

Parish:	Hunstanton Old Hunstanton	
Proposal:	Development of 61 housing with care apartments, 39 care ready bungalows and 60 residential dwellings together with community facilities and services and associated landscaping, highway works and associated infrastructure.	
Location:	Land S of Hunstanton Commercial Park And E, Kings Lynn Road, Hunstanton, PE36 5JQ	
Applicant:	Lovell Partnerships and Le Strange Estates	
Case No:	22/00929/FM	
Case Officer:	Kelly Sweeney	Date for Determination: 9/9/22 Extension of Time Expiry Date: 28th April 2023

Reason for Referral to Planning Committee – The application is a major application which raises issues of wider than local concern and has been called-in for determination by Councillor Beal.

Neighbourhood Plan: Hunstanton Neighbourhood Plan.

Case Summary

The application proposal seeks full planning consent for the development of 61 housing care apartments, 39 care ready bungalows and 60 residential dwellings together with community facilities and services as well as associated landscaping, highway works and associated infrastructure.

The development would be located on a 5.98ha plot of agricultural land accessed from Kings Lynn Road to the west. Immediately to the north of the site there are commercial buildings and Smithdon High School a Grade II* Listed building. To the east and south of the site are agricultural fields. The site is also within close proximity to a Grade II Listed Water Tower to the south-west and the Hunstanton Conservation Area to the South-East.

The site is not within but is close to the boundary of the Area of Outstanding Natural Beauty. The site also lies within close proximity of the Wash SPA and Norfolk North Coast SPA.

The site comprises of two sites which are allocated for housing with care, general housing and employment within the Site Allocations and Development Management Policies Plan. This application would merge these two sites together to provide one cohesive development.

Key Issues

Principle of development
Impact Upon AONB and Visual Amenity
Impact Upon Designated Heritage Assets
Trees and Landscape
Impact Upon Amenity
Highway Impacts
Ecology
Infrastructure Provision.
Affordable Housing
Open Space
Flood Risk and Drainage
Contamination
Other Material Considerations

Recommendation:

A) **APPROVE** subject to conditions and the satisfactory completion of a S106 Agreement to secure affordable housing, open space provision and maintenance, SUDS provision and maintenance and GIRAMS mitigation payment within 4 months of the date of this committee resolution.

B) In the event that the S106 Agreement is not completed within 4 months of the date of this Committee meeting, the application shall be **REFUSED** due to the failure to secure affordable housing, open space provision and maintenance, SUDS provision and maintenance and GIRAMS mitigation payment

THE APPLICATION

The site lies mainly in an area designated as Countryside according to Local Plan Proposals Maps for Hunstanton.

The site has been identified as preferred sites in the Site Allocations and Development Management Policies Document as Policy F2.3 and F2.5 Hunstanton – Land south of Hunstanton Commercial Park.

The application site comprises a 5.98ha parcel of arable farmland (classified as Grade 3) outside but adjoining the existing built up area of Hunstanton to the east of the town.

To the east the site is bounded by further arable farmland beyond which is the boundary of the Grade II listed Hunstanton Hall Park and Garden and North Coast Area of Outstanding Natural Beauty (AONB).

To the north is Hunstanton Commercial Park which comprises four buildings. Also to the north are playing fields associated with the Grade II* listed Smithdon High School and Grade II* listed gymnasium. There is further arable farmland located to the south. To the south-west is the Grade II listed Redgate water tower. To the south-east is Hunstanton Chapel (Chapel of St Andrew) which is a scheduled monument and listed Grade II*.

To the west the site is bounded by Kings Lynn Road (the A149) which leads from Kings Lynn (some 20km in distance to the south) and extends along the North Norfolk coast. Beyond

Kings Lynn Road to the west is existing residential development largely characterised by detached single and some two storey buildings.

The application site itself lies entirely within Flood Zone 1, which is classified as having a low probability of flooding. The site does not lie within a Conservation Area nor is it the subject of a Tree Preservation Order (TPO). Similarly, there are no statutory or non-statutory designated sites within the site. The site lies within close proximity to the Wash Special Protection Area and the North Norfolk Coast Special Protection Area. The boundary of the site is well defined by existing hedges.

The submitted plans show a singular access point from Kings Lynn Road to the West which leads into the site and forms a 'loop' taking vehicles in and around the site and leading then back onto Kings Lynn Road. The care apartments would be located on entry into the site and would be highly visible from Kings Lynn Road. A strip of landscaping is proposed along the western boundary of the apartments creating a form of visual buffer between it and Kings Lynn Road. The apartments comprise a large 'T' shaped three storey building with associated communal gardens located further within the site to the south-east of the apartment building. There would be an allocated parking area for this block which would also be accessed from the 'loop' road to the east.

Within the 'loop' road there would be large area of open space as well as a small number of residential dwellings for which would be for private ownership. Most of the other residential accommodation including the care bungalows would be arranged around the outside of the 'loop' road. All of the dwellings would have their own rear garden and would have access to parking. Additional areas of soft landscaping would be provided around the periphery of the site.

As previously discussed, the development would comprise 61 care apartments, 39 care ready bungalows and 60 residential dwellings. The bungalows would either be detached or semi-detached and several of the bungalows would be chalet style with dormers to the roof providing additional accommodation at roof level. In addition to the bungalows there would be a number of detached and semi-detached dwellings all designed in a traditional style.

It is proposed that the quantum of residential development would be as follows:-

Care apartments.

50 x 1 bed
11 x 2 bed
Total: 61 (all affordable)

Care ready bungalows (open market)

26 x 2 bed
5 x 3 bed
Total: 31

Care ready bungalows (affordable)

8 x 1 bed
Total: 8

Dwellings (open market)

4 x 2 bed

21 x 3 bed
23 x 4 bed
Total: 48

Dwellings (Affordable)

4 x 1 bed
4 x 2 bed
4 x 3 bed
Total: 12

A total of 81 units across the entire site would be affordable (50%) and a total of 20 units across the dwellings and care ready bungalows would be affordable (20%).

Internally the block comprising the 61 care apartments would include onsite staff to assist in personal care, general support and social integration as well as the provision of facilities such as a cafe and hair salon. With respect the care bungalows they have been arranged internally to provide the facilities and adaptable space to support the needs of more vulnerable residents allowing them to live as independently as possible.

SUPPORTING CASE

The applicant's Agent has provided a supporting statement with the application as follows:-

'The Extra care housing (ECH) scheme we propose to develop at Kings Lynn Road Hunstanton, fits the health & social care policy requirements being promoted through the Norfolk County Council 'Promoting Independence Programme' combining self-contained apartments with access to 24/7 domiciliary personal care and support services.

This provision is deemed essential to early intervention preventing older people being admitted into institutional care and sustaining health and social care services across the County. The County council are investing capital grant to support the delivery of Extra care housing by Registered Providers through an 'Invest to Save' policy approved by Norfolk County Council Executive.

It is important to recognise that Extra care housing is a completely different model to registered residential care home provision, where the important distinction is that occupants do not have any tenure rights in residential care as they occupy under licence and not an assured tenancy as ECH and the care is registered to the building and not to the individual resident under a personal community based domiciliary care service contract as it is in Extra care housing.

The physical form of the Extra care housing scheme is vital to supporting the right environment for people to live and age well in their own home. The accommodation and facilities are designed to work together in harmony under the one roof, wrapping around the residents to create a safe, secure, and engaging environment. Promoting ease of access to facilities and visiting neighbours without the need to go into the outdoors, maximises social interaction, prevents isolation and offers a true sense of community for those most vulnerable. Residents living in ECH often experience improved health, mobility and cognitive function when moving into Extra care housing schemes from their own individual homes in the wider community.

The economics of developing specialist housing such as Extra care and Care ready homes are substantially different from that of 'general needs housing' and 'age restricted sheltered

housing' by which we mean conventional/mainstream market housing not aimed at a particular demographic customer group with specific personal care need.

Care services are sited in the ECH scheme with a staff member on site to respond in an emergency 24/7 and it is only possible to provide this level of service to the residents of the Extra care scheme because the member of staff is safe as a loan worker in the one building. The occupation of the apartments is age restricted to 55 and over. However, in exceptional circumstances the panel of multi-disciplinary officers from the landlord, social care and housing may deem it suitable to allocate an apartment to an adult living with limiting health condition who would benefit from the safe and supportive environment ECH delivers. For these reasons ECH is described nationally and recognised by central government policies as a true replacement for residential care.

