

<b>Parish:</b>	<b>Sedgeford</b>	
<b>Proposal:</b>	<b>Change of use of Former Sedgeford Primary School from education (Class F1a) to residential use (Class C3), subdivision of headteachers cottage, alongside demolition of ancillary structures, erection of new dwellings, creation of new access, cycle parking, car parking, hard and soft landscaping, plant, and associated works.</b>	
<b>Location:</b>	<b>Sedgeford First School Ringstead Road Sedgeford Hunstanton Norfolk PE36 5NQ</b>	
<b>Applicant:</b>	<b>c/o Agent</b>	
<b>Case No:</b>	<b>25/00641/FM (Full Application - Major Development)</b>	
<b>Case Officer:</b>	<b>Lucy Smith</b>	<b>Date for Determination: 27 August 2025</b> <b>Extension of Time Expiry Date: 16 January 2026</b>

**Reason for Referral to Planning Committee** – Called in by Cllr Parish and the officer recommendation is at odds with the views of the Parish Council.

**Neighbourhood Plan:** Yes

### **Case Summary**

The application seeks full planning permission for the conversion of the Sedgeford First School (and associated Headmasters house) to 8 flats and the construction of 12 new build houses within the surrounding site. Two on site affordable units are proposed.

The site is wholly within the development boundary within the Policies Plan and in a position where residential development is supported by Policy LP02. The site is also within the Sedgeford Conservation Area which there is a duty to preserve or enhance.

The existing school building, which has been unused since 2020, is designated as a community facility under Policy C1 of the Sedgeford Neighbourhood Plan.

The Sedgeford Neighbourhood Plan has a principal residency requirement which applies to this application.

### **Key Issues**

Principle of development  
Design and Impact on Heritage Assets  
Trees  
Impact on neighbour amenity  
Highway safety  
Affordable Housing  
Drainage  
Other material considerations

## Recommendation

**A. APPROVE** - subject to completion of a s106 to secure Affordable Housing, GIRAMS tariff, Principal Residency and any associated monitoring fees. If the agreement is not completed within 4 months of the committee resolution, but reasonable progress has been made, delegated authority is granted to the Assistant Director/Planning Control Manager to continue negotiation and complete the agreement and issue the decision.

**B. If** in the opinion of the Assistant Director/Planning Control Manager no reasonable progress is made to complete the legal agreement within 4 months of the date of the committee resolution, the application is **REFUSED** on the failure to secure Affordable Housing in line with LP29.

## THE APPLICATION

The application seeks full planning permission for the conversion of the Sedgeford First School (and associated Headmasters house) to 8 flats and the construction of 12 new build houses within the surrounding site. Two on site affordable units are proposed.

The site is wholly within the development boundary within the Policies Plan and in a position where residential development is supported by Policy LP02. The site is also within the Sedgeford Conservation Area which there is a duty to preserve or enhance.

The existing school building, which has been unused since 2020, is designated as a community facility under Policy C1 of the Sedgeford Neighbourhood Plan.

The Sedgeford Neighbourhood Plan has a principal residency requirement which applies to this application.

The building on site comprises the single storey 19th Century Carstone and brick school building with an attached two storey residential property to the western side which was originally in use as the headmaster's house. An area of land to the rear of the headmaster's house, which has previously gained planning permission for a single dwelling under application ref 22/01329/F is also incorporated into the site area.

The existing school building and headmaster's house would be converted to form eight flats (6 one bedroom and 2 two bedroom units).

The twelve new build units (3 two bedrooms, 6 three bedroom and 3 four bedroom) are proposed to be constructed within the school grounds which extend to the south, east and north of the main building. Two prefab buildings in the northeast corner would be demolished.

A new vehicle access is proposed from Ringstead Road towards the south of the school as the existing vehicle access to the north of the school does not provide suitable visibility splays. The existing vehicle access would be retained for pedestrian and cycle access only.

The site is surrounded by a combination of mature hedging to parts of the western boundary. Other hedging is existing along eastern boundary and parts of the southern boundary (conifer type), with mature trees located on and around the north, south and eastern

boundaries, both on and off site. The verdant nature of the site contributes towards its character.

The hedge to the western side of the site is around 1.6m high but sits on a grass bank of around 0.7m. This hedge contributes significantly to the character of the Conservation Area and is proposed to be retained as part of this application.

Open agricultural land is positioned immediately north, providing separation to the dwellings further along Ringstead Road as well as to the east.

## **SUPPORTING CASE**

None received at time of writing.

## **PLANNING HISTORY**

22/01329/F: Application Permitted: 05/04/23 - Erection of Detached Cottage, following Demolition of Existing Garage - School House Ringstead Road - COMMITTEE

## **RESPONSE TO CONSULTATION**

**Parish Council: OBJECTION** the comments summarised as follows:

- lack of affordable housing *Officer Note- Now resolved*
- Policy H6 of the Neighbourhood Plan relates to the quality of the built environment, the proposal is cramped and risks undermining the character of the village
- Policy H7 of the Neighbourhood Plan clearly states that for refurbished or extended properties – such as the school buildings – sufficient space must be retained for off-street parking in line with Norfolk County Council standards *Officer Note – The proposal complies with the NCC parking standards and Policy LP14*
- Highway safety impacts on Ringstead Road, on-street parking will impact this *Officer Note – Traffic Regulation Orders seek to prevent vehicles from waiting on Ringstead Road*
- Request for specialised glazing on skylights to preserve dark skies
- Policy H8 of the Neighbourhood Plan, new open market housing should be conditioned that the homes are occupied only as the primary/principal reside
- Concern over maintenance of landscaped areas
- Concern over loss of trees/failure to retain trees.

**Highways Authority: NO OBJECTION** following receipt of amended plans. Recommended conditions, including off-site highway improvement works and the promotion of Traffic Regulation Orders.

**Housing Enabling:** S106 is required to secure Affordable Housing, 2 on site units (1 for rent and 1 for low-cost home ownership)

**Environmental Health & Housing - Environmental Quality Team:**

Contaminated Land – Conditions are recommended due to the recommendation for further investigation in the Ground Investigation Report.

**Air Quality** - Whilst the predicted additional traffic flow is relatively high, it is less than IAQM screening criteria (500vpd) for air quality assessment and therefore shows pollutant levels as likely to be less than the objectives, and therefore reason not to object for air quality purposes. Provided advice as to solar panels and shadowing by chimney stacks which may affect sustainable design.

