

AGENDA ITEM NO: 8/1(a)

Parish:	Castle Acre	
Proposal:	Hybrid Application: Full Planning Application for the demolition of existing buildings and the erection of four dwellings (Class C3) with associated access, landscaping and infrastructure and Outline Planning Application (including Access) for the erection of up to 11 dwellings (Class C3)	
Location:	Massingham Road Castle Acre Norfolk PE32 2BG	
Applicant:	The Holkham Estate And Grange Developments	
Case No:	15/00942/OM (Outline Application - Major Development)	
Case Officer:	Mrs K Lawty	Date for Determination: 5 October 2015 Extension of Time Expiry Date: 4 April 2016

Reason for Referral to Planning Committee – levels of contribution; raises matters of wider concern.

Case Summary

The 1.23ha application site relates to a rectangular shaped parcel of land on the western side of Massingham Road at the northern end of the village of Castle Acre. The site comprises two elements; three unoccupied cottages and their corresponding garden land and land to the north and west which is in agricultural use.

The whole site lies on the western side of the Castle Acre Conservation Area. On the opposite side of the road to the north east is a Grade II listed barn which has been converted to residential use. It is part of a complex of residential properties.

To the north and west of the site are open agricultural fields. To the south are detached properties, accessed from Massingham Road and Foxes Meadow.

The land levels across the site fall from east to west so that Massingham Road is higher than the back of the site.

The application is a hybrid application that relates to the two different elements of the site. Full planning permission is sought for the demolition of the cottages and the construction of four new dwellings with associated access, landscaping and infrastructure and outline consent is sought for the erection of 11 dwellings on the agricultural land to the north and west of the cottages. All matters are reserved for the outline part of the application except for access.

This site is the proposed LDF site allocation for the village of Castle Acre and has been put forward for consideration as part of the 'Site Allocations and Development Management Policies Pre-Submission Document'. This site is supported and listed as the only allocated site for development of the village. Policy G22.1 sets out the planned policy intentions for the site for residential development of 15 dwellings.

Key Issues

Principle of Development;
Form and Character & Impact upon the Conservation Area and Listed Buildings;
Impact upon Neighbour Amenity;
Highway Safety;
Flood Risk;
Drainage;
Affordable Housing;
Contamination;
Ecology;
Landscaping;
Other Matters

Recommendation

A) APPROVE subject to conditions and completion of a suitable Section 106 Agreement within 3 months of the date of resolution to approve

(B) REFUSE in the event that a suitable Section 106 Agreement is not completed within 3 months of the resolution to approve due to the failure to secure affordable housing, and SUDS maintenance.

THE APPLICATION

The 1.23ha application site relates to a rectangular shaped parcel of land on the western side of Massingham Road at the northern end of the village of Castle Acre. The site comprises two elements; three unoccupied cottages and their corresponding garden land and land to the north and west which is in agricultural use.

The whole site lies on the western side of the Castle Acre Conservation Area. On the opposite side of the road to the north east is a Grade II listed barn which has been converted to residential use. It is part of a complex of residential properties.

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The land levels across the site fall from east to west so that Massingham Road is higher than the back of the site.

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The site is located adjacent to the existing development boundary. There is housing to the east and south, as well as mature planting mostly screening the site from the wider landscape on the northern and western sides of the detailed application area. There is boundary hedging along the field which encompasses the area containing the outline application area, although this is generally open in its current state.

Access to the detailed application area is currently taken from Massingham Road. The existing informal driveway and parking area for the cottages is made up of rough ground. The land to the west (the outline application site) is currently accessed by a farm track leading from the north of the site (unnamed road).

Bus stops are located to the south of the site along Massingham Road, approximately 320m away. These provide services to Kings Lynn and Fakenham.

The site lies approximately 800m (walking) distance from Castle Acre Primary School. Doctor's surgeries can be found located at Swaffham, approximately 1.6km away. A number of local shops exist in the settlement, including a Costcutter 'Castle Acre Stores', Post Office, bookshop, toy shop, two pubs, café and tearooms. There is also a village hall, playing fields and a Church.

The areas of the detailed application sit within the Castle Acre Conservation Area. A number of Heritage Assets are located nearby. Directly east of the site is Stone Barn, a Grade II Listed Building.

Western House, a Grade II Listed Building, lies further south of the site. Numbers 15 and 16 St James Green is Grade II Listed and lies further east of the site. There are various other listed buildings within the settlement. Further south of the settlement lies Castle Acre Castle, town defences and Bailey Gate, a Scheduled Ancient Monument. South west of the settlement is Castle Acre Priory, another Scheduled Ancient Monument.

Further east, south and south west of the site lies the River Nar Site of Special Scientific Interest (SSSI). The application site therefore lies within the SSSI Impact Risk Zone.

SUPPORTING CASE

A **Planning Statement** has been provided in support of the application and this concludes:-

'A hybrid application is submitted to Kings Lynn and West Norfolk Council for:
"Hybrid application comprising: full planning application for the demolition of existing buildings and the erection of four dwellings (Use Class C3) with associated access, landscaping and infrastructure, and; outline planning application with all matters reserved apart from access for the erection of up to eleven dwellings (Use Class C3)."

The development is proposed in context of the site being recognised as a draft allocation for residential development as part of the submitted Site Allocation and Development Management Policies Local Plan, under allocation reference G22.1.

The development is considered to be acceptable in principle, and is situated in a sustainable location which is not restricted in regards to any technical constraints.

The proposals are in accordance with the emerging Draft Site Allocation and Development Management Policies Local Plan and will help contribute to the Councils housing supply, including the delivery of affordable housing.

We respectfully request the Officers and Members of the Council support this planning application.'

The **Design and Access** concludes:-

The application site has been developed in conjunction with the requirements set out in Policy G22.1. It is considered that the design and layout of the development, in particular the massing and materials, shall preserve and enhance the Castle Acre Conservation Area, providing an attractive and sustainable development which will contribute positively to the Council's housing supply.

