

AGENDA ITEM: NO: 9/1(f)

Parish:	Shouldham	
Proposal:	Proposed Development of five houses on allocated site G81.1	
Location:	Land E of 52 To 60 Westgate Street Shouldham Norfolk	
Applicant:	J Cribb	
Case No:	23/00056/F (Full Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 3 April 2023 Extension of Time Expiry Date: 8 September 2023

Reason for Referral to Planning Committee – Application called in by Cllr Hipperson

Neighbourhood Plan: No

Case Summary

The allocated site (0.3ha in size) is situated in the centre of the village of Shouldham. The site is bounded to the east by trees and to the south by hedgerows and has a public right of way cutting across the site. The site is neighboured by existing residential development to the north and east.

The application site is allocated in the adopted Local Plan for five residential units under Policy G81.1 and shown on Inset Map G81 of the Site Allocations and Development Management Policies Plan (2016).

The application seeks planning consent for five detached two storey four bedroom dwellings, each with two parking spaces plus a garage and a private rear garden. Access is via a single private road off New Road and includes the integration of an existing public footpath (Public Right of Way known as Shouldham FP9 and FP11) running east to west across the site.

Key Issues

Principle of Development
Form and Character
Neighbour Amenity
Access / Highway Safety
Other material considerations

Recommendation

A) APPROVE subject to conditions and the satisfactory completion of a S106/UU Agreement to secure the GIRAMS payment within 4 months of the date of this committee resolution.

B) REFUSE in the event that the S106/UU Agreement is not completed within 4 months of the date of this committee resolution due to the failure to secure the GIRAMS payment.

THE APPLICATION

The allocated site is 0.3ha in size and is situated in the centre of the village of Shouldham and therefore is well integrated with the services and facilities within the settlement. The site is approximately 110m as the crow flies away from the Conservation Area, and the development of this site would not impact upon this.

The site is bounded to the east by mature trees and to the south by hedgerows and has a public right of way cutting across the site. Views into the site are limited to near distance from New Road, land and the school to the south and adjacent properties. There are few opportunities for long distance views due to the site being located within a developed area. The site is completely screened by housing on the west boundary. In the limited views that are available the site is viewed in the context of the existing settlement.

The application site is allocated in the adopted Local Plan for 5 residential units under Policy G81.1 and shown on Inset Map G81 of the Site Allocations and Development Management Policies Plan (2016). This is a density of 16.6 dwellings per hectare.

The application seeks planning consent for five detached two storey four bedroom dwellings, each with two parking spaces plus a garage and a private rear garden. Access is via a single private road off New Road and includes the integration of an existing public footpath (Public Right of Way known as Shouldham FP9 and FP11) running east to west across the site.

The dwellings proposed are four bedroom detached dwellings consisting of red brick, white render, (ivory) timber cladding and flint, with red pantiles. The roof pitches are 8.2m in height (at the highest point), with eaves at 5m. The garages are detached single storey, with rear gardens enclosed by 2m close board fencing. Landscaping is proposed to the front and rear of the dwellings and the existing trees to the east of the site are to be retained and protected.

SUPPORTING CASE

The application put before the committee is for the construction of 5no. four-bedroom homes in the centre of Shouldham. The application site is one which is currently allocated through the current local plan, referenced G81.1, and the allocation itself states that the development must consist of at least 5 dwellings, on the 0.3-hectare site which is accessed via New Road.

The dwellings have been designed to be modest in size whilst still providing a home which is suitable for families. They have also been designed to provide a modern level of accommodation, which includes a ground floor study, and a semi-open plan living space, with seamless access to the generous rear gardens. The materials proposed for the dwellings are traditional and seen throughout Shouldham. These include; Red brick, clay pan tiles, flint cobbles, render, and timber boarding. We have included traditional features such as bay-windows, whilst also incorporating more modern features such as glazed entrances and bi-folding doors.

