent of 2 full time jobs would be created to support the operations on site. The business plan expands on this to state that staff on site would include a full-time receptionist/front of house as well as opportunities for a cleaner, personal trainer and beauty specialist.

The site is also surrounded by footpaths leading to the centre of the village which is located approximately 1.4 miles to the north and is host to a range of facilities including shops, pubs and restaurants. Therefore, the proposed development is considered to comply with policies CS10 and DM11 of the Local Plan.

The proposed welcome hub and cabins are of a sensitive and modest scale which are considered to be of an acceptable design. Given that the site is well screened from St Thomas Lane, the cabins would not be visible from the street scene, therefore, the development would not have a harmful impact on visual amenity or the surrounding landscape. Overall, the proposed development is considered to comply with Policy DM11 of the SADMP, Policies CS06 and CS10 of the Core Strategy 2011, and Policy NP04 of the Snettisham Neighbourhood Plan.

Design and Impact on the Countryside:

The design of the proposal was the key reason for Members voting to refuse the proposal, with the previous contemporary/industrial design considered to lead to adverse impacts on the countryside and therefore not meet the requirements for sustainable development.

The cabins proposed under this application would be relatively small, modular structures and would be arranged to provide 2 x single units (‘Couples Cabin’, with 1 bedroom, 1 bathroom and kitchen/lounge area) and 2 x double units (‘Family Cabin’ providing 2 bedrooms and a bathroom , kitchen and lounge).

The Agents have amended the plans prior to this resubmission which indicates the cabins to have smaller footprints and make use of more natural materials.

The previously proposed larger family cabin was approx. 66sqm in size, made up of two 9mx3m sections and a central link. The proposed application’s family cabins are a total of 30sqm. The smaller couples cabins are also reduced, from 27sqm to 22sqm.

Whilst still contemporary in design, the cabins have a toned-down approach which is softer and less industrial compared to the previous submission. The pitched roofs and natural timber cladding proposed would allow the pods to better blend into the surrounding landscape. By reason of their small-scale sympathetic design and naturally finished external materials, the proposed design is not considered likely to lead to harm to the countryside setting.

Conditions can be utilised to control the submission of material details as well as proposed landscaping plans within the Applicant's land surrounding the cabins.

The scheme also proposes the refurbishment and modest extension of the existing redundant barn to provide a communal 'Arrivals Hub'. This hub would provide the greeting point for new guests and serve as an on-site facility for use by guests at the cabins. As such the building accommodates space and changing areas for spa treatments, a lounge area and a small gym area. Outside, the Hub would provide cycle hire and parking for the cabins, a sun terrace and a lap pool. The design of the hub follows the contemporary approach of the cabins however includes a mix of both charred and natural timber cladding, an anthracite grey standing seam metal roof and large areas of glazing concealed beneath generous roof overhangs and timber louvres.

Whilst not in the National Landscape, the impact of dark skies on the landscape has been considered as part of this application. The large expanses of glazing would lead to some light spill on the surrounding area, however considering the louvres combined with the set back of the glazing behind an overhang/side walls and roof overhang, the impact of lighting on the character of the countryside is not considered to warrant refusal of the application. An external lighting condition could be used to control construction/installation of further lighting to ensure it meets certain standards.

Conditions are also recommended to ensure the Arrivals Hub is only used by guests and not open to the general public as a result of its position in the wider countryside.

The development is considered to comply with Policies CS06, CS08, CS12 and DM15 of the Local Plan and Policies NP05 and NP09 of the Neighbourhood Plan in regard to design and impact on the countryside and the National Landscape.

Impact on Neighbour Amenity:

The previous application drew objection from a neighbouring property in regard to privacy – the adjacent landowner was concerned that the tourism use would be detrimental to privacy on his land holding. No such objection was received as part of this application, and the supporting documents suggest separate discussion has taken place with this landowner however this is unconfirmed.

The distances between the proposed cabins and arrivals hub from surrounding sensitive uses (in excess of 200m from site boundaries to the nearest residential properties) are considered appropriate to mitigate any impacts, and as the wider site is currently utilised as part of the deer park for safari tours etc, the limited increase in traffic movements to/from site would not lead to any significant adverse impacts on residential amenity.

A landscape masterplan has been provided which outlines various planting areas (wildflower planting and tree planting) which could control impacts between units whilst also screening parts of the holiday use from view from surrounding land. Conditions could be used to require full details of landscaping prior to occupation.