A **Heritage Statement** has been submitted which concludes:

'The proposal involves the demolition of Rose Cottages and Albemar, which have some historical significance, although not designated heritage assets. It is proposed to build four new dwellings to replace them. This forms part of the housing allocation for the village identified by the Borough Council. An outline application is being made concurrently to develop the remainder of the site to the west with access off Massingham Road to highway standards.

The demolition causes less than substantial harm to the significance of the Conservation Area. This harm is outweighed by the public benefit of developing the proposed allocated land in a co-ordinated manner to meet the Borough Council's housing target.

The present proposal accords with the intent expressed in policy G22.1 and it provides a co-ordinated scheme, delivering a satisfactory development of the allocated site, sensitive to the significance of the designated heritage assets.

The hybrid application, now delivers a comprehensive development as required by the Borough Council, improving the character and appearance of the area. Harm is outweighed by the public benefit the development brings, satisfying paragraph 134 of the NPPF.'

A **Transport Statement** concludes that:

- Facilities are considered to be accessible by walking if they are within 2km and accessible by cycling if they are within 5km.
- Safe highway access into the proposed development can be achieved in accordance with the policy requirement of Draft Allocation G22.1.
- Appropriate footway improvements that meet the satisfaction of the local highway authority can be achieved in accordance with Draft Allocation G22.1. This will provide a safe walking route to the primary school.
- The primary school, playground and village facilities are all within walking distance.
- The limited local bus services are available within walking distance from the development site.

A **Flood Risk Assessment & Surface Water Drainage Strategy** has been submitted in support of the application and this concludes:

'This report has evaluated the flood risk to the proposed developments in addition to considering the impact of the proposal on the surrounding area.

This report has shown that with the mitigation measure put in place as stated in Section 4.0 of this report that the proposed developments will result in low risk to the site users and residents.

No existing development adjacent or downstream of the site will be at an increased risk of flooding due to the effects of the proposed development.'

A **Phase I Geo-Environmental Assessment Report** has been submitted in support of the application. This identifies potential contaminants that will require further exploratory work.

The **Revised Ecological Impact Assessment** concludes:

'The proposed developments will not have any adverse impacts on wildlife designated sites within the ZoI, [Zone of Influence - identified as an 8km radius around both development sites] and/or add significantly to any cumulative impacts from other developments in the local area on said designated sites.

Although the detail of the precise landscaping and construction of all of the buildings on site is not yet determined at this stage, with the implementation of proposed mitigation, the developments would not be considered to give rise to significant adverse effects upon species identified as present/potentially present on site. There is the opportunity for the development to offer significant benefits for local wildlife with the implementation of enhancements.

The mitigation and enhancement measures comply with the intentions of national and local planning policies with regards to priority species and biodiversity by minimising the impact during development and by providing for the continued and enhanced use of the site by wildlife post-development.

By registering the site on the BLICL [Bat Low Impact Class Licence], and by undertaking suitable precautions during site clearance/construction works, the developments will comply with current legislation with regards protected species identified as present on site.'

A **Desk-Based Archaeological Assessment** has been submitted in support of the application. This concludes that no further works are required other than the building recording of the properties to be demolished.

A **Draft S106 Legal Agreement** has also been provided.

PLANNING HISTORY

14/01181/F: Application Refused: 03/12/14 - Demolition of derelict cottages and construction of four dwellings and garages with access

14/00148/F: Application Withdrawn: 31/03/14 - Demolition of derelict cottages and construction of four dwellings and garages with access

11/00447/CA: Application Withdrawn: 26/04/11 - Conservation Area Consent - Demolition of dwelling in connection with construction of 4 dwellings

11/00445/F: Application Withdrawn: 26/04/11 - Demolition of dwelling and construction of 4 dwellings with garage

2/97/1017/PN: Application Withdrawn: 04/12/97 - Siting of 8m telegraph pole and associated apparatus

RESPONSE TO CONSULTATION

Parish Council: SUPPORT – (amended plans) Castle Acre Parish Council reluctantly support the change from four distinct quality designs to four dwellings very similar in appearance, at the insistence of the conservation team. Cllrs are of the view that the conservation team has shown no imagination or creativity and has missed an opportunity to produce dwellings of real merit. (Original scheme) - While some of these observations will need further clarification during the consultation process for the full planning application, the Council wishes it to be noted that:

- The service road. This is now further north and away from the front of Stone Barn, as requested by the proprietors. It should not be moved from this agreed position.
- Landscaping. In order to meet the LDF criteria of 'a significant landscaping belt along the northern boundary to soften any impact on the wider landscape', there should be a planning condition requiring construction of a 2 metre high flint wall along that boundary that will enhance the visual appearance of the northern entry into the village and Conservation Area. This will also match the planned 1.2 metre high flint wall in front of the four dwellings along the Massingham Road.
- Preservation of hedges. In order to protect from damage/removal during housing construction, both the existing evergreen hedges at the rear of the gardens of the two bungalows No.1 and No.2 Massingham Road and the hedge along the eastern boundary of the outline site (opposite Stone Barn along the roadside) should be subject to preservation orders.
- Pumping station. Why does the illustrative plan show the station bottom left of the site and next to the garden of No. 56 Foxes Meadow? Is that due to the lay of the land? Castle Acre Parish Council will seek clarification as to why it cannot be placed in the north western point of the outline site.
- Car parking. It is important to ensure there is an over provision of parking allocation to discourage vehicles from parking on the busy Massingham Road.
- Street lighting. Castle Acre Parish Council wish to minimise light pollution and would seek a condition restricting illumination to only low level ground lights and not overhead lighting posts.