Build costs are higher than for conventional housing as extra care housing is built with specific design requirements to suit the needs of older and vulnerable people. The principal difference being the extent of communal space, giving opportunity for social time and staff accommodation to ensure direct access to personal care and support services. The provision of essential infrastructure such as lifts to enable access to each floor, high quality fire prevention and detection, digital hardwiring throughout the building and communal facilities to support safe and meaningful occupation, all results in service charges, which are only affordable to those on low income if this cost is spread across a critical mass of a min of 60.

To split the ECH over three blocks, as the outline consent indicated, each block would need its own plant room, sprinkler tanks, warden call, lift and digital platform, leading to unnecessary cost due to replication of equipment and ancillary space, especially in a world where technology becomes ever more relevant thus plant rooms become larger.

The siting of communal facilities such as the activity space and lounge and the catering kitchen, servicing the café/bistro which is an essential component of ECH, because it promotes good nutrition and hydration and is proven the best opportunity for older people to socially interact, would be discriminative to those not living in the block it was situated if only in one building as access for the customers not in that building becomes more difficult and less appealing, therefore less likely to be used and the benefits that extra care brings in terms of creating a community and combating loneliness would decrease.

In addition, splitting Extra care housing into separate smaller blocks unnecessarily complicates the security for residents and staff, which is very relevant to customers and families alike particularly when dementia gives rise to wandering or life limiting conditions require a speedy response. The care costs would increase as customers in different buildings means carers would spend more time moving themselves and equipment between buildings and or additional staff would be required to provide the 24/7 emergency response all vital to keeping people safe at home.

In conclusion the cost of the development would be unviable in terms of both physical delivery and more importantly the provision of such high-quality specialist housing and care services to support people to live in ECH, in a home of their own until end of life, unless built under the one roof with a minimum of 60 apartments sharing the running cost. Such economies of scale provide the only model which makes the cost of staffing and operating such schemes workable. The alternative would be much higher weekly charges for customers.

PfP Living Plus do not believe that an affordable high-quality Extra care housing service could be delivered in a three-block solution and would not support such a scheme. Years of operational experience prove that an extra care development requires a minimum of 60 units

under a single roof to be economically viable and this model is proven and approved for investment by both their Executive board, Homes England and Norfolk County Council who have all committed ring-fenced funds into this proposed Extra care scheme at Hunstanton.

In addition to the rationale for the massing of the Extra care housing building, PfP Living Plus and Radis are working with health & social care to provide a community based housing, health, wellbeing, care and support service which will be delivered by Places for People Living Plus, Housing and Wellbeing Coordinator and Radis health and wellbeing managers to recruit community based health and wellbeing workers who will be based in the Extra care building to respond to local residents care needs living in the Later Living Care Ready bungalows on the development and residents living across Hunstanton, offering individual person centred care and support packages. This level of service provision is again only financially viable because of the scale of static service hours the ECH scheme provides the operators.

And finally the location of the facilities leading from the main entrance of the Extra care housing building is intentionally placed to outward face and encourage use of the wider range of facilities and services by the local community, families, friends and informal carers and this community space, a key feature of Extra care in the reduction of social isolation integration and is a very important characteristic of this service.

We hope this statement provides insight and evidence to the reasoning for the built form of the scheme and offers reassurance to officers and members of our sincere intention to high quality sustainable specialist accommodation and services for local people in Hunstanton.'

PLANNING HISTORY

Outline application ref: 16/00084/OM was approved on 9th February 2017 for a care home, up to 60 housing with care units and approximately 60 new dwellings with landscaping and vehicular access.

This application was not implemented and differed from this existing application for the follows reasons:-

- The application sought outline permission with respect to the 'means of access'. All other matters were reserved.
- The development included a care home.
- The number of units proposed was less than this proposal.
- Residential units were arranged differently within the site.

There are a number of similarities between the approved outline application and this current proposal, albeit the previous application included only indicative plans which could have been subject to change.

RESPONSE TO CONSULTATION

Hunstanton Town Council: SUPPORT the application.

Old Hunstanton Parish Council: NO OBJECTION

Anglian Water: NO OBJECTION subject to a number of informatives to be included on the decision notice. With respect to surface water disposal recommended that the Lead Local Flood Authority and the Environment Agency be consulted.

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Environment Agency: No comments received.

Lead Local Flood Authority: **NO OBJECTION** subject to safeguarding conditions.

Kings Lynn Internal Drainage Board: **NO OBJECTION**

Water Management Alliance: Advisory.

Norfolk and Waveney Integrated Care System:

'In line with the Government's presumption for the planning system to deliver sustainable development and specific advice within the National Planning Policy Framework and the CIL (Community Infrastructure Levy) Regulations, which provide for development contributions to be secured to mitigate a development's impact, the ICS would typically suggest that healthcare contributions should be sought to contribute to the provision of sustainable healthcare services in the area, particularly for the additional residents generated by development growth.

This development would give rise to a need for improvements to capacity, which, in line with the ICS estates strategy, would primarily come from either Improvements/extension of existing infrastructure or the building of a new facility. It will also give rise to increased investment requirements within our acute, community and mental healthcare settings, where the investment will be required to provide and develop functionally suitable facilities for patients, providing the required clinical space, beds and floorspace to manage the increased demand.

*The ICS Estates Workstream and partner organisations do not have funding to support development growth; therefore, in order to effectively mitigate development impact and maintain sustainable healthcare services, contributions from CIL will be required to help mitigate the impact of this development on the local healthcare provision and services. 14. Assuming the above concerns and requests are considered in conjunction with the current application process, the ICS Estates workstream would **not wish to raise an objection to the proposed development**'.*

Housing Enabling Officer: **NO OBJECTION** It is considered that the layout and quantum of development is acceptable.

CSNN: **NO OBJECTION** subject to safeguarding conditions and support from Environmental Quality Officer.

Tree Officer: **NO OBJECTION** subject to conditions ensuring that the development is completed in accordance with the landscaping plan and Arboricultural Impact Assessment.

Greenspace Officer: **NO OBJECTION** subject to condition with respect to the submission of an updated landscaping plan.

Environmental Quality: **NO OBJECTION** subject to safeguarding contamination conditions and EV Charging.

Conservation Officer: **NO OBJECTION** subject to conditions (amended scheme). The submitted site layout plan shown in drawing 6357 P19 and DR-A-0505 and the elevations for the care home shown in drawing number EC-A-03 are the result of discussions between the conservation team and the applicant. The elevations of the care home have been broken up, and while not providing full separation between blocks, the elevation treatment is such that it

adds interest to what was previously a flat façade. The site layout plan provides more of a buffer space between the development and the grade II* listed Smithdon High School buildings. While a degree of visibility may still be possible, the harm of this to the setting of the buildings and the ethos of the Smithson's design is partly mitigated by the additional buffer space between the school and the development.

High quality materials for the care home block will be key to the success of the design.

While there is still a medium level of less than substantial harm to the setting of Smithdon High School through this proposal, it is an allocated site within the local plan and the applicant has worked with us to mitigate this harm as far as practicable at this late stage in the process. We therefore do not object to this proposal.

Please condition materials, joinery details, sample panels, vents, ducts, flues and services for the care home block and the bungalows and landscaping details for the site.

Historic England: Raise **OBJECTIONS/CONCERNS** (refer to main body of the report).

Natural England: **NO OBJECTION** subject to appropriate mitigation being secured as follows:-

'In order to mitigate these adverse effects and make the development acceptable, the following mitigation options should be secured:

- *Financial contribution for the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS). A tariff of £185.93 per new dwelling is required as mitigation for recreational disturbance.*
- *Onsite Green Infrastructure relevant to the scale of the proposal. This includes public open space, walking routes and distribution of advisory leaflets in the property sale packs. We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures'.*

Norfolk Fire and Rescue Service: NO OBJECTION, subject to compliance with Building Regulations requirements. It is noted that they have not commented on the most recent iteration of the plans.