The proposal is therefore considered unlikely to lead to adverse impacts on residential amenity and complies with Policies CS08, DM11 and DM15 of the Local Plan and Policy NP05 of the Snettisham Neighbourhood Plan.

Highway Safety:

The site would be accessed via an existing agricultural track leading east off St Thomas Lane. The access is already used by the regular deer safari tours which are operated by the Deer Park attraction. This tour involves a tractor and trailer entering and exiting the site via the same access around 8 times per day. There is also a secondary vehicle access located off St Thomas Lane and is utilised by Members of a small fishing syndicate who park in the field adjacent St Thomas's Lane.

The application is supported by details of highway improvement works which are deemed necessary to provide for safe highway access along St Thomas' Lane which is of limited width with no formal passing provision. The Local Highway Authority raise no objection to the proposal on condition that these highway improvement works take place in accordance with detailed schemes to be agreed in writing.

The passing bay provision can be conditioned, and conditions can also dictate the details to include replacement hedging etc where possible for the areas where the highway verge needs to be extended. This would prevent harm to the countryside character.

The public right of way located to the north of the site (Snettisham Bridleway 14) would not be affected as a result of the development and would remain open and accessible for the duration of the development as requested by the Public Right of Way Officer.

The Parish Council provided comments concerned over the suitability of the highway network to cater for the proposed use. As noted above, highway improvement works in the form of passing bay provision are proposed as part of this application and will ensure that the surrounding highway network is suitably upgraded prior to the commencement of the use. This approach has been agreed by the Local Highway Authority subject to conditions which control the submission of detailed plans.

The sites impact on highway safety is therefore considered acceptable and accords with the requirements of CS08, CS11, DM11 and DM15 of the Local Plan.

Flood Risk:

This part of the site is located within flood zone 1 which is considered as 'Low Probability' and comprises land as having less than a 1 in 1000 year annual probability of fluvial or tidal flooding (i.e. an event more severe than the extreme 1 in 1000 year event). The proposed development is not at risk of flooding.

The proposal therefore complies with the NPPF (2023) in regards to guiding development to areas at the lowest risk of flooding.

Ecology and Biodiversity:

The application site falls within the Zone of Influence for one or more of the European designated sites scoped into the Norfolk Green Infrastructure and Recreational disturbance Avoidance and Mitigation Strategy ('GIRAMS').

The Norfolk GIRAMS identifies a detailed programme of County-wide measures to mitigate against the adverse implications of in-combination recreational impacts on the integrity of the

Habitats Sites caused by new residential development and tourist accommodation. The strategy introduces a per-dwelling tariff to ensure development is compliant with the Habitats Regulations; the collected tariff would fund a combination of hard and soft mitigation measures at the designated Habitats Sites to increase their resilience to greater visitor numbers. The tariff is calculated as a proportionate sum of the full costs of the Norfolk-wide RAMS mitigation package as apportioned to the predicted growth outlined in the Local Plan.

An appropriate assessment was undertaken as part of the previous application and concludes that the GIRAMs fee would be sufficient in mitigating any potential impacts as a result of the proposed development.

A condition would also be added requesting the applicant to provide information regarding the importance of the environmental sensitivity of the site given its location within the Zone of Influence. The scheme of information should include the provisions of a leaflet to all site guests regarding the correct disposal of litter, safe use of firepits, due regard to breeding birds and prohibition of entering fenced off areas.

The Ecology report submitted with the application concludes that the site is assessed as being of value at a parish scale for most biodiversity features and protected species with an overall minor adverse unmitigated impact foreseen as a result of the proposed development. It is considered sufficient avoidance and mitigation measures could be employed to reduce the residual impact to neutral.

Mitigation measures proposed include ensuring a minimum 5m working buffer from retained habitats using Heras fencing, no construction between September or February outside of the breeding bird season to avoid any potential offences relating to breeding birds, no groundworks and mobile plant movement within the roof protection zone of trees.

All these measures could be secured via condition along with conditions relating to external lighting, the installation of bird and bat boxes and a scheme providing information regarding the importance of the environmental sensitivity of the site.

The report also confirms that the existing barn located on the site is not considered to offer potential for roosting bats and no scattered trees were particularly noteworthy with regards to potential roost features.

The Ecologist has reviewed the statement and confirmed no objections to the proposal subject to conditions. Natural England also raise no objection subject to the GIRAMs fee having been secured. The application is therefore considered to comply with the NPPF (2023) and Policy CS12 of the Core Strategy (2011) in regards to biodiversity and protected species.