Policy Team: The application site is a proposed allocation in the Pre-Submission Site Allocation and Development Management Policies Document (SADMP). The document is subject to Examination and the Council will defend the allocation at a hearing session. Few comments were received at the previous pre-submission consultation but an objection was raised by Historic England regarding uncertainty about the status of the cottages on site which were identified in the conservation character statement as important unlisted buildings. On reviewing the material submitted by the applicant and upon further consideration of all representations regarding the site, the Council have proposed a minor modification to the Inspector to clarify that the buildings currently on site will be removed. The proposed wording is as follows 'In order to achieve a development which responds well to the local setting and provides access and footway improvements it is necessary to remove the buildings on site and to replace these with high quality new residential dwellings built using local materials'. A Heritage Statement was required in the policy and has been provided by the applicant. The design and layout of the proposed development appears to respond to its setting in the Conservation Area and therefore the policy team have no further comments on these points.

As the application is a hybrid application, it is difficult to determine whether the application adheres to all the policy clauses specified in proposed Policy G22.1 of the SADMP. Clause 4 of the policy states 'In order to achieve development that preserves and enhances the character of this part of the village, the Council requires a coordinated scheme on the entire site and the incorporation of a significant landscape belt along the northern and western site

boundaries to soften any impact of development on the wider landscape. Details of this shall be agreed by the LPA prior to use of the land taking place'.

There is concern that by not submitting a full application for the whole site, uncertainty remains as to whether such policy clauses will be met.

In summary, the full application for the front of the site appears to reflect the vision for the site as detailed in the policy, but the policy team would prefer to have seen a full application for the entire site to ensure all policy clauses will be met.

Highways Authority: NO OBJECTION - conditionally

Environment Agency: No comment

Internal Drainage Board: to date - No response

Anglian Water: to date - No response

Historic England: The application is a hybrid application that seeks Full Planning Permission for the demolition of Rose Cottages and the construction of four new dwellings with associated access, landscaping and infrastructure and an Outline Planning Application (including access) for the erection of 11 dwellings. The site lies on the western side of the Castle Acre Conservation Area on the approach to the village from the north. We gave advice on an earlier application for demolition and redevelopment of the site in 2011, application no. 11/00445/F, letter dated 18 April and again in 2014, application no. 14/0118/F, letter dated 6 November. Both of these concluded the building made a positive contribution to the character and appearance of the conservation area and the case for demolition was not substantiated. Paragraph 134 of the NPPF requires your authority to weigh the harm against the public benefits of the proposal.

The site lies at the entry to the town from the north and on the western edge of the conservation area. From here there is a view to the tower of St James Church (Grade I listed) at the centre of the village. The cottages are opposite a grade II listed barn which runs along the eastern side of the Massingham Road.

In our letter dated 23 October 2015 we expressed concerns that the outline application has the potential to impact on the setting of St James's Church. We recommended that your council seek further information including an assessment of the potential for views of both the church and the proposal from the castle mound. The applicants have now submitted this information.

Setting is defined in the National Planning Policy Framework (NPPF) as the way in which a heritage asset is experienced. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. The Visual Impact Statement shows that the tower of St James' Church would be visible from the application site and that the proposed dwellings would not be visible from within the churchyard. However there is not an assessment of whether the dwellings would be seen in the context of the church, for example, from the top of the castle mound. If the proposed development could be seen and experienced within the context of St James' Church it would cause harm to its significance. As a result of this we are satisfied that the proposed dwellings would not be seen in the same view points as St James' Church.

The proposed development would be set around a close that would run behind the proposed 4 dwellings on Massingham Road. With the exception of Foxes Meadow, development within the vicinity follows a linear pattern along Massingham Road. Foxes Meadow goes against

the grain of development and detracts from the historic development pattern. The proposed development would further erode the historic pattern and although this is not within the conservation area it would impact on its setting and therefore its significance.

As the application affects a conservation area, the statutory requirement to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area (s.72, 1990 Act) must be taken into account by your authority when making its decision. The National Planning Policy Framework (NPPF) notes that great weight should be given to the conservation of a heritage asset, paragraph 132. It specifically encourages planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably (para.137 NPPF).

Having considered the additional information we are satisfied that the proposals would not have a negative impact on the setting of St James' Church. The Outline application would cause a degree of harm to the character and appearance of the conservation area as outlined in paragraph 132 of the NPPF. Paragraph 134 of the NPPF requires your authority to weigh the harm against the public benefits of the proposal.

The Outline application for 11 dwellings would cause a degree of harm to the character and appearance of the Castle Acre Conservation Area and the proposals would therefore not meet the requirements of paragraphs 132, 134 and 137 of the NPPF. Paragraph 134 of the NPPF requires your authority to weigh the harm against the public benefits of the proposal, unless your authority is satisfied that there are sufficient public benefits to outweigh the harm consent should be refused.

Any grant of consent should be conditional upon your approval of detailed design drawings and samples of the new materials.

Conservation Officer: NO OBJECTION – conditionally

Conservation Area Advisory Panel: NO OBJECTION – subject to materials and samples to be conditioned.

Housing Development Officer: NO OBJECTION subject to provision of appropriate affordable housing

Environmental Health & Housing – CSNN: NO OBJECTION – conditionally

Environmental Health & Housing - Environmental Quality :) NO OBJECTION - conditionally

Norfolk Constabulary: Advice offered on Secured by Design issues

REPRESENTATIONS

9 pieces of correspondence received referring to the following:-

- These are not affordable dwellings, which is what the village requires (5)
- Another site should be chosen for development (5)
- Object to location of pumping station re: smell and noise (3)
- Loss of view (3)

- Loss of tranquillity (3)
- Loss of agricultural land (2)
- No need for the development (2)
- If anything is built it should be a row of cottages (2)
- Impact on Grade II listed barns (2)
- Impact on Conservation Area (2)
- Cars parked on St James Green (2)
- LDF Examination not finished yet, so why has this come forward now? (2)
- Profit led
- Overbearing/overshadowing to neighbouring bungalow (Plot 4 to No 2 Massingham Road)
- Location of vehicle access point on Massingham Road
- Houses should be more like the existing barn in design terms
- Dwellings should include bungalows
- Cottages should not be demolished
- Traffic/safety hazard from additional traffic
- 4 dwellings ok but not additional 11 dwellings
- Retain hedges and trees for privacy and character
- Access will be required to cess pits of existing bungalows on Massingham Road and should be considered at this stage
- Introduce a 'greenway' or unofficial footpath across the site
- Street lighting should be minimal

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

The key issues identified in the consideration of this pre-application submission are as follows:

- Principle of Development;
- Form and Character & Impact upon the Conservation Area and Listed Buildings;
- Impact upon Neighbour Amenity;
- Highway Safety;
- Flood Risk;
- Drainage;
- Affordable Housing;
- Contamination;
- Ecology;
- Landscaping;
- Other Matters

Principle of Development

The development site comprises 1.23 hectares of residential and agricultural land on the edge of the village of Castle Acre. The residential part of the site is currently disused and the buildings are in a poor state of repair. The agricultural land is in use as part of the Holkham estate and there are no structures on site.

