

**Little Snoring – PF/24/1634 - Construction of 19 dwellings (Class C3) with associated parking, infrastructure, open space and landscaping at Land North of Kettlestone Road, Little Snoring**

**Major Development**

**Target Date:** 05.11.2024

**Extension of Time:** 21.02.2025

**Case Officer:** Russell Stock

**Full Planning Permission**

**RELEVANT SITE CONSTRAINTS:**

- The site is susceptible to Groundwater Flooding as set out within the Council's Strategic Flood Risk Assessment (SFRA)
- The site lies within an area considered to have a 1 in 30 – Risk of Flooding from surface water as defined by the Environment Agency (EA)
- The site lies within a Countryside location in planning policy terms
- The site falls within various GIRAMS Zones of Influence

**RELEVANT PLANNING HISTORY:**

None.

**THE APPLICATION**

**Site Description:**

The site comprises of a grass field located within the village of Little Snoring, bounded to the west and south by Thursford and Kettlestone Road, and residential properties to the north and east. The site contains a ditch network extending from Kettlestone Road in the southeast corner of the site, running north and west along the boundary to the junction of the Thursford and Kettlestone Roads. A hedgerow extends along the majority of the field's boundary, whilst there is a small area of scrub located within the southern part of the field. Little Snoring Community Primary Academy is located to the west of the site, less than 100m along the Thursford Road.

**Proposal:**

This application seeks full planning permission for the erection of 19 dwellings, access, landscaping and associated infrastructure. The application, submitted by Broadland Housing Association seeks to provide ten (10) affordable dwellings, cross-subsidised by nine (9) open market homes as part of a rural exception scheme.

Amended plans received during the consideration of the application have sought to respond to concerns raised by Officers, the public and consultees.

**REASONS FOR REFERRAL TO COMMITTEE:**

The application has been referred to committee at the request of Cllr Tom FitzPatrick for the following reasons:

- Overdevelopment – plot is too small for number of houses – also this is the third development in Little Snoring in a few years – over expansion of a Service Village
- Inadequate existing infrastructure to support the increased number of dwellings and residents
- Loss of greenfield amenity land
- Loss of hedgerow
- Development outside envelope of village boundary
- Light disturbance in an area of Rural Dark Landscape
- Noise disruption to neighbouring properties
- Traffic safety due to increased traffic on adjacent roads and parking safety problems near the primary school
- Pedestrian safety – as no pavement proposed adjacent to site
- Concerns from neighbours

### **CONSULTATIONS:**

**Parish/Town Council:** Initial – **Support**, “Little Snoring Parish Council supports this application to provide affordable homes for local people. It requests that the external lighting is kept to the minimum, is downwards facing and movement sensitive to comply with recommendations to maintain dark skies in the village” **Final** – “Little Snoring Parish Council has **no objection** to this application. However, it wishes to see the minimum of external lighting to maintain dark skies.”

**North Norfolk District Council Conservation and Design:** Initial – No objection, amendments suggested. **Final** - Welcome the revisions that have been made and confirm that there remain **no sustainable objections**

**North Norfolk District Council Landscape:** Initial – Further information required. **Final** – **No objection, subject to conditions**

**North Norfolk District Council Strategic Housing:** **Support**

**North Norfolk District Council Environmental Protection:** Initial – Further information required. **Final** – **No objection**

**Norfolk County Council Local Highway Authority:** Initial – amendments required. **Final** – **No objection, subject to conditions**

**Norfolk County Council Lead Local Flood Authority (LLFA):** Initial – Objection, amendments required. **Final** – **No objection, subject to condition**