Norfolk Constabulary: Raise several concerns with the design and layout of the development as follows:-

- A change in road surface or obvious 'symbolic barrier' to give the impression that the area beyond it private.
- There should be some form of barrier or defensible space between the ends of houses and areas of public open space.
- There are a number of blank elevations and windows should be included to create additional surveillance.
- A resident gate should be installed around the care apartment block.
- There will be a number of unobserved parking spaces and driveways.
- CCTV and light should be included in the scheme.
- The location of reception areas for the care apartments should be re-considered.

NCC Highways: **NO OBJECTION** subject to safeguarding conditions including detailed road plans, visibility splays, construction traffic management plan (including construction parking) and off site highways works.

Historic Environment Officer: NO OBJECTION subject to archaeological investigation and remediation.

Waste and Recycling Officer: NO OBJECTION

Norfolk Coast Partnership: No comments received.

Norfolk County Council Planning Obligations: There is a need for additional school places as a result of the development. It is expected that the funding for additional places, if necessary, would be through the Community Infrastructure Levy (CIL). A library contribution of 4,500 (based on £75per dwelling) will be required. This contribution will be put towards increasing the stock of books at Hunstanton Library. Norfolk Fire Services have requested that two fire hydrants be provided on site and this is secured by condition.

REPRESENTATIONS

ELEVEN representations have been received, **7 OBJECTING** to the proposed development and **4 NEUTRAL** comments raising some queries with respect to the proposal. The objections are as follows:-

- The development would result in overlooking during construction of the development leading to security issues.
- The development includes only a single point of access into and out of the site on/from the A149.
- The new care units should be available to local people.
- There will be a lack of suitable infrastructure such as school places and medical facilities to support the development.
- The development will add to the existing congestion on the A149.
- The development will add to the existing congestion on the A149.
- There will be an increase in noise and air pollution.
- No dedicated cycle path is proposed.
- Access into adjoining sites will be hampered by the development.
- The development will have an impact upon the AONB by way of increased lighting.
- The site is in an unsustainable location due to the lack of public transport.
- Issues around the management of the public open spaces.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09- Housing Distribution

CS11- Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2- Development Boundaries

DM15 -Environment, Design and Amenity

DM16- Provision of Recreational Open Space

DM17-Parking Provision in New Development

DM19-Green Infrastructure/Habitats Monitoring and Mitigation

NEIGHBOURHOOD PLAN POLICIES:

J3- Open spaces, And Local Green Spaces

K1-Size and Mix of Houses

K2-Design, Style and Materials

K3-Affordable/shared ownership homes

K4-Parking provision

K5 – Off road parking

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance:

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of Development
- Impact Upon AONB and Visual Amenity
- Impact Upon Designated Heritage
- Trees and Landscape
- Impact Upon Amenity
- Highways Impacts
- Ecology
- Infrastructure Provision
- Affordable Housing
- Open Space
- Flood Risk and Drainage
- Contamination
- Other material considerations.

Principle of Development

The application site lies within an area designated as countryside but lies adjacent to the development boundary of Hunstanton. Hunstanton is classified as a Main Town in the settlement hierarchy as set out under Policy CS02 of the Borough Council of King's Lynn and West Norfolk Core Strategy 2011.

The site covers two of the preferred sites (known as F2.3 and F2.5) in the Council's Site Allocations and Development Management Policies.

The area immediately due south of the commercial park is covered by Policy F2.5 Hunstanton - Land south of Hunstanton Commercial Park, and is identified for employment use. The site to the east and south of F2.5 is covered by Policy F2.3 - Hunstanton - Land south of Hunstanton Commercial Park, and has been "allocated" for 50 dwellings made up of market housing, affordable housing and housing with care.

Development will be subject to compliance with the following policies adopted through the SADMP:-

'Policy F2.5 Hunstanton - Land south of Hunstanton Commercial Park

Land south of Hunstanton Commercial Park Land amounting to 1 hectare is and identified on the Policies Map is allocated for employment use, subject to the following:

- 1. A financial contribution for any upgrades or additional provision in terms of water supply, sewerage, highways etc. necessary to serve the development;*
- 2. The site overlies a Groundwater Vulnerability Zone. Accordingly, the developer should address any risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework (NPPF) and the Environment Agency's 'Guiding Principles for Land Contamination'.*

'Policy F2.3 Hunstanton - Land south of Hunstanton Commercial Park

Land south of Hunstanton Commercial Park amounting to 5 hectares, as identified on the Policies Map, is allocated principally for housing with care, with a supplementary allocation of general purpose market housing to aid viability.

The mixed uses comprising –

- At least 60 housing with care units ;*
- Approximately 50 general housing units;*
- Affordable housing requirements as per policy CS09 of the Core Strategy. This will apply across the whole site.*

Development of the site must be as part of a comprehensive scheme, which must be shown to bring forward the housing with care units. The final housing numbers are to be determined at the planning application stage and be informed by a design-led master planned approach.

The proximity of the employment allocation F2.5, and the potential for a care home on part (or all) of that allocation could support an interdependency between this and the housing with care element.

Development will be subject to compliance with the following:

1. *Provision of safe vehicular and pedestrian access (to be from the A149) including a new crossing point (to serve proposals F2.3 and F2.5) and access to sustainable transport links;*
2. *Submission of details of layout, phasing, and appearance;*
3. *Incorporation of a high quality landscaping scheme including the retention and enhancement of established hedgerow and the planting of new shelter belts to the north, east and southern boundaries to minimise the impact of the development on the setting of Grade II* listed Smithdon High School and gym, Grade II* listed and scheduled remains of St Andrew's Chapel and the North Norfolk Coast Area of Outstanding Natural Beauty;*
4. *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;*
5. *Submission of a Heritage Asset Statement that establishes that there will be no negative impact on Heritage Assets in the locality, accompanied by an Archaeological Field Evaluation of the site, if required;*
6. *Provision of affordable housing on site, or an equivalent financial contribution, to meet current standards.*
7. *Outdoor play/recreation space of at least 0.28 ha (based on a population of 233, assuming 2.33 persons per dwelling, and a requirement of 2.4ha per 1,000 persons;*
8. *Enhanced informal recreational provision on, or in the vicinity of the allocated site to limit the likelihood of additional recreational pressure (particularly in relation to exercising dogs) on Habitats Regulations protected nature conservation sites in the wider area. This provision may consist of some combination of*
 - *informal open space (over and above the Council's normal standards for play space);*
 - *pedestrian routes which provide a variety of terrain, routes and links to greenspace and/or the wider footpath network;*
 - *a contribution to implementation of the Borough's Green Infrastructure Strategy as it relates to Hunstanton, or other greenspace provision or management in the wider area within which the site is located.*
9. *Provision of a programme of publicity aimed at both occupants of the development and other residents of Hunstanton, highlighting the opportunities for recreation (especially dog walking) in the vicinity avoiding areas within the Wash Special Protection Area and the North Norfolk Coast Special Protection Area, and the sensitivity of those areas to dog walking and other recreation.*
10. *Submission of a project level habitats regulations assessment, with particular regard to the potential for indirect impacts through recreational disturbance on the Wash Special Protection Area and the North Norfolk Coast Special Protection Area.*
11. *A financial contribution for any upgrades or additional provision in terms of water supply, sewerage, schools, highways etc. necessary to serve the development.'*

Notes to the adopted SADMP document clarify that housing with care is purpose built self-contained housing with facilities and services such as 24/7 on site care and facilities, that assists residents to live independently. There is an expectation that in line with good practice the scheme will include the provision of community facilities i.e. restaurant, retail (hairdressers/corner shop) and opportunities for social interaction.

Also that the affordable housing requirement will apply to the housing with care and the general purpose market housing.

This application seeks approval for the development of 61 housing with care apartments, 39 care ready bungalows and 60 residential dwellings together with community facilities and services and associated landscaping, highway works and associated infrastructure. A total of 81 units would be affordable representing 50% of the housing provision across the whole

site. Excluding the care apartment block the affordable housing provision would be 20 units (20%) on site provision. A 20% provision is in accordance with the requirements of Policy CS09 of the Core Strategy.

It is considered that the development would broadly be in accordance with the site allocation in terms of the number of units provided. Although it would be slightly higher than the level recommended in the plan it is noted that outline planning permission was granted for a greater provision of housing than that identified in the site allocation under the reference 16/00084/OM in 2016 (refer to planning history). As such the principle of providing more than 110 units on the site has already been established.