Most of the site currently lies outside the village boundary of Castle Acre and is denoted as countryside on the Adopted Local Plan inset map. The existing cottages are within the site boundary but the western part of their gardens and the agricultural land is outside of the village settlement boundary as amended for the Site Allocations document. Prior to this the dwellings and all of their gardens were wholly within the adopted settlement boundary from 2011.

The front part of the site is located within the Castle Acre Conservation Area and there are listed barns on the opposite side of the road. The site adjoins open fields and is the first built form on the western side of Massingham Road when arriving at the village from the north. Development on this site needs careful consideration to ensure that it does not harm the setting of the listed buildings and makes a positive contribution to the Conservation Area.

One of the key objectives of the NPPF is that the planning system should facilitate and promote sustainable and inclusive patterns of rural development by ensuring that new development is located where it would enhance or maintain the vitality of existing communities.

There are a number of policy statements relevant to this application and the key aspects are summarised below.

In the Core Strategy Castle Acre is identified as a Key Rural Service Centre where limited growth of a scale and nature appropriate to secure the sustainability of each settlement will be supported within the Development Limits of the Key Rural Service Centre in accordance with Policy CS06 Development in rural areas. In this case, however, the site is not within the development limits and this policy does not apply.

This site is part of one of the site allocations for the village of Castle Acre and has been put forward for consideration as part of the 'Site Allocations and Development Management Policies Pre-Submission Document' in connection with the LDF review of settlement

boundaries. This site is supported and listed as the only allocated sites for development of the village.

Draft policy G22.1 relates to this site. It states:

'Policy G22.1 Castle Acre - Land west of Massingham Road

Land amounting to 1.1 hectares to the west of Massingham Road, as shown on the Policies Map, is allocated for residential development of 15 dwellings. Development will be subject to compliance with all of the following:

1. Submission of a Heritage Asset Statement that establishes that development would enhance and preserve the setting of the Conservation Area and the setting of the adjacent Grade II Listed Building.
2. The design and layout of the development, and in particular its massing and materials, shall preserve and enhance Castle Acre Conservation Area;
3. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
4. In order to achieve development that preserves and enhances the character of this part of the village, the Council requires a coordinated scheme on the entire site and the incorporation of a significant landscaping belt along the northern and western site boundaries to soften any impact of development on the wider landscape. Details of this shall be agreed by the LPA prior to use of the land taking place;
5. Development is subject to the demonstration of safe highway access and provision of appropriate footway improvements that meets the satisfaction of the local highway authority;
6. Provision of affordable housing in line with the current standards.'

The site for the proposed development is currently outside the settlement boundary, where development is normally restricted. The site has been reviewed through the LDF process, is supported for residential development and has been found the largest, most suitable location for the expansion of the village. However, as Members are aware, this process is still on going and the hearing sessions for the Site Allocation and Development Management Policies have been heard and the Inspector's response is still awaited.

The weight to be given to the emerging LDF/local plan prior to adoption is set out in the NPPF para 216. The weight given depends on the stage reached, the extent of unresolved objections, and the consistency with the NPPF. In principle, any application for planning permission would need to be considered in light of the matters referred to at para. 216 of the NPPF in addition to the matters referred to in draft policy G22.1, as well as other practical and planning policy issues.

However, given that the Council does not currently have a five-year supply of deliverable housing sites, housing applications such as this should be considered in the context of the National Planning Policy Framework's (NPPF's) presumption in favour of sustainable development. This is because local policies relating to the supply of housing are no longer considered up-to-date (para 49). Paragraph 14 of the NPPF states that where relevant local policies are out-of-date, planning permission should be granted unless: any adverse impacts of doing so would 'significantly and demonstrably' outweigh the benefits, when assessed against the policies of the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted.

In this case it is considered that the principle of development for residential use of this site is to be supported.

Form and Character & Impact upon the Conservation Area and Listed Buildings

The site is located within the Castle Acre Conservation Area and there are listed barns on the opposite side of the road. The site adjoins open fields and is the first built form on the western side of Massingham Road when arriving at the village from the north. Development on this site needs careful consideration to ensure that it does not harm the setting of the listed buildings and that it makes a positive contribution to the Conservation Area.

In policy terms the NPPF requires that in determining planning applications, the desirability of sustaining and enhancing the significance of heritage assets is considered as well as the desirability of new development making a positive contribution to local character and distinctiveness. Policy CS12 of the Core Strategy states that the historic and built environment plays a crucial role in delivering environmental quality and well-being. Therefore the Council will preserve and where appropriate enhance its qualities and characteristics. Proposed policy DM15 reiterates these intentions.

In addition to national and local planning policy the local planning authority has statutory duties relating to listed buildings, the setting of listed buildings and Conservation Areas. S66(1) Listed Buildings Act 1990 provides: "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability or preserving the building or its setting or any features of special architectural or historic interest which it possesses."

S72 Listed Buildings Act 1990 provides: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of [the Planning Acts], special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

The existing development comprises a dilapidated, detached dwelling known as Albemar and a pair of semi-detached, roadside cottages, known as Rose Cottages, which were renovated in 1915. They are all sited on the back of the highway and the surrounding ground falls away to the west.