The planning application itself meets the requirements of the allocation in its entirety. The site layout also ensures that the public right of way which runs through the centre of the site is retained in full, and the proposed access off New Road has also been approved by NCC Highways officer, which is of course well received.

The application has been put before this committee with the officers recommendation of approval. This is met with the support of all other statutory consultees other than the Parish Council. Having attended two parish council meetings throughout the year, they do not oppose the form of development in this location, but have concerns regarding the size of the land, which is something we unfortunately do not have control over due to the allocation itself which governs the size of the site. We therefore ask members to look at their objection as an grievance with the allocation, rather than an objection to the principal.

As the agent, we have made a conscious effort to engage with the Parish Council, which was welcomed and appreciated by the Parish Council in their most recent response. We are keen to continue to engage with the Parish Council on this application, should the application be approved in line with the officers recommendation, to ensure that an attractive, sensitive and beneficial development is constructed.

To conclude, the application is fully aligned with the allocation to which we are governed by. This allocated site in the heart of Shouldham provides 5 well-proportioned family homes, which shall continue to support the services and amenities Shouldham has to offer. The planning officer's recommendation of approval is extremely well justified, and we urge committee members to make their decision based on the allocation itself, whilst considering the benefit this will have to Shouldham and surrounding areas.

Thank you, and I look forward to attending the Planning Committee meeting to hear discussions on this application, and I hope to see this site progress in the future, with the committee's support.

PLANNING HISTORY

2/02/1587/O: Application Refused (delegated decision): 30/10/02 - Site for construction of 4 dwellings - Land rear of Blackhorse Cottage to Newlands, Westgate Street Shouldham. Appeal Dismissed 05/06/03.

RESPONSE TO CONSULTATION

Parish Council: OBJECTION on the following grounds:

- Development is out of keeping with its surroundings; large modern executive style houses with small gardens, crammed into the small, allocated site within the larger extent of the field. Would create a small urban estate against in the otherwise rural linear development either side of homes set in significantly larger gardens. Not in keeping with the village character or integrated into the proposed area.
- Does not provide properties that are more affordable and available to a wider range of people.
- Fails to provide biodiversity and green space within the development's overall layout arrangement in relation to its location within the village.
- There is an impact and conflict around the existing PRoW to preserve the present unhindered access the PRoW has at the moment. How will it be maintained?

- The applicant should withdraw the application and work with the PC and Borough Council to create a revised application that has a more rural appearance, maintains or improves the biodiversity and green space within the larger field area.
- The village has over-supplied on the allocation of the 2016 Local Plan Site Allocation of 10 houses and the proposed plan states no further requirement for more homes in the village with sustainability a concern for a rural village.

The Parish Council suggested amendments to the scheme which would enable Parish Council support. This included amended house types, reduced scale/ size of homes, revised layout, protection of adjacent vacant site, clarification on drainage, confirmation from Anglian Water that the new development would not adversely impact on current customers.

The Parish Council responses have been produced with reference to the following policies:

- Core Strategy Policy(s) - CS06 Development in Rural Areas, CS08 Sustainable Development, CS09 Housing Distribution, CS12 Environmental Assets, CS13 Community & Culture, CS14 Infrastructure Provision
- Local Plan Policy(s) - DM15 Environment, design & Amenity, DM17 Parking Provision in new Development, DM22 Protection of Local Open Space.

Public Rights of Way Officer: NO OBJECTION subject to informative.

No objection in principle to the application and note the submission of the Highway Boundary plans showing the legal alignments of Shouldham FP9 & FP11. Clarification is needed as to whether the proposals include any surface improvements to the Public Footpaths. The specification of any improvement works must be approved and agreed with NCC prior to the commencement of any such works. The applicant will need to apply for a Temporary Traffic Regulation Order which must be confirmed before any works commence which would impact upon the PROW. The full legal extents of these footpaths must remain open and accessible for the duration of the development and subsequent occupation.

Highways Authority: NO OBJECTION subject to conditions

With reference to the revised plan 21270 03 C the access and layout would accord with the adopted guidance and as a result recommend conditions re the access, onsite parking and turning, and a scheme for the onsite parking during construction.