**Conservation Officer: NO OBJECTION**

The Conservation Team consider that the proposal is much improved for the change in materials which better reflect the traditional construction of the school. We therefore have no further comments to make.

**Ecologist: NO OBJECTION** following receipt of amended documents.

**Arboricultural Officer:** Raised Concern over loss of trees and hedgerows and potential future pressure for removal, recommending conditions if the application is to be approved.

**Anglian Water: OBJECTION** The proposal connects to Heacham WWTW which does not currently have capacity. Full comments are available on the online file.

**REPRESENTATIONS**

**EIGHT** letters of **OBJECTION**, summarised as follows:

- Loss of trees, position of trees in RPAs of retained trees
- Concern of density
- Small gardens and lack of green space
- Design out of keeping with Conservation Area (particular reference to proposed terraced properties, materials, windows etc)
- Need for housing in Sedgeford
- The lack of affordable house contravenes the Sedgeford Neighbourhood Development Plan
- Increased use of Ringstead Road by vehicles
- Water infrastructure inadequate
- The village has far too many second homes and holiday lets.

**Clir Parish** comments summarised as follows:

- Parish Council is concerned about the lack of affordable homes, which was unexpected following pre-app discussions
- Requested controls of works during construction to prevent adverse impacts on neighbours
- Raised concerns over impacts on neighbouring property which are considered to be civil matters (impacts on footings of property, garden planting damaged during construction etc)

**KING'S LYNN AND WEST NORFOLK LOCAL PLAN 2021-2040**

**LP02** - Residential Development on Windfall Sites (Strategic Policy)

**LP06** - Climate Change (Strategic Policy)

**LP13** - Transportation (Strategic Policy)

**LP14** - Parking Provision in New Development

**LP18** - Design & Sustainable Development (Strategic Policy)

**LP19** - Environmental Assets - Green Infrastructure, Landscape Character, Biodiversity and Geodiversity (Strategic Policy)

**LP20** - Environmental Assets- Historic Environment (Strategic Policy)

**LP21** - Environment, Design and Amenity (Strategic Policy)

**LP22** - Provision of Recreational Open Space for Residential Developments (Strategic Policy)

**LP30** - Adaptable & Accessible Homes (Strategic Policy)

**LP38** - Community and Culture (Strategic Policy)

**LP39** - Community Facilities

## **NEIGHBOURHOOD PLAN POLICIES**

**Policy C1:** Community Facilities

**Policy E1:** The River Valley Setting

**Policy E2:** The Heacham River

**Policy E5:** Conservation Area and buildings of historical interest

**Policy E6:** Dark Skies

**Policy H2:** The location of new residential development

**Policy H3:** Infill development within the Development Boundary

**Policy H5:** Housing Mix

**Policy H6:** Replacement Dwellings

**Policy H8:** New Housing as Permanent Dwellings

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

## **OTHER GUIDANCE**

Sedgeford Conservation Area Character Statement

## PLANNING CONSIDERATIONS

### The main considerations are:

Principle of development  
Design and Impact on Heritage Assets  
Trees  
Impact on neighbour amenity  
Highway safety  
Affordable Housing  
Drainage  
Other material considerations

### Principle of Development:

The site is wholly within the development boundary as shown within the Local Plan (2025) and the Sedgeford Neighbourhood Plan. The principle of development is therefore acceptable, subject to compliance with Policy LP02 of the Local Plan and Policy H3 of the Sedgeford Neighbourhood Plan.

The application site is within the Sedgeford Conservation Area which there is a duty to preserve or enhance.

The application site is immediately outside of the Norfolk Coast National Landscape, the boundary to which aligns with the eastern side of Ringstead Road. There is a statutory duty for Local Authorities to have regard to the statutory purposes of the National Landscape as part of decision making. Full consideration of design takes place below, however given retention of the frontage hedgerow and the site's position enclosed by existing boundaries and built form on three sides, it is not considered that any harm would occur to the special qualities of the National Landscape.

The school is no longer functioning as a school and this scheme is for the development of the site into residential use. Both the Neighbourhood Plan (Policy C1) and Policy LP38 of the Local Plan require the loss of community facilities to be fully justified.

#### Policy C1 states:

'Development proposals that would result in a change of use or the redevelopment for non-community use of the School, the Village Hall, the Recreation Ground or the King William IV public house will only be supported where it can be demonstrated that:

- There is insufficient demand to justify the retention of the facility or
- Equivalent or better provision has been made in a location where it can be easily accessed by the village.

Development which would increase the sustainability of these facilities and would be consistent with other policies in the development plan will be supported.'

Given that the school has been vacant since 2020, it is not considered that continued use of the site for education purposes would be viable or needed. The school does not currently serve the local community and the reuse of the building for housing for local people is considered to be of wider benefit.

In terms of amenities, Sedgeford has a village hall, recreation ground and the King William IV pub.

It is understood that two bus routes pass through Sedgeford, with bus stops located adjacent to the access point to the site on Ringstead Road, as well as two stops on Heacham Road. These routes provide links to larger settlements including Heacham, Hunstanton, King's Lynn and Wells-next-the-sea. Heacham which lies around 2 miles to the west of Sedgeford offers a GP surgery, dentist, nursery, junior school, post office and grocery stores.

The application proposes improvements to footpath links and bus stops via off-site highway works conditions. This has been agreed by the Local Highway Authority.

The application site is therefore considered to be a sustainable location where the provision of additional housing towards the Council's land supply is acceptable in principle.

#### *Other Policies of the Neighbourhood Plan*

Policy H5 of the Sedgeford Neighbourhood Plan mandates that new residential developments of two or more houses reflect the identified need for two and three bedroom homes, based on the latest housing need data and site characteristics. The proposed development will deliver a mixture of detached, semi-detached, terraces and flats over a range of sizes. The proposed housing mix comprises approximately 30% as 1-bedroom dwellings, 25% as 2-bedroom dwellings, 30% as 3-bedroom dwellings and 15% as 4-bedroom dwellings, meeting the requirements of Policy H5.