The full part of the planning permission shows the demolition of these three properties and the replacement with four, detached dwellings set back in the site. This allows for a footway to be provided to the front of the site to link in with the existing to the south. A flint wall is shown to be provided to reinforce the character of the village. This removes the pinch point and opens up the views into the village from the north.

The applicant has considered the level changes across the site and provided references to existing buildings in the vicinity including the listed barns on the eastern side of Massingham Road. The proposed dwellings are set at a lower level and will not compete in terms of scale or mass.

The outline part of the application shows an indicative layout only for 11 dwellings. Only access is for consideration at this stage. Consequently no elevation or detailed plans have been provided at this stage as appearance, landscaping, layout and scale are all matters reserved for future consideration.

The design of the four dwellings along Massingham Road has evolved over time. The planning history shows former planning applications which considered the development of Albemar and Rose Cottages independently. This application seeks to consolidate all the elements of the larger site together to give a comprehensive and cohesive approach to the redevelopment of this part of the village.

Previously, in earlier applications, the principle of the demolition of the cottages has been considered and, following lengthy consideration after the submission of photographic records and a heritage assessment by the applicant, objection was dropped.

The design of the four houses has been amended following input from the Conservation Officer and the Conservation Area Advisory Panel. Each design remains bespoke and differs slightly from the others, but they have been simplified to blend in better with the streetscene and better relate to each other and the utilitarian nature of the listed barns on the opposite side of the road. This also reflects the comments of Historic England on earlier planning applications on the site which referred to the existing 'simple, vernacular cottages found in this part of the Conservation Area'.

The Conservation Officer considers the amended scheme to be a good scheme which will make a positive contribution to the entrance into the Conservation Area and will not detract from the setting of the listed building. He requests conditions and samples and a photographic record.

The Conservation Area Advisory Panel considered the revised proposal was satisfactory, subject to materials and samples to be conditioned.

Notwithstanding the views of other consultees, Historic England (HE) retains its position that the buildings proposed to be demolished make a positive contribution to the character and appearance of the Conservation Area and the case for demolition was not substantiated. Paragraph 134 of the NPPF requires the local planning authority to weigh harm against the public benefits of the proposal. Their response does not rule out development that involves the loss of the existing buildings but requires the harm caused to the significance of the Conservation Area as a designated heritage asset to be weighed against the wider public benefits of the scheme, in accordance with paragraph 134 of the NPPF. It is considered the level of harm caused by the proposed demolition is less than substantial. In this case, the scheme would deliver additional housing units on part of a site that is proposed for development to meet housing need across the Borough.

With regard to the outline element of the proposal, Historic England requested more information regarding the potential impact upon St James's Church in the village. This has been duly provided by the applicant and Historic England are satisfied that the proposed dwellings would not be seen in the same view points as St James's Church and would not have a negative impact upon its setting. Your officers consider that the proposed development would not harm the setting of this listed church or cause harm to its significance.

Historic England considers that the layout of the proposed outline development would erode the historic patterns of the village, stating that the existing adjoining development at Foxes Meadow, which is set out in a loose, close layout, is at odds with the more traditional linear pattern of development along Massingham Road. This, they consider, would create a degree of harm to the character and appearance of the Castle Acre Conservation Area and would not meet the requirements of paragraphs 132, 134 and 137 of the NPPF. They note that paragraph 134 requires the local planning authority to weigh the harm against the public benefits of the proposal.

In this case the inclusion of the outline site as part of the wider application is in response to HE's previous comments to applications and to the preferred options consultation, that highlight the sensitivity of the area and point to the need for a comprehensive scheme to develop site G22.1. As it is in outline only, the key elements of the scheme, including layout, scale and appearance, are not for consideration at this stage, but the indicative layout demonstrates that the number of dwellings can fit onto the site without harm in terms of

density or character. With appropriate detail and landscaping it is considered that a scheme could be developed which would not harm the character of the Conservation Area.

In summary, the harm caused to the significance of the Conservation Area as a designated heritage asset through the loss of the existing cottages has to be weighed against the wider public benefits of the scheme, in accordance with paragraph 134 of the NPPF. It is considered the level of harm caused by the proposed demolition is less than substantial. In this case, the scheme would deliver additional housing units on part of a site that is proposed for development to meet housing need across the Borough through the identification of the site through the LDF.

The design of the four new build dwellings, as amended, ensures the units make a positive contribution to the Conservation Area and the setting of the nearby listed buildings.

The requirement within Policy G22.1 that the design and layout of the development, and in particular its massing and materials, shall preserve and enhance Castle Acre Conservation Area can only be partially met through this hybrid application, given that the development proposed on most of the site is in outline, with only access for consideration. However, the indicative layout demonstrates that the site can accommodate such development and be in keeping with surrounding development in terms of density.

The linear development of the four dwellings along Massingham Road as part of the full permission element reinforces the local character and preserves the traditional layout of the village. This layout could be continued along Massingham Road through the details of the layout for the outline part of the site, although this can only be secured at reserve matters stage. However, it is considered that a cohesive approach to development can be achieved at reserved matters stage through the consideration of the details including layout, scale, appearance and landscaping so as to ensure that the scheme accords with the provisions of paragraphs 132, 134 and 137 of the NPPF and Policy CS12 of the Core Strategy.

Impact upon Neighbour Amenity

There are existing residential properties to the south of the site and to the east, on the opposite side of Massingham Road.

The four dwellings proposed as part of the full permission are set at a lower ground level than the dwellings to the east. A detached bungalow is to the south and the proposed dwelling Unit 1 is shown to be sited in line with this adjoining property. No windows are shown to the southern elevation of this dwelling so there will be no direct overlooking of the property.

The proposed dwelling is significantly taller than the existing cottage, Albemar, and closer to the neighbouring bungalow, but it is stepped back in line with it. Massingham Road is a mixture of single and two storey properties of varying heights and designs. Third party concern has been raised that the proposed dwelling to the southern part of the site may be overbearing or cause overshadowing to the neighbouring bungalow on Massingham Road. However, it will not be overbearing or result in significant overshadowing due to the distances between properties and the orientation of the site.