The care apartments would be located on the site designated under F2.5 which is the employment allocation. It is considered that the care apartments do not constitute an employment use as defined by Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended). However the care apartments would include onsite staff to assist in personal care, general support and social integration as well as the provision of facilities such as a cafe and hair salon. As such it is considered that the care apartments would indeed involve the creation of an employment generating use and as such, on balance, would be in accordance with the aims of the site allocation.

It is considered that the site would be comprehensively re-developed and has been informed by a design-led master planned approach with due regard taken as to the detailed design and layout of the proposed dwellings ensuring that there is adequate internal and external amenity with an appropriate level of parking and open spaces.

Large areas of soft landscaping have been provided as part of the scheme which would enhance the visual amenity of the site as well as providing opportunities for outdoor leisure and recreational activities. The development also seeks to retain any existing well established landscaping features and to protect the setting of nearby heritage assets such as the Grade II* listed Smithdon High School and Gym and the Grade II* Listed remains of St Andrews's Chapel.

Parking has been planned so that it does not impede upon the level of light or outlook serving the proposed dwellings and the vehicular access route would adequately serve the entire site. Internally the care apartments and bungalows have been designed in order to ensure that they can meet the changing needs and requirements of their residents in the short and long term and overall the units proposed would be of a traditional design which would be in keeping with the local area.

Furthermore due regard has been paid to the protection of any protected habitats and the future management and maintenance sustainable urban drainage.

The application has been submitted with a Habitats Regulation Assessment and a Geotechnical ground investigation report.

Heads of terms have been provided for the S106 which will be required to secure affordable housing contributions. Other Matters to be secured in the S106 include the final Sustainable Urban Drainage System mechanism, management, and maintenance thereof, securing the delivery of open space and the management thereof, and other county contributions.

In light of the above and with the site being a preferred site within the adopted SADMP, it is considered that the proposal would comply with the NPPFs presumption in favour of sustainable development and is acceptable in principle.

Impact Upon AONB and Visual Amenity

Paragraph 115 of the NPPF requires great weight to be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty (AONB) which have the highest status of protection in relation to landscape and scenic beauty.

The site is approximately 460m west of the boundary of the Norfolk Coast (AONB) and in order to assess any principle impact upon the AONB of developing the site, a Landscape Visual Impact Assessment (LVIA), has accompanied the planning application.

The application site and wider landscape is a fair representation of rolling open farmland area, I2: Ringstead Downs in the Landscape Character Assessment. The Rolling Landscape is characterised by large landscape, with an overriding sense of openness, wide open skies, medium to large field units. Hawthorn hedges demarcate the field boundaries of such field units.

The site is currently in agricultural use and there are no existing structures or hard surfacing located within the site.

Adjacent to the Site's northern boundary, are Hunstanton Commercial Park and school playing fields forming part of the Smithdon High School. Hunstanton Park is a Registered Park and Garden lying to the north east of the site within the Norfolk Coast Area of Outstanding Natural Beauty (AONB), being the most westerly edge of the AONB, approximately 460m away and forms a well wooded mature backdrop containing a number of easterly views.

The form and character of the development in the locality comprises of single and two storey detached properties that were constructed early C20th that lie immediately to the west of the site (opposite side of King's Lynn Road). Development to the north within the commercial park is of four individual, single storey blocks.

Most of the development (the care bungalows and private housing) would comprise single, 1.5, 2 or 3 storey detached or semi-detached housing which would be compatible with the density and nature of the existing residential development in the local vicinity.

The proposed development has been considered in terms of scale and its relationship to the surrounding area. Scale has also been used to reduce the developments impact on the existing surrounding properties. For example single and 1.5 storey dwellings have been intentionally positioned along the northern boundary to minimise impacting the Grade II* Listed building Smithdon High School.

The 3 storey housing and care apartments building are situated next to the existing Hunstanton Commercial Park to integrate the massing with the existing warehouse units. The remaining units have been set back from King's Lynn Road to mirror the surrounding existing residential area and a landscaped buffer has been provided between Kings Lynn Road and the care apartments building in order to soften its appearance when viewed from the existing residential area opposite.

The proposed materials and architectural style have been informed by the surrounding vernacular, ensuring that the development is in keeping with its context.

Multi facing brickwork and brick detailing has been proposed which provides interest to the development. The use of accent detailing such as corbel detailing, voussoir course and soldier course to add interest and help break up the mass of the units. Simple stepped brick chimneys have been proposed in key locations. It is considered that these details will ensure

that the proposed housing of a traditional appearance in keeping with the character of the area.

Large windows with simple fenestration are used throughout the development which will bring generous amounts of natural daylight into the internal spaces.

It is proposed that soft landscaping will be used to the centre and periphery of the site and to the frontages of the dwellings. It is considered that this would help to soften the overall feel of the development. Pockets of soft landscaping within the scheme are proposed to help break up the massing of the proposed dwellings as well as the care apartment building. Dwellings have been orientated to overlook these spaces. Where possible it is proposed to retain and enhance the existing hedgerows, adding a sense of maturity to the development. Trees and hedgerows have been proposed along the boundaries.

The Landscape Strategy and Arboricultural Impact Assessment concludes on balance the proposals for the site are considered to have a Moderate Adverse Effect on the landscape resource and local landscape character, however, various mitigation measures are recommended which respond to the Council's guidelines and take on board the aims of the Green Infrastructure Strategy and Landscape Character Assessment. These measures include the provision of new soft edge planting to the boundaries, the creation of a community orchard, new woodland areas, areas of open space and recreation and the creation of orbital walks.

The Coastal Partnership Manager has been consulted on this application and has not provided the LPA with any comments. However in assessing application ref:16/00084/OM the Coastal Partnership Manager concluded that if condition 3 of the site allocation Policy in the SADMP is properly observed and monitored then the impacts upon the setting of the AONB landscape would be relatively minor.

Overall it is considered that the development would be in accordance with paragraph 115 of the National Planning Policy Framework (NPPF) and Policies CS06, CS08 and CS12 of the Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016 and K1 and K2 of the Neighbourhood Plan.

Impact Upon Designated Heritage

The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to achieve sustainable development and that protection and enhancement of the historic environment is an overarching objective of sustainable development (paragraphs 7 and 8).

Local planning authorities should require the significance of any designated heritage assets affected by a development proposal to be described to a level of detail proportionate to their importance and sufficient to understand the potential impact (paragraph 194). You should take account of the available evidence and seek to avoid or minimise any conflict between a proposal and a heritage asset's conservation (paragraph 195).

Great weight should be given to an asset's conservation and the more important the asset, the greater that weight should be (paragraph 199). This great weight should be given irrespective of the degree of potential harm. Any harm to or loss of significance of a designated heritage asset (including from development in its setting) should require clear and convincing justification (paragraph 200), and where a development proposal will lead to less than substantial harm, this should be weighed against any public benefits of the proposal (paragraph 202).

Local planning authorities should look for opportunities for new development 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 the asset should be treated favourably (paragraph 206).

The site is adjacent to Smithdon High School which is Grade II* listed. Also to the south east, are the scheduled remains of St Andrew's Chapel. The water tower to the south west is a Grade II* listed building.

The application has been accompanied by a Heritage Statement produced by Turley Heritage, which assesses the impact of the proposal upon designated heritage assets.

Original submission

Historic England has raised significant concerns about the impact of the proposed development on the historic environment. Historic England state that the proposed development would harm the significance of the heritage assets as set out above through suburban encroachment into their important rural setting. As such Historic England have raised in principle objections and have recommended a significantly reduced scheme.

Historic England state that Smithdon High School and Gymnasium is a highly influential expression of modernism, it was part of the great project of postwar building and educational reform. The buildings display innovative construction techniques, a rigorous aesthetic, and novel design for a new type of school.

The school is bordered to the north and west by roads, but to the south and east the playing fields are contiguous with the rolling agricultural landscape beyond. This is the school's original setting, largely preserved.

A central theme of the Smithson's socially rooted architecture was a concern with community, belonging, and identification with place. Their work demonstrates a rejection of architecture in isolation. Their designs respond to and interact with their surroundings, with a clear interest in the relationship between built form and the rural landscape.

At Smithdon the architects sought visual unity and flow between internal and external spaces. The internal arrangement of classrooms elevated at first floor offered a new take on circulation, maximised natural light, and gave students extensive views out from the south range to the rural landscape beyond. These views from the school towards the rural landscape to the south were noted in early reviews of the building.

