

APPLICATION REFERENCE: PF/23/2259

LOCATION: Land on Ostend Road, Ostend Road, Walcott

PROPOSAL: Development of 23 dwellings with associated access, parking and landscaping



NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

11 January 2023

1. Principle



Site constraints and relevant history

- The site is situated within the Countryside, Coastal Plain Landscape Character Area, Undeveloped Coast, Coastal Erosion Risk Area (100 years), Risk of Flooding from Surface Water with Climate Change, and within multiple Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS) Zones of Influence
- Planning permission ref. PF/20/1582 was granted in February 2022 for the development of 18 dwellings, comprising 16 two-storey dwellings for affordable rent (4no. 3-bed houses, 8no. 2-bed houses, and 4no.1-bed flats), and 2no. 4-bed detached houses for market sale with associated access, parking and landscaping. This permission remains extant and was considered under the same policy backdrop. It is therefore a material consideration in the determination of the planning application to which significant weight should be attached.

Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



2. Housing Mix and Type






- 8 – 1 bedroom, 2 people flats (34.8%)
- 2 – 1 bedroom, 2 people bungalows (8.7%)
- 8 – 2 bedroom, 4 people houses (34.8%)
- 4 – 3 bedroom, 5 people houses (17.4%)
- 1 – 3 bedroom, 6 people house (4.3%)

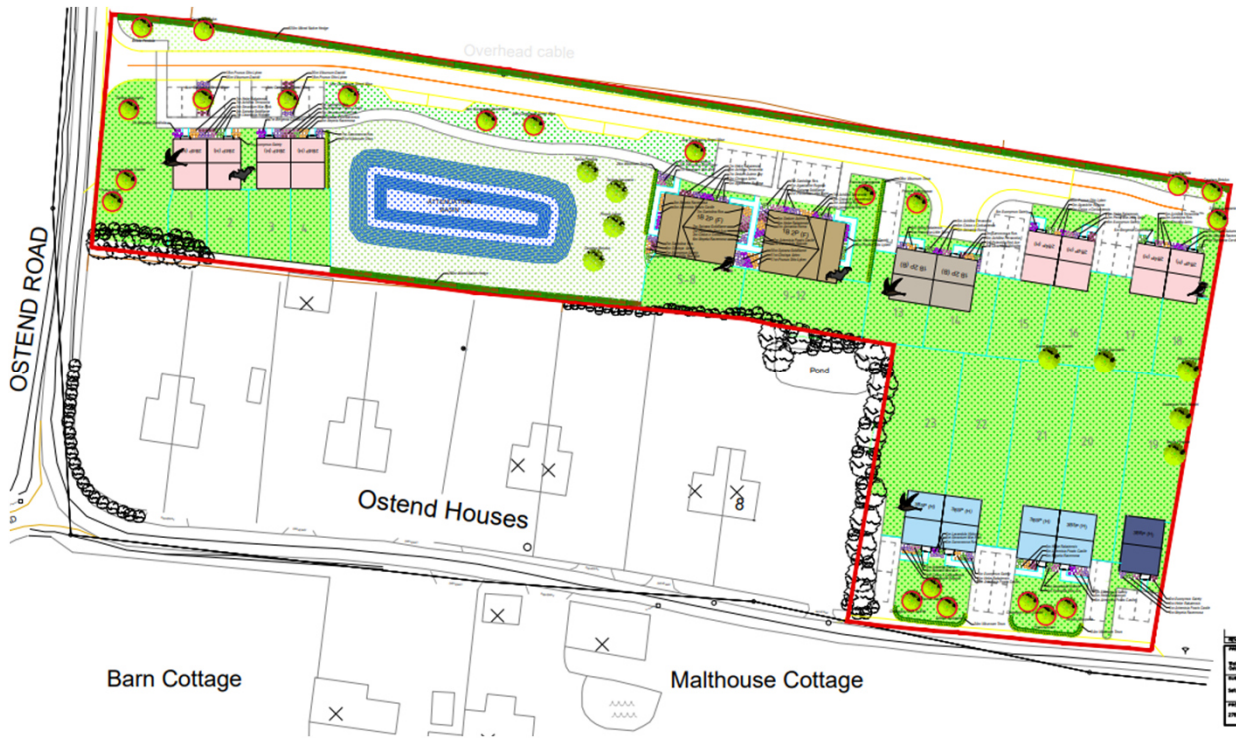
3. Landscape - Boundary Treatments





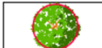

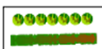


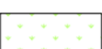
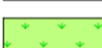