An indicative site layout has been submitted for the outline part of the application, but no elevation plans. The ground levels change across the site. An assessment of the impact upon the amenity of neighbouring properties cannot be fully undertaken at this stage with such limited information and will need to be addressed at the detailed design stage.

The key areas for the consideration of the impact upon the amenity of the occupants of neighbouring properties are issues of overlooking, overshadowing and whether or not the dwellings will be over bearing. However, it is considered that the site is of sufficient size to ensure that appropriate measures can be designed into the scheme to ensure loss of privacy and loss of daylight is mitigated effectively.

It is unlikely that the proposed development would result in any significant neighbour amenity issues.

Highway Safety

NCC Highways have been consulted on this application as amended. They raise no objection regarding the application subject to the implementation of appropriate planning conditions. These relate to the need to provide the required visibility splays for the proposed access road, works within the public highway, the need to provide an appropriate layout, turning dimensions and parking/garage provisions within the site.

Third party comments have been received that the additional traffic will create safety hazards and that the position of the proposed access point to serve the development is in a dangerous location. However, the Highways Authority has examined the proposal and raise no objection on this basis.

Concerns relating to parked vehicles extending beyond the site are noted, but the full part of the application satisfies the adopted parking standards for the borough and the outline part of the application will need to comply at the reserved matters stage.

Flood Risk

This site lies within Flood Zone 1 (low risk) and the Environment Agency raise no objection to the proposal. There are no concerns regarding flood risk.

Drainage

Point 3 of Policy G22.1 states that 'Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission.'

Drainage has been considered within the submitted FRA. This shows that appropriate SuDs drainage can be achieved across the whole site. The indicative layout incorporates public open space and the FRA states this will be set lower than the surrounding levels by 250mm to provide exceedance storage for storms greater than the 1 in 100 year storm event plus climate change.

The FRA states that by utilising the public open space for exceedance storage the drainage system will be adding to the ecology and amenity potential of the site. These accords with the provisions of the policy.

Full details of the SUDS are recommended to be secured by planning condition with maintenance controlled through the S106 legal agreement.

Affordable housing

The site is of a size where it is expected to provide affordable housing in accordance with Core Strategy Policy CS09. The whole site would result in a net gain of 12 dwellings and there would be a requirement for 2 affordable dwellings.

The Housing Development Officer raises no objection to the proposal, citing that based on current need 1 dwelling would be required for Affordable Rent and 1 for Shared Ownership. This would need to be secured through a S106 legal agreement, signed before any planning permission could be issued, should planning permission be forthcoming.

Contamination

A desk top study of the development area has been provided with the application. The Environmental Health Officer has raised no objection subject to the implementation of appropriate planning conditions.

Ecology

A number of ecological surveys have taken place.

In January 2014 the original preliminary ecological assessment and bat roost potential assessment was undertaken. For Rose Cottages, this found that there were no constraints with regards to bats. Albemar had potential for roosting bats, with further nocturnal surveys recommended. A further survey was undertaken in June 2014 for Rose Cottages, which did not identify roosting bats.

In May 2015, a Preliminary Ecological Assessment was undertaken for the entire site. This found that there was no significant changes in relation to Rose Cottages, and no further survey work was required. For Albemar, fresh evidence of bats was found within the building.

It was therefore recommended that a back to back dusk and dawn survey along with two additional dusk or dawn surveys be carried out to determine the species of bat, locations/types of roosts and the locations of bat access points. There was no further work required for the Holkham land to the rear of the site.

The impact on bats has been considered fully within the revised Ecological Impact Assessment, September 2015. Paragraph 6.3.1 states that the demolition of Albemar will destroy the brown long-eared bat feeding perch, with the potential to disturb, kill or injure individual bats in the unlikely event that a bat chooses to day roost on the day of works. Consequently prior to any demolition works to Albemar, an appropriate licence issued by Natural England would be required to facilitate works to this building. Given that only a single bat roost of a common bat species is present a Bat Low Impact Class Licence (BLICL) would be appropriate to facilitate the demolition works, therefore a BLICL Registered Consultant (RC) will be commissioned to register the site under the BLICL.

As Albemar is only being used as an occasional feeding perch, no exclusion measures are considered necessary, as the roost is unlikely to be occupied during daytime works. However, as a precaution features suitable for roosting bats on the building will be destructively hand searched under the direct supervision of a licenced bat surveyor. These destructive searches do not require licencing. Following these searches the demolition works can continue without any further supervision either from the RC or a licensed bat surveyor. However, the RC will remain on call and accessible in the unlikely event a bat is discovered continuing conversion works.

As a precaution a dawn nocturnal survey will also be carried out on the morning of the destructive search, with an appropriate number of experienced bat surveyors supervised by the RC, to identify if any bats choose to day roost in the building, however unlikely.

No specific mitigation has been proposed for the loss of the feeding perch in Albemar as this is not a requirement of the BLICL.

The local planning authority has considered the contents of the Ecological Impact Assessment as part of its statutory duty under Regulation 3(4) to have regard to the requirements of the Habitats Directive. The three derogation tests have been considered. The demolition of the property and the activity to be licensed will have overriding public interest as it will result in new residential development in the village in accordance with local policy (the site forms a proposed allocation in the LDF) the property is in a derelict state and works would be required to improve or demolish the property in order to bring it back into use and therefore its replacement is in reality the only satisfactory alternative and the evidence found on site suggested only occasional use of the building by a common species of bat so it has a low conservation status.

Mitigation measures have been looked at in detail and can be secured by planning condition.

Landscaping

Point 4 of Policy G22.1 states that 'In order to achieve development that preserves and enhances the character of this part of the village, the Council requires a coordinated scheme on the entire site and the incorporation of a significant landscaping belt along the northern and western site boundaries to soften any impact of development on the wider landscape. Details of this shall be agreed by the LPA prior to use of the land taking place.'