Internal Drainage Board: NO OBJECTION

Environmental Health & Housing - Environmental Quality: NO OBJECTION

The land has previously been used for agricultural use, however is not currently being farmed and has been granted to have low agricultural value.

The applicant has provided a design and access statement providing information on the development. A screening assessment is provided indicating no known contamination. The files have been reviewed and the site is on land not seen developed for the duration of our records other than being labelled as allotments in historic maps dated 1891-1912 The surrounding landscape is largely agricultural and residential.

No potential sources of contamination are identified in the records, or in the information provided by the applicant. No objection regarding contaminated land.

Natural England: NO OBJECTION

It has been identified that this development falls within the 'Zone of Influence' (Zoi) for one or more of the European designated sites scoped into the Norfolk Green Infrastructure and Recreational disturbance Avoidance and Mitigation Strategy ('GIRAMS'). It is anticipated that certain types of new development (including new tourist accommodation) in this area is 'likely to have a significant effect' on the sensitive interest features of these European designated sites, through increased recreational pressure when considered either alone or 'in combination' with other plans and projects.

The GIRAMS has been put in place to ensure that this additional recreational pressure does not lead to an adverse effect on European designated sites in Norfolk. We advise that a suitable contribution to the Norfolk GIRAMS should be sought from this development to ensure that the delivery of the GIRAMS remains viable. If this does not occur then the tariff in the adopted GIRAMS will need to be increased to ensure the GIRAMS is adequately funded.

Natural England's advice is that this proposed development, and the application of these measures to avoid or reduce the likely harmful effects from it, will need to be formally checked and confirmed by your Authority, as the competent authority, via an appropriate assessment in view of the European Site's conservation objectives and in accordance with the Conservation of Habitats & Species Regulations 2017 (as amended).

Arboricultural Officer: NO OBJECTION (verbal response)

Strategic Housing: NO OBJECTION

As the site area is under 0.5ha and 5 units are proposed, no affordable housing contribution will be sought.

Historic Environment Service: NO OBJECTION subject to conditions

The proposed development site is located within an area where artefacts of prehistoric, Roman, and medieval date have been recovered. There is potential for previously unidentified heritage assets with archaeological interest (buried archaeological remains) to be present within the current application site and that their significance would be affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological mitigatory work in accordance with National Planning Policy Framework (2021), Section 16: Conserving and enhancing the historic environment, para. 205. In this case the programme of archaeological mitigatory work will commence with informative trial trenching to determine the scope and extent of any further mitigatory work that may be required (e.g. an archaeological excavation or monitoring of groundworks during construction). We suggest conditions are imposed.

A brief for the archaeological work can be obtained from Norfolk County Council Environment Service historic environment strategy and advice team. We charge applicants for the elements of our involvement in planning cases not covered by our service level agreements with local planning authorities.

Anglian Water: NO OBJECTION subject to condition

AW Assets - There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site,

and as such an Informative should be attached. The site is within 15 metres of a sewage pumping station and AW consider that dwellings located within 15 metres of the pumping station would place them at risk of nuisance in the form of noise, odour or the general disruption from maintenance work caused by the normal operation of the pumping station. The site layout should take this into account and accommodate this by ensuring that no sensitive development is within 15 metres from the boundary of a sewage pumping station.

Wastewater Treatment - The foul drainage from this development is in the catchment of Shouldham Water Recycling Centre that will have available capacity for these flows.

Used Water Network - This site falls within an area served by a vacuum sewerage system. The developer will be required to employ the appropriate Vacuum contractor (Anglian Water will advise who this is, dependant on the existing vacuum system) to design and undertake the connection on their behalf. Due to the nature of the system, upgrades may be required to accommodate the proposed development. If there is insufficient capacity or pressure to accommodate the new development, Anglian Water will fund the necessary improvements downstream of the connection point. As these are complex drainage systems, we request a pre-commencement condition be applied if permission is granted.