The original curriculum included agriculture and animal husbandry, reflecting the predominantly agrarian character of the area and community the school was designed for. The school was later renamed after the Smithdon Hundred, emphasising a changing relationship but ongoing connection to the local agricultural landscape. The continued importance of the local landscape in the education of the next generation of the community is emphasised on the school's website today.

Historic England considers the undeveloped agricultural land beyond the school grounds to positively contribute to and better reveal aspects of the school's historic significance. The few buildings of the commercial park are a minor intrusion, but the agricultural landscape remains dominant and contiguous with the school grounds to the south and east.

Historic England notes that the development site lies south of the school grounds, comprising the southern part of the large single field in which the school was built. The proposed site layout would introduce development along the full length of the school's south boundary. This would terminate the remaining connection between the school and

landscape to the south, and in Historic England's opinion would represent a major intrusion into those views, particularly from the elevated first floor classrooms.

Historic England state that the height and massing of the care apartment block may be readily apparent from the school grounds, and the extent to which this would impose has in their opinion not been considered in the visual impact assessment. The proposal would enclose the school on three sides with suburban development, fundamentally altering the character of its original setting.

With respect to the Church of St Andrew Historic England note that it is also a Scheduled Monument, as well as a Grade II* listed building. It is included on the Heritage at Risk Register. Ruined with walls to eaves, the single cell medieval buildings dates to the 13th and 14th centuries. It is the former parish church and only visible remains of the deserted medieval settlement of Ringstead Parva. Likely abandoned after the plague (1349), the building continued in use as a chapel until the 16th century and later as a barn into the 20th century.

The chapel stands alone within the rolling arable landscape. Historic England states that there is a sense of remoteness in its setting, despite the presence of the A149 and Hunstanton to the west. It stands on the upper slopes of a shallow valley approximately 350 metres south-east of the application site. The south and east elevations carry notable architectural features, while the north elevation is blank. Views of these elevations look onwards the site.

Historic England states that the chapel has high historic, evidential, and aesthetic values and is designated in recognition of its important role in our understanding of medieval settlement in this part of Norfolk. Its isolated and solitary context contributes to the significance of the site and is an important consideration in our understanding of its setting.

Historic England disagrees with the Heritage Statement's conclusion that finds that the Site plays little direct role in the experience of the chapel. It also emphasises the location of the chapel within the Le Strange Estate, where it is not publicly accessible.

It is considered by Historic England that the proposed development would extend the suburban development of Hunstanton into the rural landscape east of the A149, 'encroaching on the chapel, intruding into views, and detracting from the rural, solitary, characteristics of its evocative setting'.

With respect to the site allocation Historic England highlights that they suggested that alternative sites for the expansion of Hunstanton should be identified and commented on other sites which would in their view not have such an adverse effect on heritage assets.

Historic England concluded as follows:-

While we do not support the principle of development at the application site, we consider that the level of harm could be greatly reduced in a revised scheme. We recognise that there would be public benefits associated with the provision of care facilities. We encourage the identification of alternative development options that would better conserve the heritage assets and deliver public benefits in a more sustainable way.

In determining this application, you should be satisfied that there is clear and convincing justification for the harm and that it is outweighed by public benefits, taking into account the importance of the assets as well as the scale of the impact'.

Amended plans

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Historic England were consulted on the amended scheme which includes the revised site plan and alterations to the elevation of the care home. It is noted that the revised site plan would provide a marginal buffer to the Grade II* Listed school and gymnasium and this would lessen the impact of the development on its surroundings. However, it is still considered that the development would suburbanise and enclose the setting of the school along with that of St Andrew's Chapel. In terms of the amendments to the elevations of the care home, they would better articulate the mass and break up the flat façade. However this does not overcome the fundamental concerns regarding the development and its scale. Again the position is emphasised that the development would cause less than substantial harm to the designated heritage assets and that the level of harm could be greatly reduced by reducing the amount and scale of the development and increase the open space closest to the heritage assets. Notwithstanding this, it is recognised that there are public benefits associated with the provision of the care facilities but they could be furthered in a more sustainable way.

The Council's Principal Conservation Officer advises that the submitted site layout plan shown in drawing 6357 P19 and DR-A-0505 and the elevations for the care home shown in drawing number EC-A-03 are the result of discussions between the conservation team and the applicant. The elevations of the care home have been broken up, and while not providing full separation between blocks, the elevation treatment is such that it adds interest to what was previously a flat façade.

The site layout plan provides more of a buffer space between the development and the grade II* listed Smithdon High School buildings. While a degree of visibility may still be possible, the harm of this to the setting of the buildings and the ethos of the Smithson's design is partly mitigated by the additional buffer space between the school and the development.

High quality materials for the care home block will be key to the success of the design.

While there is still a medium level of less than substantial harm to the setting of Smithdon High School through this proposal, it is an allocated site within the local plan and the applicant has worked with us to mitigate this harm as far as practicable at this late stage in the process. As a result, there is no objection to the proposal.

Conclusion

In line with paragraph 134 of the NPPF, where a development will lead to less than substantial harm to the significance of a designated heritage asset this harm should be weighed against the public benefit of the proposal, including its optimum viable use. The public benefit of this scheme would be in providing a care home, housing with care, affordable housing and market housing within the borough, on a allocation of the Development Plan (which has benefitted from a previous planning permission), and the contribution made to the local economy from the future residents of the development. It is therefore considered that, on balance, the benefits are therefore considered to outweigh the amount of harm caused to the significance of the designated assets. The proposal would therefore comply with the NPPF and policies CS12 and DM15 of the Development Plan.

Trees and Landscape

An Arboricultural Assessment, by Hayden Consultants, has identified the need to fell a small section of low quality trees features (Hawthorn, Field Maple and Hazel) in order to be able to construct the proposed development. They are identified as British Standard Category C which are defined as low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem.

Otherwise, the alignment of proposed structures will not encroach within the Root Protection Areas of any trees that are to be retained. All trees and landscape features that are to remain as part of the development should suffer no structural damage provided that the findings within the report are complied with in full.

The Arboricultural Officer has no principal objection to the proposal but would require details by way of condition in respect to a method statement and formal tree protection plan and a detailed landscaping scheme. Appropriate conditions have been recommended.

As such it is considered that the development would be in accordance with Policies CS08, CS12 and DM15 of the Development Plan

Impact Upon Amenity

There are no residential neighbours that share a common boundary with the site and those opposite are on the other side of King's Lynn Road and also separated by Collingwood Road.

An acoustic report by Adrian James acoustics ltd, was carried out to assess whether the standard of amenity experienced by the future occupiers of the dwellings are acceptable and not experiencing unacceptable levels noise from King's Lynn Road traffic movement. The Environment Health CSNN team have reviewed the acoustic report and are satisfied with its findings subject to safeguarding conditions.

In order to limit noise, dust and smoke from any construction work experienced by the neighbours in the locality, a condition in relation to a construction management plan detailing proposed timescale and hours of construction, sound power levels of equipment, their location, and mitigation methods proposed.

It is considered that the internal layout of the proposed dwellings would be acceptable with all habitable rooms afforded an adequate level of light, outlook and privacy. It is also considered that the level of accommodation provided internally and externally would be acceptable ensuring that future occupants of the development would have an adequate level of amenity.

As such it is considered that the development would be in accordance with Policy CS08 of the Core Strategy and Policy DM15 of the adopted Site Allocations and Development Plan Policies Document.

Highway Impacts

A Transport Assessment prepared by Rossi Long Consulting has been submitted with the application. The assessment demonstrates that the proposed development is located in a sustainable location and fully supports the sustainable objectives of the National Planning Policy Framework (NPPF) since:-

- the development is accessible by public transport;
- the site is within walking and cycling distance to nearby facilities and services in Hunstanton town centre; and
- the development will provide quality pedestrian links to facilitate sustainable travel.

Junction capacity analysis demonstrates that the proposed access junction on to King's Lynn Road operates well within capacity, even under the worse-case scenario of all development traffic and future growth applied to background traffic.

NCC Highways have been consulted on the application and raise no objections to the development subject to safeguarding conditions regarding detailed road plans, visibility splays, on site parking for construction workers and construction traffic management plan and off site highways works. A scheme for EV charging points will also be secured via condition.