Policy H6 of the Sedgeford Neighbourhood Plan supports the replacement of dwellings within the development boundary, provided they comply with Policy H3

Policy H3 of the Neighbourhood Plan sets out additional requirements for infill development within the Neighbourhood Plan area which states:

'Within the development boundary of Sedgeford infill development, of individual, or small groups of dwellings will be supported where:

- they would relate well to the neighbouring development in terms of height, scale and impact on the street scene, and, where applicable, would preserve or enhance the character or appearance of the Conservation Area, and
- they would not have an unacceptable detrimental impact on the living conditions of the occupants of neighbouring property, and
- The provision of a vehicular access would not have an unacceptable detrimental impact on highway safety and on-site parking can be provided in accordance with NCC standards.
- Dwellings should maintain adequate spacing and not appear cramped on the plot or in relation to neighbouring dwellings and their footprint should not normally exceed 40% of the plot area;
- The development does not conflict with other development plan policies'

As discussed in more detail below, the proposal is considered to relate well to the historic character of this part of Sedgeford and in particular the Conservation Area. No significant neighbour impacts are identified, and the highway safety implications have all been deemed acceptable.

Density and spacing is discussed in more detail below, however it is not considered that the density of the new build properties is so substantially at odds with the locality to be at odds with criteria four of Policy H3.

No other conflicts with development plan policies have been identified.

The proposal therefore complies with Policy H3.

The Sedgeford Neighbourhood Plan has a principal residency requirement (Policy H8). A planning obligation is recommended to secure compliance with this policy.

The proposal would not impact on any green spaces identified in Policy E3 of the Neighbourhood Plan, and no impacts would be likely on the Heacham River nor the Heacham River Valley, in line with Policies E1 and E2 of the plan.

### **Design and Impact on Heritage Assets:**

The application proposes the conversion of the existing school building/headmasters house to 8 flats, and the construction of 12 dwellings within the grounds. The school building is identified as an Important Unlisted Building in the Sedgeford Conservation Area Map and is a non-designated heritage asset in its own right.

The entire site is located within the Sedgeford Conservation Area boundary. There are no listed buildings on site, however, the Primary School is identified as an important unlisted building in the Sedgeford Conservation Area Character Area Statement. The Primary School is also identified as a building of local historic interest within the Sedgeford Neighbourhood Plan.

Policy E5 of the Sedgeford Neighbourhood Plan requires regard to be given to the school's character and heritage interest. This reiterates the aims set out by Policies LP18, LP20 and LP21 of the Local Plan.

Paragraph 216 of the NPPF states that '*the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*'

A heritage statement was provided in support of this application.

Plans were amended during the course of this application, in particular for the new build dwellings, to replace timber boarding with Carstone and to alter the proportions/eaves height of the roof of Plots 10-12. These amendments, alongside justification for the new layout of the school building, were sufficient to overcome the initial concern raised by the Conservation Officer. Boundary treatments were also amended (Plots 1-3, 9-12) to ensure that car parking areas and the pedestrian cycle link were appropriately overlooked.

### *Sedgeford First School – Conversion and Alteration*

Sedgeford First School is an interesting building set within a typical school environment. It has a playing field to the north and yards and smaller play areas to the south. A possible Boulton and Paul temporary classroom has been placed to the northeast of the school site. The school building is not listed but is considered a non-designated heritage asset and the whole site is within the Sedgeford Conservation Area. The north boundary of the playing field is the northern edge of the Conservation Area boundary.

The school has always been towards the edge of the village settlement and surrounded by open space. The large trees to the west of the site are testament to the former agricultural and rural setting of the building. The 1885 map shows the school itself set within a verdant plot and the construction of houses within the playing field will impact on this relationship. Whilst this impact is noted, the site and proposed dwellings have been designed to allow a

contrast in design ethos between the school and the new build houses which would allow a continued understanding of the site's past.

The conversion of the existing school building on site would result in limited impacts on the street scene and has been appropriately designed to minimise direct harm or loss of historic fabric whilst allowing the building to comply with relevant building regulations and safety standards. The proposed works to create new openings would not lead to harm to the Conservation Area and the negligible harm to the non-designated heritage asset would be overcome through the provision of 8 units towards the Housing land supply.

#### *New Build Units*

The new dwellings are proposed with generally traditional proportions but with contrasting modern detailing. The terraced properties (plots 10-12) to the south of the site are proposed to 'step up' the hill which is considered to be an appropriate approach for this part of the street scene and also aides the scale of the scheme by breaking up ridge and eaves heights. The eaves of these properties are low and reflect the proportions of traditional cottages, whilst the detailing around dormer windows and porches, as well as areas of striped inset brick detailing add architectural interest.

Each dwelling proposed has a garden commensurate to the scale of accommodation within, and there are various green spaces and an area of public open space within the site which contribute overall to a verdant character suitable for this part of Sedgeford.

Access is provided largely from the internal road to allow an overall courtyard approach to layout. The houses adjacent to Ringstead road are positioned well to allow architectural features to tie in with the settlement's historic character whilst also allowing the school building itself to retain a sense of setting. Green space is provided around the school which would allow landscaping etc. to provide privacy. A shared open space is proposed in the southeast corner.

The dwellings have a mix of car ports and integral garages, depending on detailed design. Each plot has parking spaces in line with the parking requirements in LP14 and the flats have external cycle (and bin) stores to similarly provided for the development.

Plots 2 and 3, a semi-detached pair, have a similar design to Plots 10-12.

Plots 6-9 are detached properties with front asymmetric gable end projections with larger expanses of glazing than the simpler terraced or semi-detached properties. The front gables are proposed to be clad in traditional stonework with contemporary brick quoin detailing.

Plots 1, 4 and 5 are individually designed detached four bedroom properties. Each unit has been designed specifically for its position within the site and this results in plots 1 and 4 having detailed side elevations which front Ringstead Road and provided a level of interaction with the wider street scene. Plot 5 in the northeast corner of the site has feature dormer windows above the integral garage.

#### *Summary*

Concerns have been raised in regard to layout and density, with the Parish Council noting it to be out of character with the general density of Sedgeford. Whilst these comments are noted, the building arrangement is considered suitable for the mixed character of the settlement. Whilst dwellings fronting Ringstead Road are typically set in larger plots, the overall density (excluding the school conversion) is approximately 24 dwelling per hectare,

and this is not so significantly at odds with the overarching density of more contemporary development sites across Sedgeford to warrant refusal.

No external lighting has been proposed. The Parish Council requested conditions restricting light spill from proposed roof lights. Whilst roof lights and windows would emit light in times of darkness, given the extent of glazing proposed, combined with the position of the site surrounded by built form on three sides, it is not considered that the proposal would conflict with the Dark Skies aims set out in Policy E6 of the Neighbourhood Plan.

The Conservation Officer has not identified harm to the Conservation Area and paragraph 215 of the NPPF is therefore not engaged.