Surface Water Disposal - The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water and the submitted plans indicate that surface water discharge from this site is via soakaways. Please also note that Anglian Water has no designated surface water sewers in the area. On this basis, Anglian Water can confirm the surface water management is outside our jurisdiction for comment and the Planning Authority will need to seek the views of the Environment Agency and/or the Lead Local Flood Authority.

CSNN: NO OBJECTION subject to conditions

The site layout could accommodate further development given the 'open' access at the rear of the site. It may be of consideration in terms of the cumulative impact of additional dwellings in the future (particularly in terms of ASHPs and traffic noise). Certainly, Plot 1 should ideally have a brick wall to the southern boundary of the garden (in preparation for additional traffic movements; to protect the rear amenity area).

We support the AW comments. The design of the site layout should take into account all requested cordon sanitaire's and infrastructure/pipework easements. Plots 1, 2 and 5 may all require revision and the applicant should show that the AW comments have been addressed. Previously requested a combined drainage condition and note AW have also requested a foul drainage condition. In addition, conditions should be attached re the air source heat pumps, site hours, and onsite parking.

REPRESENTATIONS

EIGHTEEN OBJECTIONS received to the proposal. These have been summarised below –

- The village does need more executive homes. These should be affordable units for local people.
- The proposed design of the properties is out of keeping with local architecture. These homes are not sympathetic to the local area and no features/ materials to reflect the locality. The render proposed is not a local material/ colour. Also minimal brick detailing is proposed. Variation in brick colour and detailing would make a difference to quality.

- House types should vary. They are all the same, poor design.
- Insufficient landscaping proposed within plots and at entrance to site.
- Development would result in a change to the character of the village, the 'green centre' would be lost as applicant clearly intends to expand site in time.
- The proposed land allows good views of the village and is visually prominent in the public domain, as such it adds greatly to the character of the village. This will lead to a loss of the traditional form and character of the village. This could be limited by the proposed dwellings being single storey only.
- Bin enclosure by the entrance to the site will be publicly visible to all users along New Road. Why is it necessary? A small "bin store" to the edge of the site is unlikely to succeed in controlling the distribution of litter.
- The proposed site plan appears to show that the air-source heat pump for plot 1 will be on the front elevation. This will make it publicly visible from the new access road.
- Use of close boarded fencing only adds to the urbanisation of the land and enclosing the remainder of the "rhubarb patch" land. Boundary treatments should be hedging.
- Crossing public land and a public right of way to gain access by way of converting it to a road, is to be abhorred. Loss of safe walking route through village.
- Proposed access comes out onto a narrow bend, and crosses Lamson's Lane. Will be detrimental to walking routes around village and potentially highway safety.
- The access road will be inaccessible to for emergency vehicles and bin collectors.
- No footpath on the right-hand side, will cause accidents at the entrance to the houses.
- Limited parking for the houses which will add to the already bad traffic congestion this will cause access problems to the village.
- The public footpath is used as a safe, traffic free route across the village for pedestrians, used by children to the local school. The proposed development will introduce traffic, with the footpath crossing 3 driveways, introducing the potential for hazards/accidents within this area.
- Access close to the memorial bench situated at the top of Lamsons Lane, and will lead to safety issues for members of the village using this.
- There should be a commitment to protect and retain the existing trees along Lammas Lane. This feature will soften the view of the new housing as seen from New Road. Could a TPO be used to protect all tree on site?
- Western boundary of site should be landscaped.
- Ecological impact on loss of green space. Currently home to a variety of wildlife.
- The removal of any mature tree, should this proposal be approved, should be accompanied by at least two new trees.
- Air, noise and light pollution/ disturbance that will be caused by the construction of the houses.
- Village sewage system at capacity, requiring the constant attendance of Anglia Water to keep the system flowing. The adjacent pig fields provide a constant run off of polluted water into the local ditches. Not healthy to the inhabitants and until this is sorted.
- Devalue neighbouring properties, they will become overlooked and surrounded by buildings.
- Should be a comprehensive plan for the site and adjacent vacant land.
- Site address is misleading.