Overall it is considered that the layout of the access arrangements and the quantum of parking provision is acceptable. The development would not result in conditions that would be prejudicial to pedestrian and highway safety and is in accordance with Policy CS11 of the Core Strategy and Policy DM17 of the Site Allocations and Development Plan Policies Document along with K4 and K5 of the Neighbourhood Plan

Ecology

Impact upon European Designated Sites

The application site lies approximately 1km to the east of two European designated sites, the Wash and North Norfolk Coast Special Area of Conservation (SAC) and The Wash Special Protection Area (SPA) (also referred to as Natura 2000 sites), and therefore the development has the potential to affect their inherent interest features. European Sites are afforded protection under the Conservation of Habitats and Species Regulations 2017 (as amended). At a national level The Wash is also Ramsar site and is afforded the same level of protection as a European site under the National Planning Policy Framework (2021) and is also a Site of Special Scientific Interest.

These national and international designated sites support the population of breeding and wintering wildfowl and waders. The sites also support a rich and important range of habitats.

In line with the Conservation of Habitats and Species Regulations 2017 (as amended) and point 10 of Policy F2.3, the application has been accompanied by a site specific Shadow Habitats Regulations Assessment carried out by Hopkins Ecology. This concludes that the scheme is very unlikely to have impacts on international / Nature Directives sites in isolation but that a small contribution to in-combination recreational disturbance cannot be discounted. With mitigation in the form of a tariff payment to a district-wide mitigation scheme this can be reduced to a negligible level, such that the scheme will not impact the site integrity of any international / Nature Directives sites. The Site is sufficiently distant from other designated sites for impacts to be assessed as negligible.

When taken in combination with other sites, in Hunstanton and other villages that are "allocated" for development that would affect these European designated sites, the developer will pay the Green Infrastructure & Recreational Impact Avoidance Mitigation Strategy contribution of **£185.93** per house to the Council. This will be secured in the S106 agreement. The Council's Senior Ecologist is satisfied that the Shadow Habitats Regulations Assessment is fully acceptable and can be adopted by the Council.

Natural England has no objection to the proposal in respect of the impact upon the Wash and Norfolk Coast Special Area of protection and concurs with the applicant's Habitat Regulations Assessment conclusions. A scheme for providing information on dog walking routes within the locality in the interests of protecting more sensitive designated sites etc will be conditioned.

Protected Species

The application has been supported by an Ecological Impact Assessment, also carried out by Hopkins Ecology.

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The Site comprises an arable field with three lengths of boundary hedgerow. The hedgerows qualify as priority Hedgerow Habitat of Principal Importance but not as Important Hedgerows under the Hedgerow Regulations. The fourth boundary comprises a line of tall ruderal vegetation with scattered scrub.

The breeding bird surveys carried out in 2021 recorded five species of conservation concern as nesting on-Site (confirmed, possible or probable): oystercatcher (1 pair), grey partridge (1 pair), skylark (1 pair), dunnock (1 pair), and common whitethroat (2 pairs). The breeding bird species are also considered to comprise a typical assemblage of farmland and countryside species, with none considered to be rare or scarce with conservation status afforded on the basis of the extent of declines rather than actual abundances.

The wintering bird surveys of 2019-20 recorded nineteen species, and the numbers of species with conservation status was low (eleven species). The total numbers were also low (other than for a single flock of 150 woodpigeons) and likely to be typical of other farmland areas locally.

The species scoped in are therefore:

Wintering birds and breeding birds, with a small assemblage of species typical of local farmland. The breeding bird assemblage includes species of hedgerows and open fields.

- Foraging bats, as a small assemblage.
- Brown hares, with five to eight individuals noted during bird surveys.
- Hedgehogs, as transitory individuals.

The Site is considered to be of local value for habitats and species. The ecological impacts are assessed as low, and will not impact species at a local population level.

Generic recommendations for mitigation of construction are:

- Nesting birds. General site clearance of tall verge, ephemeral and any woody vegetation should avoid the nesting bird season (which runs from March to August) or otherwise be under a watching brief.

Soft landscaping is the most appropriate Site-wide enhancement, using appropriate native species and species of known wildlife value. Additional measures to be included would be bird and bat boxes and measures to allow hedgehogs to move into and between gardens, via raised garden gates or holes within fence gravel boards.

As further mitigation it is proposed that a specific area of open grassland-type habitat is created off-Site according to the Countryside Stewardship option 'AB8', to comprise a flower-rich grass margin with an annual cut. This would be at least 650m² in area and provide habitat areas for a range of farmland species, including a foraging area for skylarks and other farmland birds in spring and summer, and also a sheltering and foraging area for hares.

In summary, it is considered that there are no overriding constraints to the development of the site in terms of ecology, and that the proposed development could result in enhancements for biodiversity and nature conservation. As such the development is in accordance with Policy CS12 of the Core Strategy and Policies DM15 and DM19 of the Site Allocations and Development Plan Policies Document.

Infrastructure Provision and local finance considerations

Section 70(2) of the Town and Country Planning Act 1990 provides that a LPA must have regard to a local finance consideration as far as it is material. This includes any Community Infrastructure Levy (CIL).

Although there is spare capacity within Early Education, Primary and High school levels, taking into account other developments in the area, there is no longer spare capacity within Early Education or Hunstanton Primary School.

Norfolk County Council would therefore seek Education mitigation for 5 Early Years places and 15 Primary school places towards the provision or enhancement of educational facilities because of the development.

It is expected that the funding for additional places, if necessary, would be through the Community Infrastructure Levy (CIL).

A library contribution of 4,500 (based on £75 per dwelling) will be required. This contribution will be put towards increasing the stock of books at Hunstanton Library and again would be secured via CIL.

Norfolk Fire Services have requested that two fire hydrant be provided on site and this is secured by condition.

The proposal would comply with Policy CS14 of the Core Strategy in this regard.

Affordable Housing

The Planning Design and Access Statement states that 20% of the dwellings will be affordable (excluding the care apartments). Given that the provision of 20% affordable units for the site is in accordance with the Council's affordable housing policy no viability appraisal is required for this development. A S106 agreement will be provided ensuring that the affordable housing will be provided in perpetuity.

Policy F2.3 of the adopted SADMP 2016 allocated the site for at least 60 housing with care units and approximately 50 general housing units. The application proposes 61 housing with care flats and 60 general needs housing units (in line with the previously permitted scheme 16/00084/OM).

In addition, the application proposes 39 "Care Ready" bungalows, including 8 affordable homes. These bungalows are designed in accordance with Category M4(3) "wheelchair adaptable" and the S106 agreement will require the units to be constructed to meet this standard. The *Study of Demand for Specialist Retirement Housing and Accessible Housing for Older People in Norfolk (2022)*, commissioned by BCKLWN and the other local authorities in Norfolk, identified a need for an additional 1791 specialist sheltered and age-exclusive retirement homes within the borough by 2041. These homes will help to meet that need. Use of these homes will be restricted to principal homes in order to prevent their use as second homes or holiday lets.

The applicants have proposed that the 61 Care apartments Care are a fully affordable scheme and, as requested, the S106 agreement will require the land for these apartments to be transferred to a Registered Provider of Social Housing for a peppercorn (low or zero ground rent).

No objection has been raised but the Affordable Housing Team in regard to the overall design, mix of units or affordable housing provision.

The proposal complies with the NPPF and Policy CS09 of the Core Strategy 2011.

Open Space

Policy DM16 of the Site Allocations and Development Management Policies states that schemes of 20 units or greater will provide 2.4ha per 1,000 population of open space which is subsequently divided into 70% for either amenity, outdoor sport, and allotments (if identified need) and 30% for suitably equipped children's play space. For development between 20-99 houses, they will be expected to meet the requirements for suitably equipped children's play space only.

It is considered that the quantum of open space provided for the development would be acceptable and broadly in accordance with Policy DM16. The Green Space Officer has been consulted on the application and raises no objection to the development subject to the following:-

- The Extensive hedging on the east and north of the development has machine access.
- Private drives/parking bays close to the hedge could block machine access, so drives should ideally be set back a tractor's width from the hedge to allow access
- The private drive alongside the central open space could be used as a footpath shortcut to cross the site.

It is considered that these details can be secured by way of condition through the provision of an updated landscaping plan for the development. A condition seeking the submission of a new landscaping plan has been recommended and overall open space provision and maintenance would be secured via the S106 agreement.