**Norfolk County Council Historic Environment:** **No objection, subject to condition**

**Norfolk Fire & Rescue:** **Advice provided**

**Anglian Water:** **Advice provided**

### **REPRESENTATIONS:**

**Seven** received with **objections** on the following summarised grounds:

- The application site is outside of the Little Snoring Settlement Boundary within the Countryside, a location not designated for development.
- The proposals would represent overdevelopment within the village of Little Snoring, which has seen a number of new developments built recently. No further development should be allowed within Little Snoring.
- More suitable locations within the village are available for development, rather than this edge of village location.
- Little Snoring has limited services and facilities.
- There are no dentists taking on NHS patients, whilst the Fakenham Medical Centre is under strain. This development would put more strain onto the already struggling system.
- The proposed access is not suitable and would not provide acceptable and safe levels of visibility onto the Kettlestone Road.
- The existing roads are already busy and are used by large vehicles causing traffic problems.
- Parking for the school, particularly at drop off and collection times, causes highway safety issues.
- The proposals do not make additional provision for pavements, which are already impacted upon due to parking.
- The local water, sewage infrastructure has issues and this development would make these worse.
- The development would harm the character of the village.
- Design amendments should be made to individual plots to ensure they better relate to the existing village.
- The development would result in additional light spill into a rural area.
- Building dwellings on the greenfield will result in a loss of biodiversity, habitats and species.
- The loss of hedging is significant. Maintenance of replacement hedges is important.
- Areas of open space should be made accessible to all, including existing residents.
- It is not understood what would happen to the electric wires crossing the site.

### **HUMAN RIGHTS IMPLICATIONS**

It is considered that the proposed development may raise issues relevant to

Article 8: The Right to respect for private and family life.

Article 1 of the First Protocol: The right to peaceful enjoyment of possessions.

Having considered the likely impact on an individual's Human Rights, and the general interest of the public, approval of this application as recommended is considered to be justified, proportionate and in accordance with planning law.

### **CRIME AND DISORDER ACT 1998 - SECTION 17**

The application raises no significant crime and disorder issues.

**LOCAL FINANCE CONSIDERATIONS** Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are not considered to be material to this case.

### **RELEVANT PLANNING POLICIES:**

#### **North Norfolk Core Strategy (September 2008):**

Policy SS 1: Spatial Strategy for North Norfolk

Policy SS 2: Development in the Countryside  
Policy SS 3: Housing  
Policy SS 4: Environment  
Policy SS 5: Economy  
Policy SS 6: Access and Infrastructure  
Policy HO 1: Dwelling Mix and Type  
Policy HO 3: Affordable Housing in the Countryside  
Policy HO 7: Making the Most Efficient Use of Land (Housing Density)  
Policy EN 2: Protection and Enhancement of Landscape and Settlement Character  
Policy EN 4: Design  
Policy EN 6: Sustainable Construction and Energy Efficiency  
Policy EN 8: Protecting and Enhancing the Historic Environment  
Policy EN 9: Biodiversity & Geology  
Policy EN 10: Development and Flood Risk  
Policy EN 13: Pollution and Hazard Prevention and Minimisation  
Policy CT 2: Developer Contributions  
Policy CT 5: The Transport Impact of New Development  
Policy CT 6: Parking Provision

Material Considerations:

**National Planning Policy Framework December 2024 (NPPF)**

Chapter 2: Achieving sustainable development  
Chapter 4: Decision-making  
Chapter 5: Delivering a sufficient supply of homes  
Chapter 6: Building a strong, competitive economy  
Chapter 8: Promoting healthy and safe communities  
Chapter 9: Promoting sustainable transport  
Chapter 11: Making effective use of land  
Chapter 12: Achieving well-designed places  
Chapter 14: Meeting the challenge of climate change, flooding and coastal change  
Chapter 15: Conserving and enhancing the natural environment  
Chapter 16: Conserving and enhancing the historic environment

**Supplementary Planning Documents and Guidance:**

North Norfolk Design Guide (December 2008)  
North Norfolk Landscape Character Assessment (January 2021)  
North Norfolk Landscape Sensitivity Assessment (January 2021)

**Other material documents/guidance:**

Emerging North Norfolk District Council Local Plan  
Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy - Habitats Regulations Assessment Strategy Document (2021)  
Technical housing standards – nationally described space standard (March 2015)  
National Design Guide (2019)  
Natural England's letter to local authorities relating to development proposals with the potential to affect water quality resulting in adverse nutrient impacts on habitats sites (March 2022)

Officer Assessment:

**Main issues for consideration:**

1. **Housing land supply**
2. **Principle of development**

3. **Housing mix and accessible and adaptable homes**
4. **Impact on landscape, character of the area and design**
5. **Impact upon the historic environment**
6. **Residential amenities**
7. **Ecology and Geology**
8. **Arboriculture**
9. **Highways and parking**
10. **Flood risk and drainage**
11. **Contaminated land**
12. **Energy efficiency**
13. **Community infrastructure requirements**

## **1. Housing land supply**

The National Planning Policy Framework (NPPF) requires Local Planning Authorities to identify a supply of specific deliverable sites to provide a minimum of five-years' worth of housing. At the current time, North Norfolk District Council is unable to demonstrate deliverable sites sufficient to provide a minimum of five years' worth of housing.