Boundary Treatments

| Fencing | |
|---|---|
|  | 1800 mm high close boarded timber fencing, natural stain (with 13cm x 13cm Hedgehog gaps to be provided in accordance with the Ecological Survey) |
|  | 450 mm high timber knee rail |
|  | 1800 mm high timber gate |

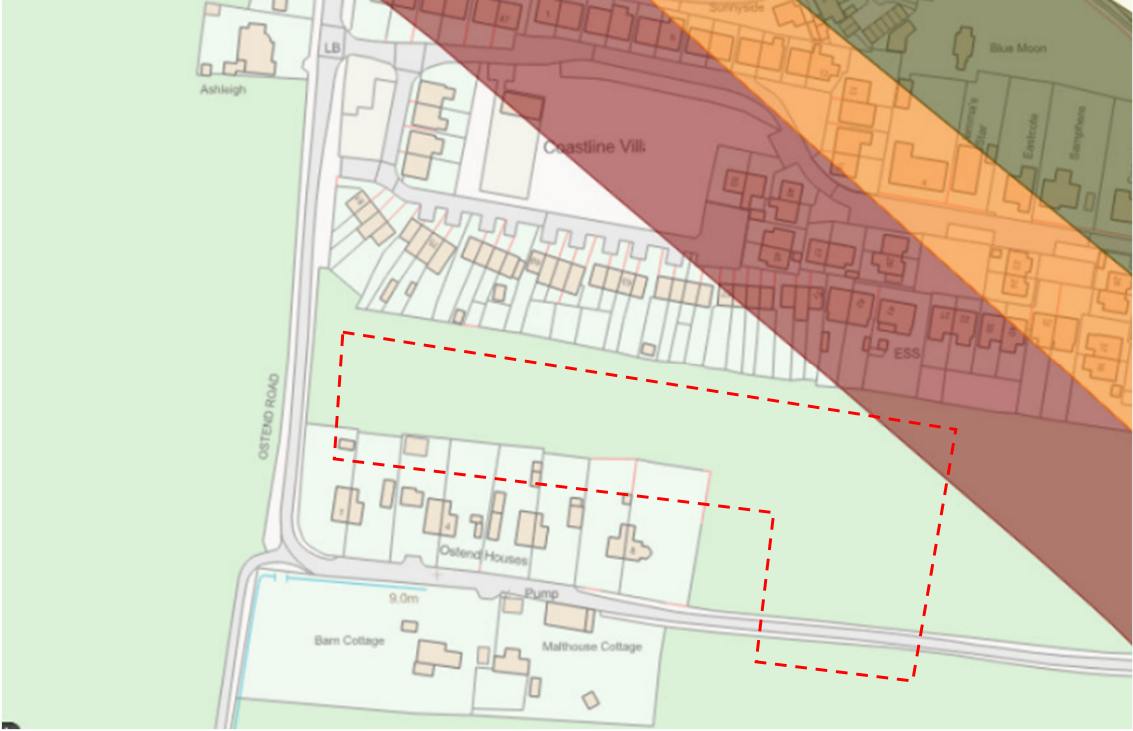
3.1. Landscape - Trees



Trees

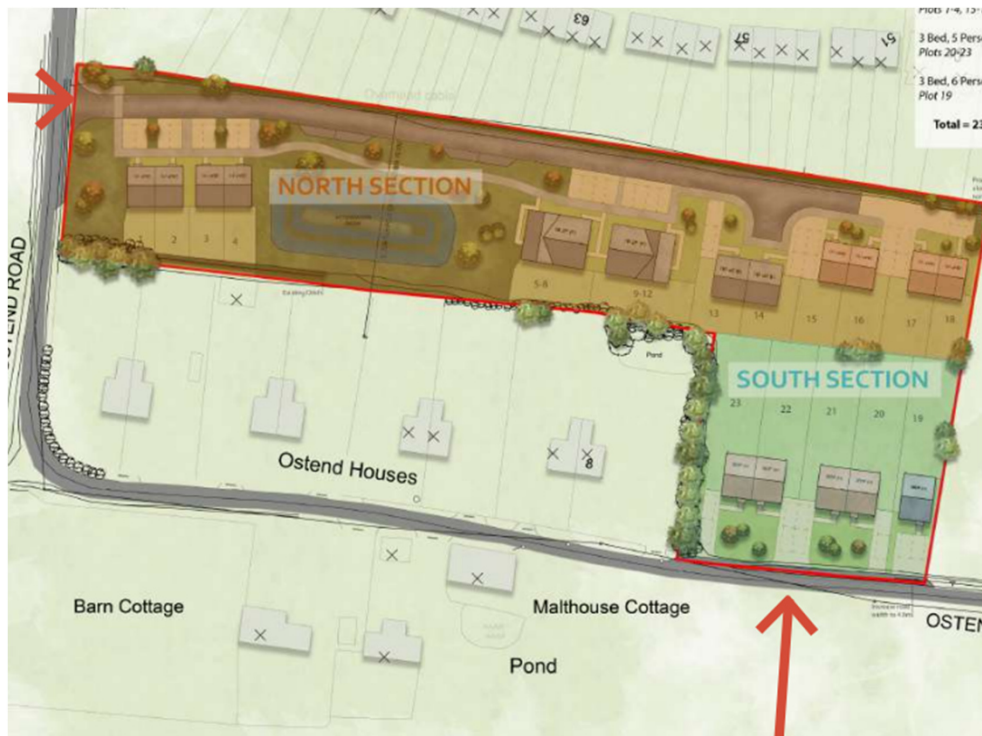
- | | | | |
|---|---------------------------------|---|--|
|  | Tree-Standard |  | Sparrow Terrace |
|  | Tree-Standard With Root Barrier |  | Swift Nest Box |