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

DM17 - Parking Provision in New Development

G81.1 Shouldham - Land South of 1 New Road

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of Development
- Form and Character
- Neighbour Amenity
- Access / Highway Safety
- Other material considerations

Principle of Development:

The application site is allocated within the adopted Local Plan. Policy G81.1 Shouldham states –

Land South of no.1 New Road Land of around 0.3 hectare south of 1 New Road, as shown on the Policies Map, is allocated for residential development of at least 5 dwellings. Development will be subject to compliance with all of the following:

1. Provision of suitable safe access to the site through New Road to the satisfaction of the local Highway Authority

2. Suitable integration with the Public Right of Way that runs across the centre and to the east of the site
3. Provision of affordable housing in line with current standards.

Therefore, the application, seeking consent for five dwellings on the site, is acceptable in terms of the principle of development, subject to the scheme being in accordance with this policy (G81.1) when considered within the context of wider Local Plan policies.

Form and Character:

The locality of the application site includes a variety of existing modern house types, both single and two storey, within varying plot sizes. To the north of the site are pairs of semi-detached red brick two-storey dwellings (local authority built). These front onto New Road and are within deep plots, with large gardens to the front and back. To the southeast of the site are detached dwellings, both two storey and single storey and materials include red and buff brick, cream render with concrete pantiles. These are within reasonable plots. To the south and east of the site is vacant land and includes the existing PROWs. There are some existing well-established trees to the east of the site which are to be retained. There is also an existing hedgerow however some of this will be removed to facilitate the development.

The application proposes five detached two storey dwellings (as described in detail above) accessed via a single private road off New Road. The materials proposed include flint, red brick, white render, ivory timber cladding with red pantiles. Flint will be utilised on the front elevations of all the plots. The scheme proposes three different house types of the site to ensure some variation within the site. The proposed materials are found in the wider locality and are considered to be in keeping with the locality. The exact details of the materials will be conditioned to ensure the brick types, flint panels and boarding are of a high quality.

A number of objections have been raised from the Parish Council and local residents stating that the development proposed is out of keeping with the local area, suggesting that the dwellings proposed are too large for the site and would create an urban estate in appearance.

In terms of the size of the dwellings proposed, each dwelling has policy compliant car parking and have appropriately sized rear gardens. Local community concerns are understood, the proposed dwellings are large, detached family homes however there is not a policy requirement for a specific mix of house types/ sizes of this site.

The rear gardens are to be enclosed by 2m close board fencing to facilitate private amenity space. This is aside from the boundary to the east alongside plot 5 which will also consist of mixed native species trees and hedgerow with estate railing facing onto the PROW. This will replace the short area of existing hedgerow which needs to be removed to facilitate the development of plot 5, ensuring there is sufficient amenity space and parking. The existing trees on the eastern boundary are to be retained and protected. The Arboricultural Officer has no objections to the scheme. It is suggested that conditions are attached to secure the retention of these trees. The scheme also proposes landscaping at the entrance to the site, to the front of plot 1. The landscaping conditions will be secured via conditions.

Given the development of the site for residential use is established the scheme proposed is considered acceptable in terms of form and character, and in accordance with the NPPF, policy CS08 of the Core Strategy and policy DM15 of the Site Allocations and Development Management Policies Plan.

Neighbour Amenity:

The dwellings proposed are two storey but for plot 1, while within 1m of the shared boundary to the north, this is to the south of the extensive front garden of no.1. As a result, while the development may cause some overshadowing to the front garden and driveway, there would be a limited impact on the neighbouring resident. Given the siting of the dwelling and the proposed eaves height, the proposed dwelling would not be overbearing on the neighbouring dwelling. A condition has been attached however to remove permitted development rights for plot 1, to ensure that no additional windows can be added to the north elevation, nor any rear extension to the dwelling as these may result in an overbearing impact on No. 1. The dwelling at plot 2 is 12m south of the shared boundary and trees are also proposed along this boundary. As such the separation distance is considered acceptable and would not give rise to overshadowing or appear overbearing, or result in unacceptable overlooking to the rear garden of no.1.