Specific comments and issues:

Contamination - The application has been submitted with an individual screening assessment for the barn which indicates that it has been used in association with breeding of deer for venison.

The Environmental Quality Team have reviewed their files and confirmed that the site is on land that is first seen with the barn and reservoir present in aerial photography from 1999. The surrounding landscape is largely agricultural.

The use of the site as a hub to serve the occupants of the proposed cabins would not lead it to be more sensitive in regard to land contamination. There are no potential sources of contamination.

Restrictions on use – Conditions are recommended to ensure that the cabins are used for holiday purposes only. Members at the previous committee (31st July 2023) discussed restrictions on numbers, however given the extent of the red line for this application which runs tight to each building, it is not considered necessary to restrict the total number of holiday pods on site. Full planning permission would be required for any expansion in the future.

Cycle Parking – The application indicates the provision of cycle parking bays adjacent to the arrival's hub. Whilst comments from the Kings Lynn Bicycle Users Group are noted, it is not considered necessary to impose conditions requiring specific installation of these cycle stands. The approved plan condition would control 'in accordance with'.

Archaeology - The proposed development lies in close proximity to an area of earthworks of medieval and later field boundaries, ridge and furrow arable and possible buildings. In addition, there is a record of a 'Roman pavement' being found here before 1980 and it has been suggested that a wall found here in 1991 may be part of the vanished medieval St. Thomas' Chapel, suggesting that human burials may be present.

Medieval pottery has also been found previously in the immediate vicinity. Consequently, there is potential that heritage assets with archaeological interest (buried archaeological remains) may be present at the site and that their significance will be affected by the proposed development.

Conditions are therefore recommended to secure a programme of archaeological mitigatory work in accordance with National Planning Policy Framework.

CONCLUSION:

The NPPF reiterates the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 which states that applications for planning permission must be determined in accordance with the development plan unless strong material considerations indicate otherwise.

The application is for the creation of 4 modular holiday let units and an associated arrivals hub and has been supported by a business plan and landscape vision document which suggest how the site would operate and how the pods would sit within the rural landscape. This meets the requirements of Policy DM11 of the SADMPP (2016) and Policies CS06 and CS10 of the Core Strategy (2011).

The Local Highway Authority consider that the benefit of formalised passing bay provision along St Thomas's Lane would outweigh the very limited harm resulting from any increase in traffic, and the scheme is therefore considered to comply with highways policies such as Paragraph 110 of the NPPF (2023) and Policy DM15 of the SADMPP (2016).

The proposed development is considered to be of an acceptable scale, design and form. The proposal is not considered to have a detrimental impact on residential amenity and is sufficiently distanced from the National Landscape to minimise potential impacts. The changes which took place between the previous submission and this application are considered to have resulted in a more appropriate design which takes better account of the local vernacular and form of rural buildings. The smaller scale cabins with pitched roofs and natural finished cladding are unlikely to pose any significant adverse impacts on the countryside, and the proposed landscaping details further able to reduce adverse impacts.

Overall, the proposed development is considered to be acceptable and complies with policies DM1, DM2, DM11, DM15 and DM21 of the Site Allocations and Development management Policies Plan 2016 and policies CS01, CS02, CS06, CS08, CS10 and CS12 of the Core Strategy 2011 and NP04 (Permanent Homes in the Main Village), NP05 (Materials and Design) and NP09 (Natural Environment) of the Snettisham Neighbourhood Plan.

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 92 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 using only the following approved plans:
 - Couples Cabin: Floor Plan, Front Elevation, Gable (Front) Elevation, Gable (Rear) Elevation, Rear Elevation, Roof Plan
 - Family Cabin: Floor Plan, Front Elevation, Gable (Front) Elevation, Gable (Rear) Elevation, Rear Elevation, Roof Plan
 - Arrival Hub: dwg No. PP.1000 Rev B
 - Location Plan: dwg No. B.17.118
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 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.
- 3 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.
- 4 Condition No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 3.
- 4 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.