Landscaping is shown to the detailed part of the application but is a matter reserved for future consideration as part of the outline. Within the full part of the application the landscaping can be controlled through planning condition and there are no outstanding issues regarding trees. However, should planning permission be forthcoming it will be necessary to impose conditions relating to landscaping.

Other Matters

The Environmental Health Officer (CSNN) raises no objections but requests that conditions be imposed in respect of the two separate parts of the application.

The Environmental Health Officer (Environmental Quality) raises no objections but requests that conditions be imposed relating to contamination.

Most of the third party comments have been addressed throughout this report. However one issue raised was that these dwellings proposed are not affordable dwellings, which is what the village requires. As discussed above, the site would be eligible to provide an element of affordable housing in accordance with local policy and therefore, subject to the signing of a legal agreement, the proposal will address his concern.

Third party concern has been raised that other sites in the village are preferable and should be chosen for development. However, this has been through the various stages of site selection through the LDF and is the preferred option. This has been considered fully in the policy documents.

Concern has been raised to the location of the pumping station and its impact on neighbours in terms of smell and noise. However, this part of the application is in outline and the layout

is not for consideration at this stage. Accordingly the precise location of the pumping station is not known at this stage.

Concern regarding the loss of a view is noted, but there is no right to a view in planning terms.

Concern regarding the loss of tranquillity is noted but the use is compatible with surrounding development and would not likely result in significant amenity issues.

Concern has been raised regarding the loss of agricultural land. However this is part of the issues for consideration to assess any adverse impacts that might 'significantly and demonstrably' outweigh the benefits, when assessed against the policies of the NPPF taken as a whole.

Comment has been made that the houses should be more like the existing barn in design terms and comment has also been made that if anything is built on the site it should be a row of cottages. These comments are noted, but the dwellings proposed as part of the full application are considered to be sufficiently in keeping with the form and character of this part of the village.

Comment that the proposal is profit led is noted, but the proposal has considered the necessary policies contained within the development plan.

Comment has been made that the proposal should include bungalows. However, this can be considered at the reserved matters stage.

Third party comment has been made that the existing cottages should not be demolished and this has been discussed above.

Comment that existing hedges and trees should be retained for privacy and character are noted. The planting scheme to the boundary of the site plays an important part of ensuring the development sits sympathetically into the landscape and will be covered by planning condition.

A neighbour has noted that access will still be required to the cess pits of the existing bungalows on Massingham Road. Access has historically been through the field behind these properties and this should be considered at this stage. However, this will be a matter to be discussed between landowners.

Comment has been made that a 'greenway' or unofficial footpath should be introduced across the site. The indicative layout shows public open space provision within the site but no cut through the site. There are no apparent public footpaths in the vicinity to link into so the public open space would likely be more beneficial than a 'green' path in this case.

Comment that street lighting should be minimal is noted. Details of this will be considered at reserved matters stage.

CONCLUSION

As part of the review of settlement boundaries through the LDF process this site is supported and listed as the only site allocation for the village. The development would provide 15 dwellings and Draft Policy G22.1 sets out the policy requirements for this site.

The Council considers that the site is capable of accommodating the dwellings sought in the settlement at a density consistent with its surrounding without detriment to the form and character of the locality. It would form a continuation to the established residential development to the south. Castle Acre Parish Council supports the proposal.

Historic England refer to the requirement for the harm caused to the significance of the Conservation Area as a designated heritage asset through the loss of the existing cottages to be weighed against the wider public benefits of the scheme, in accordance with paragraph 134 of the NPPF. In this case, the scheme would deliver additional housing units on part of a site that is proposed for development to meet housing need across the Borough through the identification of the site through the LDF.

There is a pressing need for housing in the borough (both market and affordable), and this application, for the development of 15 dwellings, contributes to the authority's 5-year housing supply.

The linear development of the four dwellings along Massingham Road as part of the full permission element reinforces the local character and preserves the traditional layout of the village. A cohesive approach to development can be achieved at reserved matters stage through the consideration of the details including layout, scale, appearance and landscaping so as to ensure that the scheme accords with the provisions of paragraphs 132, 134 and 137 of the NPPF and Policy CS12 of the Core Strategy.

The development would provide appropriate drainage and fulfil SuDS requirements.

The supporting technical reports demonstrate that any impacts of the development can be satisfactorily mitigated. No adverse harm has been identified with regard to neighbouring amenity or flood risk.

Landscaping and highway details can be secured by planning condition.

In summary, the proposal accords with the NPPF, NPPG and both saved and emerging Development Plan Policies. It is therefore considered that this application should be approved subject to the following conditions.

RECOMMENDATION:

APPROVE subject to conditions and completion of a suitable Section 106 Agreement within 3 months of the date of resolution to approve

- 1 Condition Development hereby permitted comprising of Units 1 – 4 on Drawing No. 1344.02 Rev A 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 Approval of the details of the layout, scale, appearance and landscaping (hereinafter called 'the reserved matter') of the development hereby permitted comprising the residential development referred to as Plots 1 - 11 on Drawing No. 1344.02 Rev A (referred to as the 'Phase 2' development) shall be obtained from the Local Planning Authority before the Phase 2 development is commenced.

- 2 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.
- 3 Condition Plans and particulars of the reserved matters referred to in Condition 2 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
- 3 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.
- 4 Condition Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 4 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 5 Condition The development for the 11 dwellings shown as Plots 1 -11 on Drawing No. 1344.02 Rev A, referred to as 'Phase 2', permitted pursuant to Condition 2 shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
- 5 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.
- 6 Condition Prior to the commencement of groundworks, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
 - (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
 - (iii) an appraisal of remedial options, and proposal of the preferred option(s).This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.
- 6 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried

out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 7 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.
- 7 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 8 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.

- 8 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 9 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 6, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 7, 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 8.