Overall it is considered that the development would be in accordance with Policy DM16 of the SADMPP..

Flood Risk and Drainage

The site lies within an area designated as Flood Zone 1 according to the Council's Strategic Flood Risk Maps, however being a site in excess of 1ha in size, a flood risk assessment has been submitted with the application.

Anglian Water, Environmental Health CNN and the Lead Local Flood Authority have not objected to the application, subject to safeguarding conditions. SUDS and associated maintenance would be secured via the S106 agreement.

The proposal complies with the NPPF and Policy CS08 of the Core Strategy.

Contamination

The applicant has provided a Preliminary Risk Assessment report by 4D Geo Limited dated May 2021. The report finds no significant contaminative land use on site with the nearest potential source being a chalk pit 200m to the south, but not significant to the site. The risks to receptors outlined in the reports conceptual site model are judged to be very low. The report recommends that soil samples be taken to validate and verify the absence of common contaminants.

The Environmental Quality Officer has reviewed their files and the site is not seen to be developed for the duration of their records. The surrounding landscape is largely agricultural with and industrial units to the north and residential properties to the west. In summary no objection is raised subject to compliance with safeguarding conditions in accordance with the NPPF and Policy CS12 of the Core Strategy.

Other Material Considerations

Heads of Terms and details of trigger points have been submitted but the final wording of the legal documents will be progressed if permission is forthcoming.

Whilst some archaeological investigation has been undertaken, the Historic Environment Service requires that further work is undertaken in accordance with the NPPF and Policy CS12 of the Core Strategy and therefore the full safeguarding suite of conditions is recommended.

Third Party comments have been addressed within the main body of the report and it must be noted that there are no objections from statutory consultees or the Parish Councils in so far as highways, neighbour amenity or infrastructure matters. Suitable conditions can be imposed to limit any potential impacts during construction. Notwithstanding perceived infrastructure issues, it must be noted that the site is the subject of allocations within the Development Plan and has been found suitable and sustainable site on the edge of Hunstanton

CONCLUSION

The site covers two of the preferred sites (known as F2.3 and F2.5) in the Council's Site Allocations and Development Management Policies Document. The proposal seeks full planning permission for the comprehensive redevelopment of the site.

The development would include 20% onsite affordable housing provision in accordance with the Council's housing policy which will be secured by way of a S106 agreement. Trigger points to ensure the delivery of the care home and housing with care elements alongside the affordable and market housing have been negotiated to a point acceptable to both parties.

The fundamental objections from Historic England were considered through the rounds of consultation during the local plan process and the Inspector into the SADMPP raised no objection to the inclusion of these allocated sites for future development. Insofar as the current amended scheme, it is noted the design of the care home has improved but this does not overcome their fundamental objection to the site itself. Notwithstanding this, Historic England does note the wider benefits of the provision of the care home. When balancing the issues raised, it is considered that the public benefit of this scheme in providing a care home, housing with care, affordable housing and market housing within the borough, and the contribution made to the local economy from the future residents of the development is considered to outweigh the amount of harm caused to the significance of the designated assets. It is considered the proposal accords with the provisions of the National Planning Policy Framework (NPPF) and the Development Plan.

It is considered that the development would be in accordance with the provisions of the Highway Authority and without detrimentally affecting adjacent neighbour's amenity and that the development would not give rise to any issues with respect to residential amenity by way of light, outlook, privacy or general noise and disturbance.

The proposal has been supported with appropriate surveys and studies in respect to ecological and geological issues that raise no principle objections from statutory consultees.

In light of the above, it is considered the proposal complies with the provisions of the NPPF and that planning permission maybe granted subject to the conditions below and the imposition of a S106 agreement.

RECOMMENDATION:

A. APPROVE subject to the following conditions and the satisfactory completion of a S106 Agreement to secure affordable housing, open space provision and maintenance, SUDS provision and maintenance and GIRAMS mitigation payment within 4 months of the date of this committee resolution.

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:

- KLHU-CF-ZZ-XX-DR-A-0500 P1 Site Location Plan
- KLHU-CF-ZZ-XX-DR-A-0505 P19 Coordinated Proposed Site Plan
- KLHU-CF-ZZ-XX-DR-A-0507 P7 Proposed Boundaries Plan
- KLHU-CF-ZZ-XX-DR-A-0508 P8 Proposed Materials Plan
- KLHU-CF-ZZ-XX-SA-A 0520 A3 P20 Accommodation Schedule
- KLHU-CF-ZZ-XX-DR-A-0540 P5 Type Morgan Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0541 P4 Type Aston Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0542 P4 Type Lincoln Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0543 P5 Type Jenson Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0544 P2 Type Carlton Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0545 P1 Type Lotus Variation 1 Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0546 P1 Type Lotus Variation 2 Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0550 P3 Type 538 Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0551 P4 Type 789 House Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0552 P4 Type 829 Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0553 P4 Type 897 Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0554 P3 Type 982D Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0555 P5 Type 1001 Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0556 P4 Type 1015v1 Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0557 P3 Type 1015v2 Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0558 P2 Type 1295 Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0559 P2 Type 1437 Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0560 P5 Type 1659 House Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0561 P4 Type 1876 Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0562 P1 Affordable Bungalow Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0563 P1 Type 1135 Plans and Elevations
- KLHU-CF-ZZ-XX-DR-A-0565 P1 Garages Plans & Elevations 1
- KLHU-CF-ZZ-XX-DR-A-0566 P1 Garages Plans & Elevations 2
- KLHU-CF-ZZ-XX-DR-A-0567 P2 Garages Plans & Elevations 3
- KLHU-CF-ZZ-XX-SA-A-0567 P2 Garages Plans & Elevations 3
- KLHU-CF-ZZ-XX-DR-A-0575 P1 Type 1015v1 (Handed) Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0576 P2 Type 1295 (Handed) Plans & Elevations

- KLHU-CF-ZZ-XX-DR-A-0577 P1 Type 1437 (Handed) Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0578 P2 Type 1659 (Handed) Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0579 P1 Type 1876 (Handed) Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0580 P3 Type Morgan (Handed) Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0582 P3 Type Lincoln (Handed) Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0583 P2 Type Jenson (Handed) Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0585 P1 Type Lotus Variation 2 (Handed) Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0590 P1 Type 1015 Version 2 (Handed) Plans & Elevations
- KLHU-CF-ZZ-XX-DR-A-0591 P1 Type 1001 (Handed) Plans & Elevations
- 22001-EC-L-01-H Ground and First Floor Plans
- 22001-EC-L-02-G Second Floor and Roof Plans
- 22001-EC-V-05-C Elevations

2. Reason: For the avoidance of doubt and in the interests of proper planning.
3. Condition: No development shall take place above slab level 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.
3. Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
4. Condition: Notwithstanding details submitted with the application, 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.
4. Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
5. 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.
5. Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
6. Condition: Notwithstanding details submitted with the application, no development shall take place until an archaeological written scheme of investigation 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.

6. Reason: To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
7. Condition: No development shall take place other than in accordance with the written scheme of investigation approved under condition 6 and any addenda to that WSI covering subsequent phases of mitigation.
7. Reason: To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
8. Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 6 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
8. Reason: To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
9. Condition: Prior to first use, details of a suitable electric vehicle charging scheme shall be submitted to and approved by the LPA. The scheme shall be implemented in accordance with the details agreed prior to the first use of the development hereby permitted.
9. Reason: To ensure the charging is safe, accessible and convenient in accordance with section 112(a) of the NPPF, emerging local policy LP14/18 and the NCC's parking standards (July 2022).
10. Condition: No building or other operation shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, engineering work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles) until a Arboricultural Method Statement and Tree Protection Plan (that outlines step-by step-instructions relating to tree works and tree protection measures to be implemented during the construction process) has been submitted to and approved in writing by the Local Planning Authority.
10. Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
11. Condition: No works shall commence on the site 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. All construction works shall be carried out in accordance with the approved plans.
11. Reason: In the interests of highway safety in accordance with the NPPF and Policy CS11 of the Core Strategy. 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.