- 5 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 3 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 5 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.
- 6 Condition Prior to the first use of the development hereby permitted, full details of a scheme providing information regarding the importance of the environmental sensitivity of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include provision of a leaflet to all site guests regarding:
- The correct disposal of litter
 - Due regard to breeding birds
 - Safe use of firepits
 - Prohibition of entering fenced off areas.
- 6 Reason In the interests of protecting ecological sensitive features of the locality in accordance with Paragraph 180 of the NPPF and local planning policy CS12.
- 7 Condition All external lighting associated with the proposed development shall be installed and maintained in accordance with the following requirements:
- (i) Fully shielded (enclosed in full cut-off flat glass fitments)
 - (ii) Directed downwards (mounted horizontally to the ground and not tilted upwards)
 - (iii) On a motion timer or similar (i.e. no dusk to dawn lamps)
 - (iv) LED luminaries to be used wherever possible
- 7 Reason In order to safeguard the ecological interests of the site in accordance with Policy CS12 of the Kings Lynn and West Norfolk Core Strategy 2011 and Section 15 of the NPPF.
- 8 Condition No removal of hedgerows, trees, shrubs or brambles shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests no more than 48 hours prior to the commencement of vegetation clearance and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority.
- In the event that any bird nests or actively breeding pairs are encountered, works will not commence on site until a further survey has been submitted in writing and approved by the Local Planning Authority confirming that any nesting attempts are concluded and any chicks in nests have fledged.
- 8 Reason In the interests of preventing harm to protected species in accordance with the NPPF (2023).
- 9 Condition The development hereby permitted shall not be occupied until a minimum of 4No. bat and 4No. birds boxes or integrated alternative are installed within the blue line boundary in accordance with the details outlined within Section 6.5 of the Ecological Impact Assessment submitted as part of this application. Locations of these enhancement measures should be guided by a competent ecologist. A 'statement of

good practice' shall be signed upon completion by the competent ecologist, and be submitted to the LPA, confirming that the specified enhancement measures have been implemented in accordance with good practice upon which the planning consent was granted.

- 9 Reason In order to ensure the development does not result in the loss of habitat for protected species and to enhance biodiversity on the site in accordance with Paragraph 180 of the NPPF and local planning policy CS12.
- 10 Condition Prior to the first use of the development hereby permitted the proposed on-site car parking/servicing/loading/unloading/turning/waiting area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 10 Reason To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with the NPPF (2023).
- 11 Condition Notwithstanding the details submitted as part of this application no works above slab level shall commence on site unless otherwise agreed in writing by the Local Planning Authority until detailed drawings for the off-site highway improvement works (passing bay formalisation) have been submitted to and approved in writing by the Local Planning Authority.
- 11 Reason In the interests of highway safety in accordance with the NPPF (2023).
- 12 Condition Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in condition 11 shall be completed to the written satisfaction of the Local Planning Authority.
- 12 Reason In the interests of highway safety in accordance with the NPPF (2023).
- 13 Condition Notwithstanding the details that accompanied the application hereby permitted, no development shall take place on any external surface of the development until the type, colour and texture of all materials to be used for the external surfaces of the building(s) 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.
- 13 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 14 Condition Notwithstanding the details shown on the landscape plan, dwg No. UDS64650-A1-02001 Revision A received 8th March 2024, prior to the first use of the development hereby permitted, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include hard surface materials, refuse or other storage units and other minor artefacts. Soft landscape works shall include planting plans for the proposed tree planting and wildflower/shrub planting indicated to take place on the submitted landscape plan, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 14 Reason To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.

- 15 Condition All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 15 Reason To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 16 Condition The arrivals hub and associated facilities shown on dwg No. 2213 PP.1000 Rev B hereby approved shall only be used in association with the occupation of the holiday lets hereby approved and not for separate or unassociated purposes.
- 16 Reason For the avoidance of doubt and to prevent adverse impacts which could occur if the use were to be unrestricted, in accordance with Policies DM11 and DM15 of the Local Plan.
- 17 Condition The accommodation hereby approved shall be occupied for holiday purposes only and shall be made available for rent or as commercial holiday lets.
- 17 Reason The site lies within in an area in which the local planning authority would not normally permit permanent residential development. This permission is granted because accommodation is to be used for holiday purposes only in accordance with the NPPF.
- 18 Condition The accommodation shall be for short stay holiday accommodation only (no more than 28 days per single let) and shall not be occupied as a person's sole or main place of residence; and the owners / operators shall maintain an up-to-date register of lettings/occupation and shall make this available at all reasonable times to the Local Planning Authority
- 18 Reason The site lies within in an area in which the local planning authority would not normally permit permanent residential development. This permission is granted because accommodation is to be used for holiday purposes only in accordance with the NPPF.