To the east of the site, the neighbouring dwelling no.1b is orientated at 45 degrees to the site, therefore the first floor windows do look towards the southeast of the application site. This dwelling is approximately 10m from the proposed dwelling at plot 5 and would face towards the side elevation of the dwelling. The only first floor windows proposed are bathroom and obscure glazed. The rear garden of plot 5 would also be visible but the distance between these is approximately 12m and the easter boundary is to be planted with hedgerows and trees and therefore this relationship is considered acceptable.

Within the site the layout of the dwellings proposed has been amended to ensure that first floor windows on the front elevations do not face into each other but are either a sufficient distance between or are off-set. The side elevations of the dwellings include only obscure glazed windows serving bathrooms/ ensuites.

In terms of land levels on the site, the land rises from the northwest to the southeast. Land levels are to remain consistent. Given the neighbouring dwellings to the north and east are single storey and the separation distances between these and the orientation of the proposed dwellings, it is considered that the new dwellings would not be detrimental to those existing neighbours.

The CSNN officer considered the application and aside from raising concerns about drainage (discussed below), there are no objections to the scheme subject to conditions relating to details re the air source heat pumps, and construction hours and parking details.

The development proposed is in accordance with the NPPF, and policy DM15 of the Local Plan in terms of neighbour amenity.

Access / Highway Safety:

Concerns are raised from local residents regarding both highway and pedestrian safety given the proposed access to the site, and the route of the existing footpaths.

The site access is established under policy G81.1 'Provision of suitable safe access to the site through New Road to the satisfaction of the local Highway Authority.' The application has identified a suitable vehicular access which meets the requirements of the Local Highway Authority, subject to specified conditions. The conditions relate to the access, onsite parking and turning, and a scheme for the onsite parking during construction. The proposed parking provision is policy compliant.

The existing footpath (PROW Shouldham FP9) from New Road to Westgate Street currently runs through an area of agricultural land which is not farmed, part of which includes the

application site. The proposed scheme retains the same route for the footpath, and it is proposed that this would be 2m in width and run alongside the front of plots 3-5. While there is also a public footpath which runs alongside the eastern boundary of the site, Shouldham FP11, this lies outside of the application site and no changes are proposed. The Public Rights of Way Officer has requested clarification as to whether the proposals include any surface improvements to the Public Footpaths. The specification of any improvement works must be approved and agreed with NCC prior to the commencement of any such works. Given the detailed works are to be agreed by Norfolk County Council it is not necessary to include an additional planning condition.

The development proposed is in accordance with the NPPF, and policies CS11, DM 15, DM17 and G81.1.

Other material considerations:

Flood Risk and Drainage – The application site lies within Flood Zone 1 of the Councils Strategic Flood Risk Assessment, and as such is at the lowest risk of flooding.

Objections were made to the application on the grounds of the impact of the development on local drainage. There have been/ are ongoing issues regarding drainage within this part of the village. Concerns are raised that the development would exacerbate these. CSNN also asked for clarification from Anglian Water as to whether a drainage solution could be found. The applicant has not at this stage provided drainage details, and so a condition could be attached to agree these details prior to the commencement of development.

Anglian Water has stated that firstly that there is an existing pumping station to the south east of the application site, and Anglian Water state that new dwellings should not be within 15m of this. Plots 3 to 5 are all in excess of 15m from this, and as such this relationship is considered acceptable. The CSNN officer has also queried easement distances to Anglian Water pipework although at this stage the pipe network has not been clarified and given Anglian Water did not raise this concern in their response, it is considered the drainage arrangements can be addressed via condition. There is sufficient capacity for foul drainage from the proposed scheme. In terms of the used water network, Anglian Water clarify in their response that the site falls within an area served by a vacuum sewerage system and the developer would be required to employ the appropriate vacuum contractor to design and undertake the connection on their behalf. Upgrades may be required to accommodate the development. A pre-commencement condition is recommended, and therefore attached.