|  | Planting-Hedges |  | Bat Box |
|  | Planting-Shrubs |  | Grass-Wildflower Flowering Lawn Seed Or Equivalent |
|  | Grass-Turf |  | Grass-Wildflower EM2 Seed |
|  | Grass-Amenity Seed |  | Grass- Wet Soil EGB Seed |

4. Coastal Erosion



- Epoch 1 - 20 years
- Epoch 2 - 50 years
- Epoch 3 - 100 years

5. Design and Layout



5.1. Design and Layout – Dwellings








5.1. Design and Layout – Materials

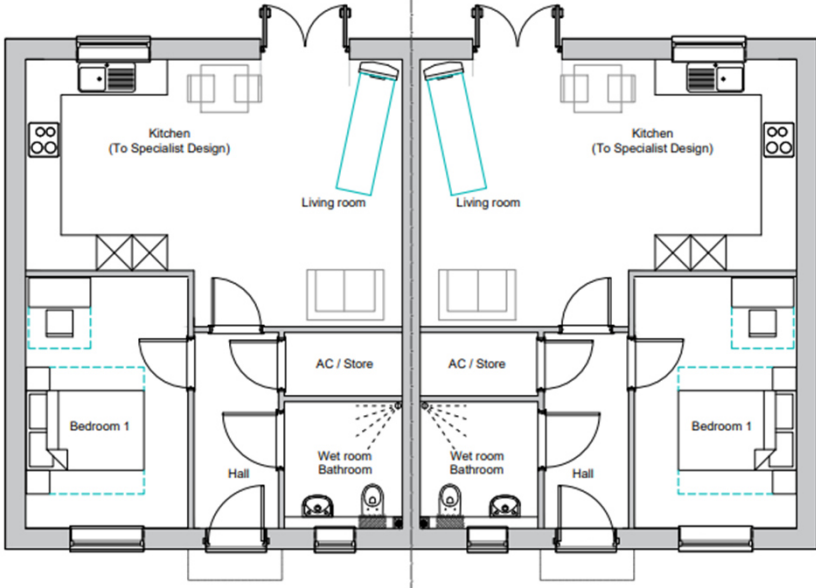
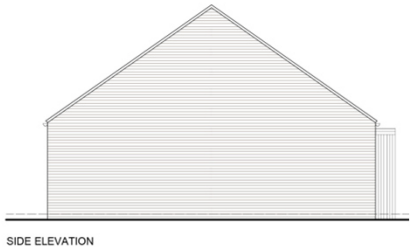