Overall, the modern design of the dwellings combined with the use of traditional materials and features is considered to be an appropriate design for this part of Sedgeford. A key part of the success of the scheme will be the use of appropriate materials, and conditions are therefore recommended to control sample panels, brick and roof tile materials prior to their installation on site.

Subject to conditions, the proposal would comply with the NPPF, in particular paragraphs 135 and 216, Policies LP18, LP19, LP20 and LP21 of the Local Plan and Policies H3, H5 and E5 in regards to detailed design and impacts on heritage assets.

## Trees

The amended landscaping schedule states the following in regard to the retention of the frontage hedgerow along Ringstead Road:

'The hedge to the northern section would remain but some part of it may need to be removed and replaced where the new gable of Plot 1 is present. Allowing the hedge to be retained at min 2m high would retain the feature and its screening element.'

The proposal will result in the loss of 21 trees (including small groups of trees), as follows (as per the submitted Arboricultural Impact Assessment):

- T31 – Cherry – Category C – Positioned adjacent a proposed retaining wall to the rear of Plot 6
- T30 – Hazel – Category C, positioned to the north of Plot 5
- T24 – Cherry – Category C - Positioned in the parking area of Plot 4
- T23 – Norway Maple - Category C – Small tree part of a linear group along the front boundary of the site
- T22 – Lime – Category B – Previously heavily reduced, part of the same linear group as above, to the front of Plot 1
- T21 – Lime – Category C – As above, within the footprint of Plot 1
- T20 – Cherry – Category C – Overlapping the footprint of Plot 1 and its rear garden
- T18 – Cherry – Category C – Small tree part of a linear group within the proposed garden of Plot 2
- T17 – Cherry – Category C – Small tree part of a linear group within the proposed garden of Plot 3
- T16 – Cherry – Category C – Part of linear group above, shallow roots exposed, within the rear garden of Plot 3
- T15 – Cherry - Category C – shallow roots currently exposed, within the proposed access road

- T14 - Cherry - Category C – shallow roots currently exposed, within the proposed access road
- T13 – Ash – Category C – effected by Ash Dieback in crown, in proximity to utility line and within the proposed footprint of Plot 9
- T12 – Willow – Category C – to the north of the proposed parking court
- T9 – Ash – Category U - effected by Ash Dieback in crown with areas of dead wood, to the south of the parking court
- T4 – Cherry – Category C – between the boundaries of Plots 11 and 12
- T3 – Leyland Cypress – Category C – overlapping the footprint of Plot 11
- T2 – Sycamore – Category C – Self set, within the footprint of Plots 11-12
- T1 – Spruce – Category U – Thin crown in decline, within the footprint of the proposed bin store
- G1 – A group of Cherry Plum – Category C – to the rear of Plots 11-12
- G4 – A group of Cherry Plum – Category C – to the rear of Plot 5's car port and along the north boundary.

The Arboricultural officer has raised concern in relation to the loss of trees to provide for the development. These comments are material planning considerations which must be weighed in the planning balance. It should be noted that biodiversity net gain is a separate requirement for a planning application and so no net loss of biodiversity would be expected overall. Retention of street scene features such as hedgerows as well as mature trees to the north of the site boundary would allow retention of some of the rural characteristics of the current plot.

Specific concern was raised in regard to the proximity of the hedge to the side elevation of Plot 1 – the chimney stack is in very close proximity, and the main side wall is approx. 1m from the hedge as drawn.

Whilst the concern from the Arboricultural officer is noted, given the relatively short extent of hedge that would be affected, it is considered that planning conditions controlling loss of trees/hedgerows other than those marked, as well as method statement conditions could suitably control the impacts on this hedgerow. In the event the hedgerow is damaged, it will be controlled to be replaced with a suitable size and species.

The loss of trees will have some impact both in terms of biodiversity and in regard to character of the site, this must however be balanced against the provision of 20 new homes towards the Housing Land Supply and with consideration given to the opportunity for mitigatory planting with the provision of a new landscaping scheme which can provide for compensatory planting. The Arboricultural Officer has recommended conditions that are considered appropriate to minimise harm to retain trees and compensate for those trees lost as a result of the development. The key trees and hedgerows on site which provide a key part of the site's setting would be retained. The frontage hedgerow would continue to soften the site and allow for the rural character of the site to be retained post development.

On balance, it is therefore considered that the impact on trees is considered acceptable subject to conditions, and the proposal would therefore comply with the NPPF Paragraph 136 and Policies LP18, LP19 and LP21 in regard to impacts on trees.

#### **Impact on Neighbour Amenity:**

Given the courtyard layout of the majority of the site, internal relationships between proposed dwellings provide a suitable degree of privacy which also providing adequate outdoor amenity spaces for the accommodation within each dwelling.

Whilst less outdoor space is available for the flats within the converted school, the proximity of the public open space in the south east corner and the small areas of green space immediately surrounding the building are considered appropriate given the 1 or 2 bedroom flats within the building.

To the south, the dwellings fronting Heacham Road have rear elevations facing the side elevation of the terraced Plot 10. A first floor window on the side elevation of Plot 10 serves the staircase. Whilst this is non-habitable room and faces primarily towards an existing parking area, given the proximity to the dwelling to the south (3m to boundary, approx. 11 to north elevation), combined with the level differences increasing prominence, a condition is recommended to ensure that the window is retained as obscure glazed.

Relationships to existing dwellings to the north and west are acceptable by virtue of the distances involved.

The Arboricultural Officer raised amenity concerns associated with the overshadowing of the back gardens of Plots 4 and 5 (and associated pressure on these off-site trees for removal). Whilst these comments are noted, these trees are positioned to the north of the garden areas of these plots and thus, it is not considered that the trees would impact so significantly on light to the rear garden to warrant refusal on that basis.

A kitchen window on the north elevation of Plot 5, and Kitchen and Dining windows on Plot 4 face towards the trees on this boundary, however these windows each serve an open plan space and act as secondary windows to the spaces. The lighting impact from the trees along this boundary is therefore not considered likely to result in any disamenity.

Subject to conditions, the amenity impacts of the scheme would be appropriate and would comply with the NPPF, Policy LP21 of the Local Plan and the aims of the Neighbourhood Plan in regard to residential amenity.

### **Highway Safety:**

Various amendments and additional detail, including clarification of visibility splays and turning arrangements, has been provided as part of this application to resolve concerns raised by the Local Highway Authority, who have since confirmed they have no objection to the scheme.