Archaeology – The proposed development site is located within an area where artefacts of prehistoric, Roman, and medieval date have been recovered. There is potential for previously unidentified heritage assets with archaeological interest (buried archaeological remains) to be present within the current application site and that their significance would be affected by the proposed development. Therefore, it is recommended that a programme of archaeological mitigatory work is secured by conditions.

Affordable Housing/ Open space – Objections to the scheme include queries as to the provision of affordable housing and open space provision within the scheme. Policy G81.1 requires that affordable housing requirements are to be provided in accordance with Local Plan policy CS09. However affordable housing policy requirements have since been amended and based on current policy the Strategic Housing Officer has confirmed that given the size of the site and the number of units proposed, there is no requirements for affordable housing. In accordance with policy DM16 of the Local Plan there is also no policy requirement for the provision of open space.

Ecology – The proposed development will require a financial payment towards the Norfolk Green Infrastructure (GI) and Recreational impact Avoidance and Mitigation Strategy (RAMS). This equates to £1,054.20 (£210.84 per dwelling). The payment is to mitigate against the in-combination effects of development on designated areas and allow strategic mitigation to be delivered across Norfolk in accordance with policy CS12. The applicant has requested the financial contribution is secured by a legal agreement.

While the site is currently a vacant site, the existing trees are to be retained and only part of the site redeveloped. As such there is a minimal impact on local ecology as the remaining land area will be retained in its current condition, alongside planting/ landscaping scheme to be agreed.

Contaminated Land – Given the existing and historical use of the site, and use of neighbouring land there are no concerns raised regarding potential contamination on the application site.

Other issues raised –

- Objections to the scheme also include that the development would devalue neighbouring dwellings, this is not a material planning consideration.
- Concerns are also raised about what will happen to the adjacent land, and whether consideration should be given to what development may come forward on the adjacent land. At this time the allocation site is clearly defined and beyond this the land is categorised as countryside. Each application should be determined on its own merits and as such it is not necessary to consider potential development of adjacent land, as part of this scheme.

CONCLUSION:

The application site is allocated within the adopted Local Plan for residential development of five dwellings under policy G81.1. As such the principle of development is acceptable in this location subject to compliance with the other Local Plan policies.

The proposal seeks full consent for the development of five two storey four bedroom detached dwellings with detached external garages, with rear private gardens. Access is via a single private road off New Road and includes the provision of a 2m footpath through the site along the route of the existing PROW Shouldham FP9. The proposed layout is in accordance with policy G81.1, and the Local Highway Authority and the Public Rights of Way Officer are satisfied with the proposal subject to conditions.

The house types, design and materials proposed are considered to be appropriate in the locality, although the Parish Council does object to the scheme on these grounds. Landscaping on the site is proposed, and this can be secured via condition.

In terms of neighbour amenity, the proposed layout, siting and orientation of the houses minimises any impacts on existing neighbouring dwellings, as well as between dwellings within the site. These relationships are considered acceptable and would not give rise to unacceptable overlooking or overshadowing. Concerns raised regarding local drainage arrangements have been considered and Anglian Water has confirmed the arrangements can be addressed via condition.

Additional conditions are proposed in response to consultee comments raised. These include archaeological, construction hours and parking, air source heat pumps, alongside the GIRAMS payment required to secure appropriate mitigation for ecological impact.