Materials

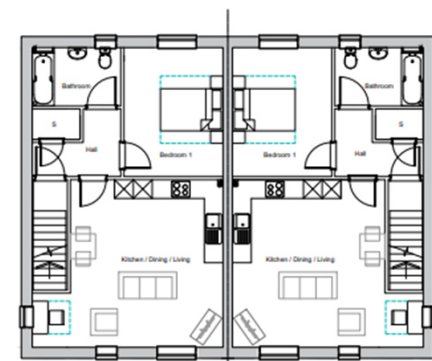
NOTE: Cladding indicated on semi-detached units will cover half of the elevation only. To see variations of materials please refer to our House Type elevation drawings.

| | |
|---|--|
|  | Brick - Red Multi (Manufacturer TBC) |
|  | Cedral lap Cladding - Black with Red Multi Flush Plinth |
|  | Roof Tile - Wienerberger Double Pantile Terracotta Red Smoothfaced |
|  | Roof Tile - Wienerberger Shire Pantile Dark Grey |
|  | Windows - UPVC (Anthracite) Style to Match House Type Elevations |
| <u>Generally:</u> | |
| Entrance Doors - IG GRP Door (Black) | |
| Garage Doors - GRP colour to match front door | |
| Fascias / Soffits / Bargeboards - UPVC square edge (colour Black) | |
| Rainwater Goods - UPVC gutters & downpipes (Black) | |

5.1. Design and Layout – 1 bedroom 2 people bungalows



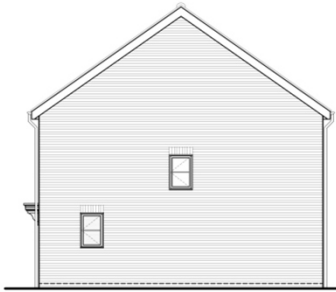
5.1. Design and Layout – 1 bedroom 2 people maisonette