Part of the concern related to on-street parking, as the courtyard relationship leaves properties facing onto Ringstead Road but with parking to the rear. On-street parking could result in highway safety concerns of the movement of traffic and visibility along Ringstead Road. Conditions are therefore recommended to control off-site highway improvement works and the promotion of a traffic regulation Order to implement waiting restrictions of Ringstead Road.

Subject to other standard conditions relating to detailed highway plans, retention of visibility splays and construction management plans preventing off-site parking of construction workers, the proposed development would therefore be considered acceptable and would comply with Policies LP13, LP14 and LP21 of the Local Plan and Part 3 of Policy H3 of the Neighbourhood Plan.

### **Affordable Housing:**

The site area and number of dwellings proposed trigger the thresholds of the Council's affordable housing policy as per Policy LP28 of the Council's Local Plan. At present a 20%

provision is required on sites capable of accommodating 5 or more dwellings and/or 0.165ha in Sedgeford. The affordable housing provision is then further split into 70% of the affordable homes being made available for rent, 25% for First Homes and 5% for Shared Ownership or any other intermediate product that meets the intermediate definition within NPPF, meets an identified need in the Borough and is agreed by the Council. The LPA does not seek affordable housing on conversions therefore based on 12 new build units, current guidance suggests an affordable housing provision of 2 units would be required. 1 for rent and 1 for First Homes.

The applicant submitted a viability report to demonstrate that the provision of the 2 units was not viable. The report was subsequently independently assessed which demonstrated that the site was viable, with the Applicants now confirming agreement to affordable housing provision in accordance with the policy requirements (2 on site units).

A S.106 Agreement is required to secure the affordable housing contribution. Heads of Terms have been received, and the legal agreement is currently being drafted.

The affordable units must be transferred to a Registered Provider of Affordable Housing agreed by the Council at a price that requires no form of public subsidy.

Subject to completion of the S106, the proposal would comply with the NPPF (2024) and Policy LP28 of the Local Plan.

## **Drainage**

The Flood Risk Assessment and Drainage Strategy demonstrates that a suitable scheme for the discharge of surface water can be achieved against the requirements of the planning guidelines.

In regard to foul water, comments from Anglian Water are noted. However, given the Right to Connect and considering the existing drainage infrastructure in place to provide for the school and the lack of any detailed evidence from Anglian Water to back up or otherwise demonstrate a specific impact from this scheme in particular, the principle of foul drainage connection to mains sewer is acceptable. Standard drainage conditions can be applied to control specific detail. Despite a request, Anglian Water were not able to provide a timeframe for upgrades to the Heacham WTC and so no 'pre-occupation' condition or similar could be justified as necessary.

It should be noted that Anglian Water are not a statutory consultee.

The proposed surface water drainage strategy is to discharge all private and adopted surface water via infiltration locally on site. The strategy is routing all dwelling roofs and adopted road to one soakaway located in the southeast of the site, beneath the public open space and parking bays. The parking bays within this location shall also be drained to the soakaway as its presence beneath them limits their ability to self-infiltrate.

The application site slopes upwards towards the north and as a result retaining walls, stepped gardens and land works will be required as shown on the proposed site plans. Full details of proposed levels and drainage impacts will be controlled via condition.

The proposed foul water drainage strategy is to drain all dwellings (minus plots 10,11, and 12) via an adopted foul network beneath the access road. The proposal is to provide a new manhole located within Ringstead Road. The new manhole shall act as the connection between the existing network located within Ringstead Road and the proposed development.

Foul water from plots 10,11, and 12 is proposed to drain southwards and utilise the existing connection that previously was used as the combined foul and surface sewer that drained into the foul sewer within Ringstead Road for the primary school.

The foul and surface water implications of the development are therefore considered acceptable, subject to detailed conditions ensuring the details of installed infrastructure is acceptable and the proposal would comply with the NPPF and Policies LP18 and LP21 of the Local Plan.

### **Other Material Considerations:**

#### **Flood Risk**

This location is in Flood Zone 1 which means that the site has a low probability of flooding from rivers and the sea. Areas within Flood Zone 1 are deemed to have less than a 1 in 1000 (0.1%) annual probability of flooding in any given year. The site is not at risk of surface water flooding, with low risk areas along the adjoining Ringstead Road.

#### **Policy LP06 – Climate Change**

The planning statement confirms the following in regard to climate change mitigation and sustainable systems.

The Building Envelope will be designed to a high specification, adopting a 'Fabric First' approach and targeting low air permeability, thereby maximising energy efficiency through high performance and reducing the need for the energy input.

Mechanical and electrical systems will be designed to achieve improved efficiency and low energy operation. Strategies would include:

- Providing Air Source Heat Pump (ASHP) serving underfloor heating throughout the development
- Providing Domestic Hot Water (DHW) storage cylinders in each dwelling
- Roof mounted PV on all plots to maximise the benefit and minimise the primary energy input
- Providing low energy LED lighting throughout. low energy LED lighting, Air Source Heat Pumps and roof mounted PV systems.
- Electric Vehicle car charging for each unit.

The above is considered to comply with the overarching aims of Policy LP06 in regard to sustainable design.

#### **Policy LP30 – Adaptable and Accessible Homes**

The Agent has confirmed that where possible the houses meet the M4(2) requirements, for example the minimum corridor widths and the size of upstairs bathrooms. However, a large proportion of the development is the conversion of the school building and it has not been possible to incorporate the Part M4(2) requirements into that part of the scheme given the heritage and structural constraints.

The change in levels across the entire site with also limits the ability to provide level thresholds to all doors. Given these constraints, it would be difficult to incorporate all of the spatial requirements of meeting Category M4(2). Therefore, whilst the requirements of Policy

LP30 have not been entirely met, given the constraints of the site and the nature of the scheme, it is not considered that this would warrant refusal on those grounds in this instance.

## **Waste and Recycling**

The Waste and Recycling Officer has not responded to consultation since original comments were received regarding waste collection via the private road. The application site proposes a road which would be completed to adoptable standards, and which meets the requirements of the Local Highway Authority in that regard. A size three turning head has been provided to allow vehicles to turn within the site and a refuge strategy plan has been provided which details the provision of bin storage points and bin collection points.

Swept path analysis has been undertaken and submitted, demonstrating that refuse vehicles can safely access and egress the site. The comments from the waste and recycling officer have therefore been overcome through amended/additional details and no policy contradictions have been identified.