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

- 10 Condition Prior to the commencement of the development hereby approved, a survey specifying the location and nature of asbestos containing materials and an action plan detailing treatment or safe removal and disposal of asbestos containing materials shall be submitted to and approved by the local planning authority. The details in the approved action plan shall be fully implemented and evidence shall be kept and made available for inspection at the local planning authority's request.
- 10 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to 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 land after remediation.
- 11 Condition Prior to first occupation of the development hereby approved evidence of the treatment or safe removal and disposal of the asbestos containing materials at a suitably licensed waste disposal site shall be submitted to and approved by the local planning authority.
- 11 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to 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 land after remediation.
- 12 Condition Prior to commencement of development of Phase 2 construction (the 11 dwellings) a detailed construction management plan must be submitted to and approved by the Local Planning Authority; this must include proposed timescales and hours of construction phase. The scheme shall also specify the sound power levels of the equipment, their location, and proposed mitigation methods to protect residents from noise and dust. The scheme shall be implemented as approved.
- 12 Reason To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.
- 13 Condition No development shall commence on Phase 2 of the development (11 dwellings) until full details of the foul 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.
- 13 Reason To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- 14 Condition No development shall commence on the proposed estate of 11 dwellings until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).
- 14 Reason To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.
- 15 Condition No works shall commence on the proposed estate of 11 dwellings until such time as detailed plans of the roads, footways, foul and surface water drainage have

been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. All construction works shall be carried out in accordance with the approved plans.

- 15 Reason To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.
- 16 Condition No works shall be carried out on roads, footways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority in consultation with the Highway Authority.
- 16 Reason To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.
- 17 Condition Before any part of the proposed estate of 11 dwelling is first occupied the road(s) and 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 in consultation with the Highway Authority.
- 17 Reason To ensure satisfactory development of the site.
- 18 Condition Prior to the first occupation of the proposed estate of 11 dwellings hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225metres above the level of the adjacent highway carriageway.
- 18 Reason In the interests of highway safety.
- 19 Condition Prior to the first occupation of plots 1-4 hereby permitted the proposed access / on-site car parking / turning shall be laid out in accordance with the approved plan, drawing number GD.CA/15-01A, and retained thereafter available for that specific use.
- 19 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 20 Condition Prior to the commencement of any works on site a Construction Traffic Management Plan, to incorporate details of on-site parking for construction workers, access arrangements for delivery vehicles and temporary wheel washing facilities for the duration of the construction period shall be submitted to and approved in writing with the Local Planning Authority in consultation with Norfolk County Council Highway Authority.
- 20 Reason In the interests of maintaining highway efficiency and safety
- 21 Condition For the duration of the construction period all traffic associated with the construction of the development will comply with the Construction Traffic Management Plan and unless otherwise approved in writing with the Local Planning Authority in consultation with the Highway Authority.
- 21 Reason In the interests of maintaining highway efficiency and safety
- 22 Condition Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for

the off-site highway improvement works as indicated on drawing number 20028/002-RevA, and to include carriageway widening, extension of a site frontage footway and enhancements to the village gateway, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

- 22 Reason To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.
- 23 Condition Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in Condition 22 of this condition shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.
- 23 Reason To ensure that the highway network is adequate to cater for the development proposed.
- 24 Condition Notwithstanding the details that accompanied the application hereby permitted, no development shall take place on any external surface of the development of Units 1 – 4 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.
- 24 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 25 Condition Prior to first occupation/use of the development hereby permitted for Units 1 - 4, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation/use hereby permitted is commenced or before the building(s) are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 25 Reason To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 26 Condition Prior to the first use or occupation of the development hereby approved, 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 finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include 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 where appropriate.
- 26 Reason To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 27 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.

- 27 Reason To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 28 Condition Prior to the first occupation of the development hereby approved, 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.
- 28 Reason In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 29 Condition The development shall be carried out in accordance with the mitigation measures set out in the Ecological Impact Assessment conducted by Torc Ecology Ltd, dated September 2015, unless provided for in any other conditions attached to this planning permission or unless otherwise agreed in writing by the Local Planning Authority prior to commencement of development.
- 29 Reason To ensure that the development takes place substantially in accordance with the principles and parameters contained with the Ecology Statement.
- 30 Condition Notwithstanding the details indicated on the submitted drawings no works shall commence on the rear section of the site until full details of the 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.
- 30 Reason To ensure that there is a satisfactory means of SuDs drainage in accordance with the NPPF.
- 31 Condition No development including demolition shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic building recording of the three cottages to be demolished so that they may be recorded as buildings of historic interest.
- 31 Reason To ensure that such details are recorded in the interests of the historic environment in accordance with the NPPF.
- 32 Condition No development shall commence on any external surface of the development of the four houses until a sample panel of the materials to be used for the external surfaces of the building(s) and/or extension(s) hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 32 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

33 Condition Prior to their installation into the development of the four dwellings hereby permitted 1:20 drawings of all windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

33 Reason To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.

34 Condition The development for the four dwellings hereby permitted shall be carried out using only the following approved plans:-

- GD.CA/15 - 01 B Detailed Application - Site Plan;
- GD.CA/15 - 05 B Floor Plans and Elevations Unit 1;
- GD.CA/15 - 06 B Elevations - Unit 1;
- GD.CA/15 - 07 B Floor Plans and Elevations Unit 2;
- GD.CA/15 - 08 B Elevations - Unit 2;
- GD.CA/15 - 09 A Floor Plans and Elevations Unit 3;
- GD.CA/15 - 10-1A Elevations - Unit 3;
- GD.CA/15 - 10 2A Elevations - Unit 3;
- GD.CA/15 - 11 A Floor Plans/ Elevations Unit 4;
- GD.CA/15 - 12 1A Elevations - Unit 4;
- GD.CA/15 - 12 2A Elevations - Unit 5;
- GD.CA/15 - 13 A Garage Plans.

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

(B) REFUSE in the event that a suitable Section 106 Agreement is not completed within 3 months of the resolution to approve due to the failure to secure affordable housing, and SUDS maintenance.