5.1. Design and Layout – 2 bedroom 4 people semi-detached house



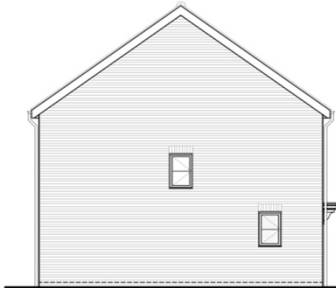
Front Elevation



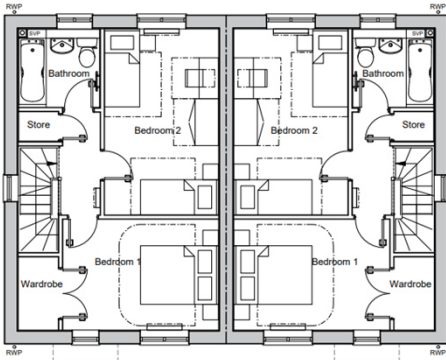
Side Elevation



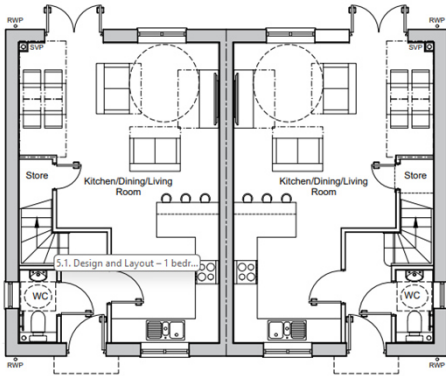
Rear Elevation



Side Elevation



First Floor Layout

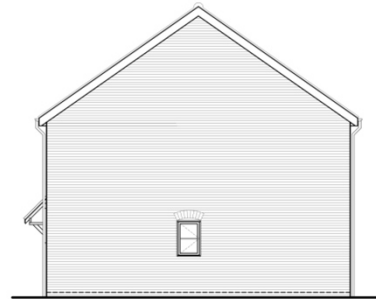


Ground Floor Layout

5.1. Design and Layout – 2 bedroom 5 people semi-detached house



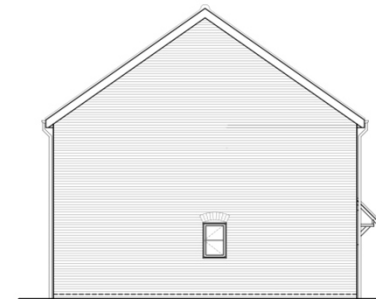
Front Elevation



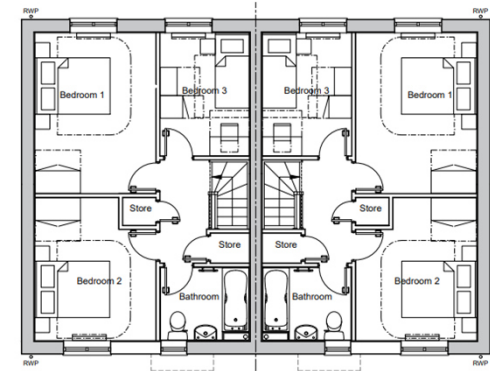
Side Elevation



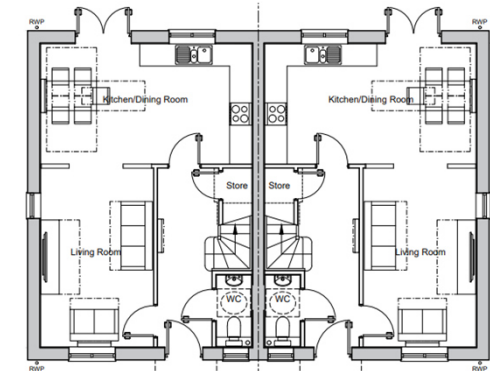
Rear Elevation



Side Elevation

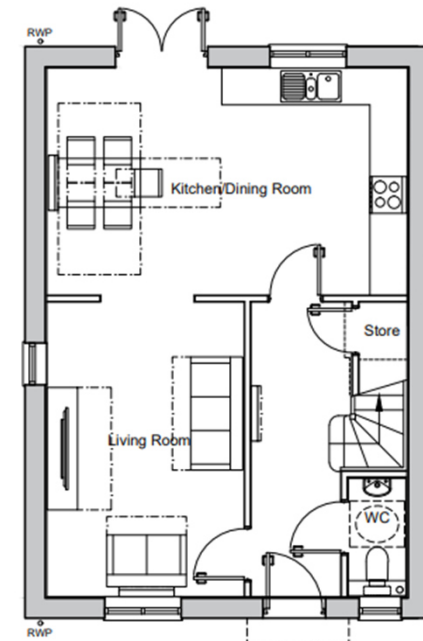
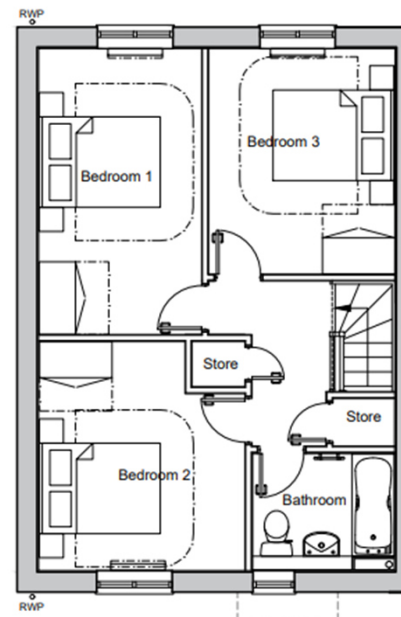
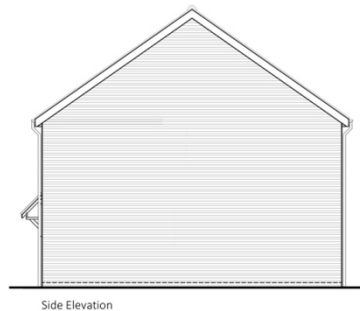