## **Public Open Space:**

As the scheme proposes a total of 20 dwellings (when including the existing headmaster's house) it meets the threshold for providing on site open space as per Policy LP22 of the Local Plan. Policy LP22 does not distinguish between net new dwellings and the total number of dwellings.

Fields in Trust (The National Playing Fields Association) guidance recommend that a development of up to 20 dwellings provides informal play space.

Policy LP22 states that developments of 20 – 99 dwellings are expected to meet the requirement for 'suitably equipped' children's play space only. The standard of 17 sqm of open space per dwelling equates to a minimum of 340 square metres of open space. The proposed open space in the southeast corner of the site measures 515m<sup>2</sup> which is in excess of the space requirements for a scheme of this size.

The nearest formal open space to the application site is the Sedgeford playground at Jarvie Close, adjoining the village hall. There is an existing footpath link on the west side of Ringstead Road which provides safe access to this playspace for future residents.

Paragraph 4 of Policy LP22 sets out that the Council will adopt a flexible approach to public open space where it can be demonstrated that there is excess provision within the locality, where opportunities exist to enhance existing local schemes; and the townscape or other context of the development is such that the provision of open space is not desirable.

Whilst no evidence has been supplied to demonstrate that there is excess provision of open space in the locality, given the scale of the scheme, proposing 19 net new dwellings, combined with the proximity to a larger formal open space at Jarvie Close, it is considered that the provision of an unequipped area of open space as proposed on the plan is sufficient to cater for the proposed development.

Conditions are recommended to ensure that the open space is appropriately landscaped and maintained as available for that use. The proposal would therefore comply with the aims of Policy LP22 of the Local Plan.

## **Other developer contributions**

### **GIRAMS -**

The Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS) is a strategic partnership between the Borough of Kings Lynn and West Norfolk, Breckland Council, Broadland and South Norfolk District Council, Great Yarmouth Borough Council, North Norfolk District Council and Norwich County Council. The aim of GIRAMS is to ensure no adverse effects are caused to Habitats Sites (also called European sites) across Norfolk, either alone or in-combination from qualifying developments. 9.4 Payment of £221.17 per dwelling is required. This payment would address recreational pressures from growth and the resultant impact on designated habitat sites within Norfolk.

A s106 agreement will seek to control provision of the GIRAMS tariff for each new dwelling. The current tariff is set at £221.17.

### **CIL –**

As a residential scheme, the proposal will be CIL liable. This is secured through separate legislation.

### **Specific comments and issues:**

Policy C2 of the Neighbourhood Plan sets out that any new development will be required to include access to high speed broadband or where this is not possible to include ducting and cabling to facilitate such access when it is available. There is no reason to indicate that broadband or internet access would not be possible for the dwellings proposed.

Contamination – Due to the recommendation for further investigation in the Ground Investigation Report, contaminated land conditions are recommended to ensure the site is safe for the proposed future use, in line with the NPPF (2024). Asbestos is controlled via other legislation and an informative is recommended to ensure appropriate care is taken when refurbishing the school building.

Air Quality – Comments from the Air Quality officer are noted. Compliance with Building Regulations is a separate requirement and whilst the comments RE shadowing of PV Panels are noted, it would not warrant refusal of this application. The comments have been provided to the Applicant for their review.

Archaeology – The proposed development site is adjacent to the historic core of the village. Artefacts of Anglo-Saxon, medieval and post-medieval date were recovered from within the application site in 2003. There is potential for previously unidentified heritage assets with archaeological interest (buried archaeological remains) to be present within the current application site and that their significance would be affected by the proposed development. Conditions are therefore recommended to control archaeological mitigation, in this case informative trial trenching followed by any further mitigatory work required. Subject to conditions, archaeological implications comply with the NPPF and Policy LP20 of the Local Plan.

Ecology – Biodiversity Net Gain is proposed to be met through a combination of on-site provision and off-site habitat bank units, this approach has been agreed by the Council's Ecologist. On site provision can be controlled through the deemed condition and the submission of a Habitat Monitoring and Management Plan. The ecology survey rules out

impacts on bats, with none found within the existing school building during the survey period. The proposal therefore complies with the NPPF and Policy LP19 in regard to ecology and biodiversity.

## **CONCLUSION:**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that an application must be determined in accordance with the development plan unless material considerations indicate otherwise.

The application seeks consent for the construction of 12 new dwellings and 8 flats in a sustainable location within the Development Boundary for Sedgeford, in a position that is supported by Policy LP02 of the Local Plan and Policy H3 of the Sedgeford Neighbourhood Plan.

The site would provide houses and flats of a mix of sizes, with a housing mix ranging from one bedroom flats to four bedroom detached dwellings. Two on site affordable units would be provided and secured via S106 legal agreement.

Whilst the loss of trees on site is noted, it is considered that this loss has been justified due to site constraints such as topography, existing heritage assets, the number of trees in the developable area of the site and the vehicle access / servicing requirements. In this instance, it is considered that the loss of trees is not so significant so as to warrant refusal of the application given the benefits to housing land supply, as well as the retention of key boundary features including the frontage hedgerow and mature trees along other boundaries which allow the verdant nature of the site to be retained.

Full details of proposed replacement planting are recommended to be controlled via condition, including long-term management of retained trees and hedgerows and other landscaped areas to ensure compliance with Policies LP18, LP19, LP21 and LP22.

Conditions can also control drainage, materials, joinery details etc and off-site highway improvement works.

A S106 legal agreement is required to control on-site affordable housing, the GIRAMS tariff and principal residency.

Overall, the proposal would comply with the NPPF (2024), Policies LP02, LP06, LP13, LP14, LP18, LP19, LP20, LP21, LP22, LP28 of the Local Plan and Policies H3, H5, H8 and C1 of the Sedgeford Neighbourhood Plan.

## **RECOMMENDATION**

**A. APPROVE** - subject to the following conditions AND completion of a s106 to secure Affordable Housing, GIRAMS tariff, Principal Residencies, and any associated monitoring fees. If the agreement is not completed within 4 months of the committee resolution, but reasonable progress has been made, delegated authority is granted to the Assistant Director/Planning Control Manager to continue negotiation and complete the agreement and issue the decision.