12. Condition: Prior to the occupation of the final dwelling all works shall be carried out on roads/footways/foul and surface water sewers in accordance with the approved specification to the satisfaction of the Local Planning Authority.
12. Reason: To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway in the interests of highway safety in accordance with the NPPF and Policy CS11 of the Core Strategy.
13. Condition: Before any dwelling is first occupied the roads/footways shall be constructed to binder course surfacing level from the dwelling/industrial unit to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.
13. Reason: To ensure satisfactory development of the site in the interests of highway safety in accordance with the NPPF and Policy CS11 of the Core Strategy.
14. Condition: Prior to the first occupation hereby permitted visibility splays measuring 2.4 metres x 120 metres shall be provided to each side of the access where it meets the near edge of the adjacent highway carriageway. The splays shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
14. Reason: In the interests of highway safety in accordance with the NPPF and Policy CS11 of the Core Strategy.
15. Condition: Development shall not commence until a scheme detailing provision for on-site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the details agreed throughout the construction period.
15. Reason: To ensure adequate off-street parking during construction in the interests of highway safety in accordance with the NPPF and Policy CS11 of the Core Strategy. This needs to be a pre-commencement condition as it deals with the construction period of the development.
16. Condition: Prior to the commencement of any works a Construction Traffic Management Plan shall incorporate wheel cleaning facilities shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the details agreed throughout the construction period.
16. Reason: In the interests of maintaining highway efficiency and safety in accordance with the NPPF and Policy CS11 of the Core Strategy . This needs to be a pre commencement condition as it deals with safeguards associated with the construction period of the development.
17. 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. 211222-C-001 P09 (Preliminary Access Arrangement & S278 Works, prepared by

Rossi Long Consulting) have been submitted to and approved in writing by the Local Planning Authority.

17. 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 accordance with the NPPF and Policy CS11 of the Core Strategy.
18. Condition: Prior to the first occupation hereby permitted the off-site highway improvement works referred to in Condition 17 shall be completed to the written satisfaction of the Local Planning Authority.
18. Reason: To ensure that the highway network is adequate to cater for the development proposed in accordance with the NPPF and Policy CS11 of the Core Strategy.
19. Condition: Prior to commencement of development a detailed construction management scheme must be submitted to and approved by the Local Planning Authority; this must include proposed timescales and hours of the construction phase, deliveries/collections and any piling. The scheme shall also provide the location of any fixed machinery, their sound power levels, the location and layout of the contractor compound, the location of contractor parking, the location and layout of the materials storage area, machinery storage area and waste & recycling storage area, proposed attenuation and mitigation methods to protect residents from noise, dust, vibrations and litter, and communication methods to the wider community regarding the construction phases and likely disruptions. If piling is required, full assessment of noise and vibration impacts should be included. The scheme shall be implemented as approved.
19. Reason: In the interests of protecting residential amenity in accordance with Policy DM15 of the SADMPP 2016 and the NPPF
20. Condition: Prior to the installation of any air source heat pump(s) a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the make, model and sound power levels of the proposed unit(s), the siting of the unit(s) and the distances from the proposed unit(s) to the boundaries with neighbouring dwellings, plus provide details of anti-vibration mounts, and noise attenuation measures (including boundary treatments). The scheme shall be implemented as approved and thereafter maintained as such.
20. Reason: In the interests of protecting residential amenity in accordance with Policy DM15 of the SADMPP 2016 and the NPPF.
21. Condition: No development shall commence 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.
21. 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.
22. Condition: Prior to the installation of any external lighting 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, 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 the approved scheme and thereafter maintained and retained as agreed.

22. Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
23. Condition: The design and construction of the development shall be carried out in strict accordance with the Noise Assessment Technical Report.
23. Reason: In the interests of protecting residential amenity in accordance with Policy DM15 of the SADMPP 2016.
24. Condition: The development shall be built in accordance with the flood risk assessment and drainage strategy demonstrated in the report titled Flood Risk Assessment / Drainage Strategy (Author: Rossi Long Consulting | Ref: 211222 | Rev: 04 | Dated: 14 March 2023). The schematic drainage layout adopted must be that demonstrated in the final submitted drainage strategy drawings:
 - Drawing Title: Surface Water Drainage Strategy – Highway Drawn by: Rossi Long Consulting.
 - Drawing No: C-010 | Rev: P07 | Dated: 14 March 2023.
 - Drawing Title: Surface Water Drainage Strategy – Private Areas Drawn by: Rossi Long Consulting.
 - Drawing No: C-011 | Rev: P03 | Dated: 14 March 2023

The approved scheme will be implemented prior to the first use of the development. If indicative aspects of the proposals are identified to be unachievable at a subsequent stage of detailed technical / construction design, the applicant must submit sufficient further information, to the Local Planning Authority (LPA), to demonstrate compliance with relevant national and local policy, frameworks, strategies, guidance (including best practice) and statutory/non-statutory standards at a later stage of the planning application process. Any alterations to the drainage strategy should be clearly demonstrated.

24. Reason: To prevent flooding in accordance with National Planning Policy Framework (NPPF) paragraph 167,169 and 174 by ensuring the satisfactory management of local sources of flooding, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.
25. Condition: Details for the provision of 2 fire hydrants shall be submitted to and agreed in writing by the Local Planning Authority. The fire hydrants shall be installed in accordance with the approved details prior to the occupation of the residential development hereby approved.
25. Reason: In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF and Policy CS14 of the Core Strategy.
26. 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).

26. 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 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: In the event that the requirements of Condition 26 determine that a remediation strategy needs to be carried out, then 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.
- 27 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 in accordance with the NPPF.
28. Condition: In the event that a remediation strategy is required in accordance with Conditions 26 and 27, 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.

28. 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 in accordance with the NPPF.
- 29 Condition: Prior to the first use of the development hereby permitted, full details of a scheme of counteracting measures for alleviating recreation pressure on protected sites shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include provision of a leaflet within sales packs of development properties which outlines the following:
- On-site walking routes within on-site green space
 - Walking routes already promoted locally including paths associated with the Norfolk Coastal Path/England Coast Path
 - Details of designated sites and recreational pressures upon them and alternative visitor attractions
 - Provision of a permanent information board on site indicating the above measure
 - The importance of biodiversity enhancements provided on-site i.e. hedgehog holes, bat and bird boxes
- 29 Reason: To prevent adverse impacts on protected sites and species in accordance with the Habitats Regulations 2017 (as amended), NPPF (2021) and Policy CS12 of the Core Strategy (2011)
- B. In the event that the S106 Agreement is not completed within 4 months of the date of this Committee meeting, the application shall be REFUSED due to the failure to secure affordable housing, open space provision and maintenance, SUDS provision and maintenance and GIRAMS mitigation payment.**

INFORMATIVES:

1. Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
2. Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
3. Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
4. Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.
5. The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be

designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

6. The site is near to the Internal Drainage District (IDD) of the Kings Lynn Internal Drainage Board (IDB) and is within the Board's Watershed Catchment (meaning water from the site will eventually enter the IDD). Maps are available on the Board's webpages showing the Internal Drainage District (https://www.wlma.org.uk/uploads/128-KLIDB_index.pdf) as well as the wider watershed catchment (https://www.wlma.org.uk/uploads/KLIDB_Watershed.pdf). I am pleased to see that initial testing shows that a drainage strategy reliant on infiltration is likely to be achievable on the proposed development. If for any reason a strategy wholly reliant on infiltration does not prove viable and a surface water discharge is proposed to a watercourse within the watershed catchment of the Board's IDD then we request that this be in line with [the Non-Statutory technical standards for sustainable drainage systems \(SuDS\)](#), specifically S2 and S4. Resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible.
7. It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council.
8. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the County Council's Highways Development Management Group. Please contact developer.services@norfolk.gov.uk
9. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer. If required, street furniture will need to be repositioned at the Applicants own expense.
10. The off-site works will be delivered by a Section 278 Agreement and the precise delivery mechanism will be determined as the works are brought forward. The applicant should be aware that there may be additional costs relating to the off-site works which will include a commuted maintenance amount as well as various fees including administration and supervision. The completed works will be subject to a Safety Audit and additional works may be required. Further information on the delivery of highway works can be found under Highways and Transport: Post-planning processes at the following link: <https://www.norfolk.gov.uk/rubbish-recycling-and-planning/planning-applications/highway-guidance-for-development/publications>. Please be aware it is the applicants responsibility to clarify the boundary with the public highway. Private structures such as fences or walls will not be permitted on highway land. The highway boundary may not match the applicants title plan. Please contact the highway research team at highway.boundaries@norfolk.gov.uk for further details.