First Floor Layout



Ground Floor Layout

5.1. Design and Layout – 3 bedroom 6 people detached house



6. Amenity – separation distances / refuse and storage points



Refuse Strategy

| | |
|--|---|
| | Storage Point |
| | Collection Point |
| | Residents Carry Distance from storage to collection point |
| | Collection Distance from collection point to rear of adoptable kerb |




6.1. Amenity – Open Space requirements

| Number of dwellings | Enter number | Equivalent people | Open Space requirement | Required msq per person | Cost per msq | Total requirement (msq) | Cost of provision (£) | On site required? | Required quantity on site (msq) | Enter actual provision on site (msq) | % of requirement provided | Value of provision | Contribution required |
|---------------------|--------------|-------------------|----------------------------|-------------------------|--------------|-------------------------|-----------------------|-------------------|---------------------------------|--------------------------------------|---------------------------|--------------------|-----------------------|
| 1 bed | 10 | 13 | Allotments | 6 | 25.22 | 242.40 | £6,113 | 0 | None | | N/A | 0 | £6,113 |
| 2 bed | 8 | 14.4 | Amenity Green Space | 10 | 22.85 | 404.00 | £9,231 | Y | 404.00 | 1100 | 272.28 | 25,135 | £0 |
| 3 bed | 5 | 13 | Parks & Recreation Grounds | 11 | 104.91 | 444.40 | £46,622 | 0 | None | | N/A | 0 | £46,622 |
| 4 bed | | 0 | Play Space (Children) | 1 | 190.49 | 40.40 | £7,696 | Y | 40.40 | | 0.00 | 0 | £7,696 |
| 5 bed | | 0 | Play Space (Youth) | 0.6 | 129.06 | 24.24 | £3,128 | 0 | None | | N/A | 0 | £3,128 |
| TOTAL | 23 | 40.4 | Natural Green Space | 15 | 22.84 | 606.00 | £13,841 | 0 | None | | N/A | 0 | £13,841 |
| | | | | 43.60 | | 1,761 | £86,632 | | 444.40 | | | 25,135 | £77,401 |

7. Energy Efficiency

Secured through planning condition:

- At least 10% of predicted total energy usage would have to be generated on-site via renewable energy technologies.

| | | | |
|---|--|---|----------------------------------|
|  | Heating all of our homes with an Air Source Heat Pump |  | PV Panels |
|  | Achieving a B EPC or above |  | Creating low carbon homes |

8. Heritage



- Grade II Listed - The Malthouse Farm (380m from the site)
- Grade I Listed - All Saints Church (650m from the site)

9. Biodiversity

Secured through planning condition:

- Biodiversity enhancement measures comprising of at least 1No. integrated swift box/brick per dwelling(e.g. 23 in total) and integrated bat bricks/tubes should be included in 20%-25% of dwellings (e.g. at least 5no. in total).

Secured by Section 106 Legal Agreement:

- GIRAMS tariff of £4,849.32

10. Flood Risk



KEY:

PIPE DETAILS: 1.000 10m 225Ø 1/150
(PIPE No/LENGTH(m)/DIAMETER(mm)/GRADIENT)

| | | | |
|-----|---------------------------------|---|--|
| CL | COVER LEVEL | IMPERMEABLE ROOFS | |
| IL | INVERT LEVEL | IMPERMEABLE ROAD TO BE DIRECTED TOWARDS SWALE | |
| AW | ANGLIAN WATER | PERMEABLE ROAD USED FOR POLLUTION CONTROL MINIMUM 300mm DEPTH | |
| MH | MANHOLE | IMPERMEABLE FOOTWAY | |
| S1 | SURFACE WATER MANHOLE REFERENCE | PERMEABLE DRIVES USED FOR STORAGE TO DEPTH SPECIFIED | |
| F1 | FOUL WATER MANHOLE REFERENCE | PERMEABLE DRIVES NOT USED FOR STORAGE (MINIMUM 300mm DEPTH WHERE NOT SPECIFIED) | |
| FFL | FINISHED FLOOR LEVEL | DIRECTION OF LAND FALL/ EXCEEDANCE EVENT FLOW DIRECTION | |
| WD | WATER DEPTH | SURFACE WATER SEWER & MH | |
| | | FOUL WATER SEWER & MH | |
| | | EXISTING LAND DRAINAGE PIPE | |
| | | PROPOSED 100mmØ LAND DRAINAGE PIPE & MH | |

11. Environmental Considerations

Contamination

- As the site comprises agricultural land, there is potential for contamination by previous land use and other factors such as filled land due to the nature of agricultural methods. Subject to a condition that secures the investigation and remediation of potentially contaminated land, the proposed development would be considered acceptable.

Lighting

- External lighting in new development should be limited to that necessary for security and consideration should also be given to ways of minimising light pollution using sensitive design details. Subject to the imposition of a condition that secures external lighting, the proposed development would be considered acceptable.

12. Highways



The proposed development proposes the following car parking provision:

- 1 bedroom 2 people flats – 1 car parking space;
- 1 bedroom 2 people bungalows – 2 car parking spaces;
- 2 bedroom 4 people houses – 2 car parking spaces;
- 3 bedroom 5 people houses – 2 car parking spaces;
- 3 bedroom 6 people house – 2 car parking spaces;
- No dedicated cycling parking is provided within the development, but each property has garden areas within which to park cycles

13. Developer Contributions

Secured through Section 106 Legal Agreement:

- Affordable Housing (all affordable rent)
- GIRAMS tariff of £4,849.32 (Index Linked)
- Off-site financial contributions of approximately £77,401.00 (Index Linked) for Allotments, Parks & Recreation Grounds, Play Space (Youth) and Natural Green Space
- On-site requirements of 40.40sqm of Play Space (Children) and 404sqm of Amenity Green Space along with Management Plans for Open Space
- At least 1 fire hydrant on a minimum 90mm main, and hydrant(s) conforming to BS750 to be installed on the site
- Library contribution of £2,300 to increase the capacity of the library serving the development

14. Key Issues

1. Principle
2. Housing Mix and Type
3. Landscape
4. Coastal Erosion
5. Design and Layout
6. Amenity
7. Energy Efficiency
8. Heritage
9. Biodiversity
10. Flood Risk
11. Environmental Considerations
12. Planning Obligations
13. Highways
14. Planning Balance/Conclusion

15. Recommendation

It is recommended that the application be **APPROVED** subject to:

1. Securing S106 Obligations for the following:

- Affordable Housing (all affordable rent)
- GIRAMS tariff of £4,849.32 (Index Linked)
- Off-site financial contributions of approximately £77,401.00 (Index Linked) for Allotments, Parks & Recreation Grounds, Play Space (Youth) and Natural Green Space
- On-site requirements of 40.40sqm of Play Space (Children) and 404sqm of Amenity Green Space along with Management Plans for Open Space
- At least 1 fire hydrant on a minimum 90mm main, and hydrant(s) conforming to BS750 to be installed on the site
- Library contribution of £2,300 to increase the capacity of the library serving the development

2. Imposition of conditions and/or any considered necessary by the Assistant Director - Planning (Final wording of conditions to be delegated to the Assistant Director – Planning; and

3. That the application be refused if a suitable section 106 agreement is not completed within 4 months of the date of resolution to approve, and in the opinion of the Assistant Director - Planning, there is no realistic prospect of a suitable section 106 agreement being completed within a reasonable timescale.

THANK YOU