## **RECOMMENDATION:**

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

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

\*SFPS-CF-ZZ-XX-DR-A-0501 Rev P5 - Proposed Site Plan  
\*SFPS-CF-ZZ-XX-DR-A-0502 Rev P5 - Proposed Boundaries Plan  
\*SFPS-CF-ZZ-XX-DR-A-0503 Rev P4 - Proposed Refuse Plan  
\*SFPS-CF-ZZ-XX-DR-A-0504 Rev P3 - Proposed Street Scene  
\*SFPS-CF-ZZ-XX-DR-A-0510 Rev P4 - Type A  
\*SFPS-CF-ZZ-XX-DR-A-0511 Rev P3 - Type B  
\*SFPS-CF-ZZ-XX-DR-A-0512 Rev P4 - Type C  
\*SFPS-CF-ZZ-XX-DR-A-0513 Rev P6 - Type D  
\*SFPS-CF-ZZ-XX-DR-A-0514 Rev P4 - Type E  
\*SFPS-CF-ZZ-XX-DR-A-0515 Rev P5 - Type F  
\*SFPS-CF-ZZ-XX-DR-A-0516 Rev P1 - Proposed Cart Sheds, Bin and Cycle Stores  
\*SFPS-CF-ZZ-XX-DR-A-0520 Rev P3 - Main School Building Proposed Plans  
\*SFPS-CF-ZZ-XX-DR-A-0521 Rev P3 - Main School Building Elevations  
\*5004/01 Rev A - Proposed Landscaping Plan  
\*Landscaping Schedule, by C J Yardley Landscape Survey and Design LLP dated June 2025 (Revised during this application)

- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No works shall commence on the site until such time as detailed plans of the roads, footways, street lighting, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved plans.
- 3 Reason: For the avoidance of doubt and in the interests of highway safety in accordance with the NPPF (2024) and Policies LP13 and LP21 of the Local Plan.

This needs to be a pre-commencement condition to ensure fundamental elements of the development that cannot be retrospectively designed and built are planned for at the earliest possible stage in the development and therefore will not lead to expensive remedial action and adversely impact on the viability of the development

- 4 Condition: Prior to the occupation of the final dwelling all works shall be carried out on roads/footways/street lighting/foul and surface water sewers in accordance with the approved specification to the satisfaction of the Local Planning Authority
- 4 Reason: To ensure satisfactory development of the site and to ensure estate roads are constructed to a suitable standard, in the interests of highway safety and in line with the NPPF (2024) and Policies LP13 and LP21 of the Local Plan.

- 5 Condition: Before any dwelling is first occupied the road(s)/footway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.
- 5 Reason: To ensure satisfactory development of the site and to ensure estate roads are constructed to a suitable standard within an appropriate timeframe, in the interests of highway safety and in line with the NPPF (2024) and Policies LP13 and LP21 of the Local Plan.
- 6 Condition: Prior to the first occupation/use of the development hereby permitted visibility splays measuring 2.4metres x 43metres shall be provided to each side of the access where it meets the near edge of the adjacent highway carriageway. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway
- 6 Reason: In the interests of highway safety in accordance with the principles of the NPPF, Local Plan and Neighbourhood Plan.
- 7 Condition: Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise agreed in writing until detailed drawings for the off-site highway improvement works as indicated on Drawing No 2732-03-002 have been submitted to and approved in writing by the Local Planning Authority.
- 7 Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor in line with the principles of the NPPF and Policies LP13 and LP21 of the Local Plan.
- 8 Condition: Prior to the first occupation of the development hereby permitted the off-site highway improvement works (including Public Rights of Way works) referred to Condition 7 shall be completed to the written satisfaction of the Local Planning Authority.
- 8 Reason: To ensure that the highway network is adequate to cater for the development proposed, in the interests of sustainable development and in line with the NPPF and Policies LP13, LP18 and LP21 of the Local Plan.
- 9 Condition: No works shall commence on the site until the Traffic Regulation Order for the revocation of the school keep clear has been promoted by the Local Highway Authority.
- 9 Reason: In the interests of highway safety in accordance with the NPPF and Local Plan. This needs to be a pre-commencement condition as the impact applies to traffic associated with both the construction phase and also daily running of the site.
- 10 Condition: No works shall commence on the site until the Traffic Regulation Order for waiting restrictions on Ringstead Road in front of the former school building and plots 10-12 has been promoted by the Local Highway Authority.
- 10 Reason: In the interests of highway safety in accordance with the NPPF and Local Plan. This needs to be a pre-commencement condition as the impact applies to traffic associated with both the construction phase and also daily running of the site.

11 Condition: No development or other operations shall take place on site until a detailed construction management statement has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include:

- (a) the methods to be used and the measures to be undertaken to control the emission of dust, noise, and vibration from the operation of plant and machinery to be used;
- (b) the location of any temporary buildings and compound areas;
- (c) the location of parking areas for construction and other vehicles, including access arrangements for delivery vehicles for the duration of the construction period;
- (d) the measures to be used to prevent the deposit of mud and other deleterious material on the public highway, including wheel washing arrangements; and,
- (e) a scheme for the management and signage of all construction traffic.
- (f) the proposed hours of construction and hours of delivery.

The development shall be carried out in accordance with the approved construction management statement throughout the construction period.

11 Reason: In the interests of the amenities of surrounding residents, and to ensure adequate off-street parking during construction in the interests of highway safety in line with the NPPF (2024) and Policies LP13, LP18, LP21 of the Local Plan. This needs to be a pre-commencement condition as it deals with the construction period of the development.

12 Condition: The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan has been submitted to, and approved in writing by, the local planning authority and including:

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP and thereafter retained in the conditions specified to serve the intended purpose. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

No occupation shall take place until:

- (a) the habitat creation and enhancement works set out in the approved HMMP have been completed; and
- (b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

12 Reason: To ensure the development delivers the on site Biodiversity Net Gain in accordance with Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 and policy LP19 of the Kings Lynn and West Norfolk Borough Council Local Plan.

13 Condition: The Biodiversity Gain Plan shall be completed in accordance with the Metric, completed by Dr GW Hopkins FRES CEnv MCIEEM, amended 10/11/25.

13 Reason: To ensure the development delivers a Biodiversity Net Gain on site in accordance with Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 and policy LP19 of the Kings Lynn and West Norfolk Borough Council Local Plan.

14 Condition: Notwithstanding the detail which accompanied this application, no development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.

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

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

15 Condition: No development or other operations shall commence on site until the existing trees and/or hedgerows to be retained have been protected in accordance a full arboricultural method statement that has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall detail all tree/hedge protection measures, construction methods and any site supervision and monitoring measures.

In particular, the scheme shall provide for the erection of fencing for the protection of any retained tree or hedge before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations.