It is therefore considered that the development accords with the NPPF, and Local Plan policies CS06, CS08, CS09, CS11, CS12, DM15, DM16, DM17 and G81.1 and the following is recommended:

RECOMMENDATION:

A) APPROVE subject to conditions and the satisfactory completion of a S106/UU Agreement to secure the GIRAMS 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 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans, Drawing Nos -

21270 01 A LOCATION PLAN 17 Jan 2023
21270 03 C PROPOSED SITE PLAN 11 Apr 2023
21270 05 C HOUSE TYPE A ELEVATIONS 11 Apr 2023
21270 07 A HOUSE TYPE A PLANS 11 Apr 2023
21270 07 B HOUSE TYPE B ELEVATIONS 04 Feb 2023
21270 08 HOUSE TYPE B PLANS 17 Jan 2023
21270 09 B HOUSE TYPE C ELEVATIONS 04 Feb 2023
21270 08 A HOUSE TYPE C PLANS 17 Jan 2023
21270 10 GARAGE LAYOUTS 17 Jan 2023
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Prior to the first occupation of the development hereby permitted the vehicular / pedestrian / cyclist access / crossing over the verge / footway shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority and in accordance with the highways specification TRAD 2 and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway and the street name sign shall be relocated.
- 3 Reason To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety.
- 4 Condition Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 4 Reason In the interests of highway safety in accordance with the NPPF and Local Plan policy CS11.

- 5 Condition Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking / turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 5 Reason To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 6 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 throughout the construction period.
- 6 Reason To ensure adequate off-street parking during construction in the interests of highway safety. This needs to be a pre-commencement condition as it deals with the construction period of the development.
- 7 Condition No demolition/development shall take place until an archaeological written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and
- 1) The programme and methodology of site investigation and recording,
 - 2) The programme for post investigation assessment,
 - 3) Provision to be made for analysis of the site investigation and recording,
 - 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation,
 - 5) Provision to be made for archive deposition of the analysis and records of the site investigation and
 - 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.
- 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 No demolition/development shall take place other than in accordance with the written scheme of investigation approved under condition 7 and any addenda to that WSI covering subsequent phases of mitigation.
- 8 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.
- 9 Condition The development shall not be occupied or put into first use until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 7 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 9 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.

- 10 Condition Prior to commencement a scheme for foul drainage works shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Anglian Water. Foul water drainage works must be carried out in complete accordance with the approved scheme.
- 10 Reason In order to prevent environmental and amenity problems arising from flooding, in accordance with the NPPF.
- 11 Condition No development shall commence on site until full details of the surface water drainage arrangements 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.
- 11 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.
- 12 Condition Before the first occupation of the dwellings hereby permitted the bathroom and en-suite windows at first floor shall be fitted with obscured glazing, and shall be permanently retained in that condition thereafter.
- 12 Reason To protect the residential amenities of the occupiers of nearby property.
- 13 Condition Notwithstanding the details hereby approved, prior to the first use or occupation of the approved dwellings 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.
- 13 Reason To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 14 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.
- 14 Reason To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 15 Condition No development or other operations shall commence on site until the existing trees and/or hedgerows to be retained have been protected in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the erection of fencing for the protection of any retained tree or hedge before any equipment, machinery, or materials are brought on

to the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.

- 15 Reason To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.
- 16 Condition 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.
- 16 Reason In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 17 Condition Construction or development work on site, along with collections and deliveries of waste products, material and equipment, shall only be carried out between the hours of 0800 and 1800 weekdays, and 0900-1300 on Saturdays, with no work allowed on Sundays and Bank/Public Holidays.
- 17 Reason In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 18 Condition Notwithstanding the provisions of Schedule 2, Part 1, Classes A, AA and B of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration of a dwelling house, the enlargement of a dwelling house by construction of additional storeys or the enlargement of a dwelling house consisting of an addition or alteration to its roof shall not be allowed on plot 1 without the granting of specific planning permission.
- 18 Reason In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.
- 19 Condition Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no new windows/dormer windows (other than those expressly authorised by this permission), shall be allowed on the northern elevation of plot 1 without the granting of specific planning permission.
- 19 Reason In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.

B) REFUSE in the event that the S106/UU Agreement is not completed within 4 months of the date of this committee resolution due to the failure to secure the GIRAMS payment.