The development shall be carried out in full accordance with the agreed method statement for the duration of construction works.

15 Reason: To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.

16 Condition: Notwithstanding the submitted landscaping proposals, prior to the first use/occupation of the development hereby permitted, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

In regard to hard landscaping, finished levels or contours, hard surface materials, details of any retaining walls, refuse or other storage units, street furniture, structures and other minor artefacts.

In regard to soft landscaping, planting plans, 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, detail for tree planting specifications shall include adequate soil volumes and any cellular underground hard surface support systems where necessary.

16 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.

17 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.

17 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.

18 Condition: No development shall commence on any external surface of the development until sample panels of the materials to be used for:

1) the external surfaces of the new dwellings  
2) for the infilled openings on the school building,  
3) the proposed boundary walls (including coping details),  
hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panels shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.

18 Reason: To ensure a satisfactory external appearance and grouping of materials which respects the character of the Conservation Area and the non-designated heritage asset in accordance with the principles of the NPPF, Policies LP20 and LP21 of the Local Plan, and the Sedgeford Neighbourhood Plan.

19 Condition: No development shall take place on any external surface of the development hereby permitted until full details of 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.

19 Reason: To ensure a satisfactory external appearance and grouping of materials which respects the character of the Conservation Area and the non-designated heritage asset in accordance with the principles of the NPPF, Policies LP20 and LP21 of the Local Plan, and the Sedgeford Neighbourhood Plan.

20 Condition: No development over or above foundations shall take place on site until full details of the window style, reveal, sill and header treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

20 Reason: To ensure a satisfactory external appearance which respects the character of the Conservation Area and the non-designated heritage asset in accordance with the principles of the NPPF, Policies LP20 and LP21 of the Local Plan, and the Sedgeford Neighbourhood Plan.

21 Condition: Prior to first occupation of any unit, or in accordance with a timeframe to be agreed in writing, full details of any extractor vents, ducts, heater flues and meter boxes including their design and location shall be submitted to and approved in writing by the Local Planning Authority. Installation shall be carried out in accordance with the approved details.

21 Reason: To ensure a satisfactory external appearance and to ensure the siting of the flues/equipment respects the character of the Conservation Area and the non-designated heritage asset in accordance with the principles of the NPPF, Policies LP20 and LP21 of the Local Plan, and the Sedgeford Neighbourhood Plan.

22 Condition: Before the first occupation of the converted school hereby permitted the following windows shall be fitted with obscured glazing:

- the first floor hallway/staircase window, on the south elevation of Plot 10 as shown on SFPS-CF-ZZ-XX-DR-A-0510 Rev P4.
- the ground floor kitchen windows as shown on Courtyard Elevation A on SFPS-CF-ZZ-XX-DR-A-0521 Rev P3.

The window(s) shall be permanently retained in that condition thereafter.

22 Reason: In the interests of the amenities of occupants of the proposed and existing neighbouring dwellings, in accordance with the NPPF and Policy LP21 of the Local Plan.

23 Condition: A landscape management plan including long-term design objectives, management responsibilities, management and maintenance schedules for all landscaped areas, other than privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of any part of the buildings. The landscape management plan shall be carried out as approved.

23 Reason: To ensure that the landscaping is properly maintained in accordance with the NPPF and Policy LP21 of the Local Plan.

24 Condition: Prior to the installation of any external lighting relating to the development hereby permitted a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation / angle of the luminaries, the spacing and height of the lighting columns, the extent / levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved scheme and thereafter maintained and retained as agreed.

24 Reason: To ensure a satisfactory external appearance which respects the character of the Conservation Area and the non-designated heritage asset in accordance with the principles of the NPPF, Policies LP20 and LP21 of the Local Plan, and to prevent adverse impacts on Dark Skies in line with Policy E6 of the Sedgeford Neighbourhood Plan.

25 Condition: Prior to the commencement of groundworks, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The

investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

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

This must be conducted in accordance with the Environment Agency's Land Contamination Risk Management (LCRM).

25 Reason: In the interests of protecting the environment and the future occupants of the development in accordance with the NPPF. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.

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

26 Reason: In the interests of protecting the environment and the future occupants of the development in accordance with the NPPF. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.

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

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

27 Reason: In the interests of protecting the environment and the future occupants of the development in accordance with the NPPF.

28 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 25, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 26, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 27.

28 Reason: In the interests of protecting the environment and the future occupants of the development in accordance with the NPPF.

29 Condition: The dwelling hereby permitted shall not be occupied other than as a Principal Dwelling and shall at no time be used, purchased or occupied as a holiday let, buy-to-let or second home.

29 Reason: To ensure the development accords with Policy H8 of the Neighbourhood Plan.

30 Condition: No demolition/development shall take place until an archaeological written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and

- 1) The programme and methodology of site investigation and recording,
- 2) The programme for post investigation assessment,
- 3) Provision to be made for analysis of the site investigation and recording,
- 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation,
- 5) Provision to be made for archive deposition of the analysis and records of the site investigation
- 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation and
- 7) any further project designs as addenda to the approved WSI covering subsequent phases of mitigation as required.

30 Reason: The proposed development site is adjacent to the historic core of the village. There is potential for previously unidentified heritage assets with archaeological interest (buried archaeological remains) to be present within the current application site and that their significance would be affected by the proposed development. The condition is required in line with Policy LP20 of the Local Plan and in line with the NPPF (2024).

31 Condition: No demolition/development shall take place other than in accordance with the written scheme of investigation approved under condition 30 and any addenda to that WSI covering subsequent phases of mitigation

31 Reason: The proposed development site is adjacent to the historic core of the village. There is potential for previously unidentified heritage assets with archaeological interest (buried archaeological remains) to be present within the current application site

and that their significance would be affected by the proposed development. The condition is required in line with Policy LP20 of the Local Plan and in line with the NPPF (2024).

32 Condition: The development shall not be occupied or put into first use until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 30 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

32 Reason: The proposed development site is adjacent to the historic core of the village. There is potential for previously unidentified heritage assets with archaeological interest (buried archaeological remains) to be present within the current application site and that their significance would be affected by the proposed development. The condition is required in line with Policy LP20 of the Local Plan and in line with the NPPF (2024).

Or **B**. If in the opinion of the Assistant Director/Planning Control Manager no reasonable progress is made to complete the legal agreement within 4 months of the date of the committee resolution, the application is **REFUSED** on the failure to secure Affordable Housing in line with LP29.