Planning applications will therefore be considered in line with paragraph 11(d) of the NPPF which states that:

“where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- ii any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination”.

Further consideration of this will be provided within the Planning Balance section of this report below.

## **2. Principle of development (rural exception affordable housing)**

In accordance with Section 38(6) of the Town and Country Planning Compulsory Purchase Act 2004, planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case the development plan for the area currently includes the North Norfolk Local Development Framework Core Strategy which was adopted in September 2008, the Site Allocations Development Plan Document which was adopted in February 2011, and the Minerals and Waste Development Framework - Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2026. At a national level, the National Planning Policy Framework (NPPF) constitutes guidance which the Local Planning Authority (LPA) must have regard to. The NPPF does not change the statutory status of the development plan as the starting point for decision making, but is a material consideration in any subsequent determination.

The emerging North Norfolk Local Plan has been subject to examination and the LPA are working on addressing the matters arising from the Inspector's initial feedback letter. At the current time, only limited weight can be afforded to the policies of the emerging plan, but it remains a material consideration for the determination of this application.

The spatial strategy for North Norfolk is set out within Core Strategy Policy SS 1. This states that the majority of new development within the district will take place in the towns and larger villages dependent on their local housing needs, their role as employment, retail and service centres and particular environmental and infrastructure constraints. The policy lists Principle and Secondary settlements as well as service and coast service villages. The rest of North Norfolk is designated as 'Countryside' where development will be restricted to particular types of development to support the rural economy, meet affordable housing needs and provide renewable energy.

The application site lies within a Countryside location, adjacent to the settlement boundary of Little Snoring, a Service Village as defined by Policy SS 1.

Following on from the aims of SS 1, Core Strategy Policy SS 2 states that in areas designated as Countryside development will be limited to that which requires a rural location and is one of a list of development types. Relevant to these proposals is the affordable housing in accordance with the Council's 'rural exception site policy' exemption.

Core Strategy Policy HO 3 sets out the Council's 'rural exception' affordable housing policy. Relevant to the submitted application, this policy states that proposals for affordable housing development within the area designated as Countryside will be permitted only where:

- the proposal would help to meet a proven local housing need for affordable housing as demonstrated in the Strategic Housing Market Assessment and waiting list information, and
- for schemes of 10 or more dwellings the site is situated within 100m of the boundary of a Principal or Secondary Settlement or one of the defined Service Villages or Coastal Service Villages,
- the affordable housing provided is made available to people in local housing need at an affordable cost for the life of the property (the Council will ensure that any planning permission granted is subject to appropriate conditions and/or planning obligations to secure its affordability in perpetuity).

For the purposes of this policy 'local housing need' means the need in the Parish and adjacent Parishes as evidenced by the Strategic Housing Market Assessment and the Council's waiting list, or a Local Housing Needs Survey.

Paragraph 82 of the NPPF states that in rural areas, planning decisions should be responsive to local circumstances and support housing developments that reflect local needs. It continues to state that LPAs should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs.

The proposals consist of 10 affordable dwellings (8 affordable rent and 2 shared ownership) and 9 open market dwellings.

In relation to 'need' as set out within the first criteria of HO 3, as at 20th January 2025 there were 19 households on the Council's housing list with a local connection (by residence, work or close family) to Little Snoring and the adjoining parishes. Of these, 17 households have the strongest bands A – C local connection. In terms of property size needed; the need is: one-bed (39%), two-bed (28%), three-bed (28%). In addition to the Council's housing list, the latest

Strategic Housing Market Assessment identified significant need across the district for affordable homes.

The mix of Affordable Rent homes proposed on the site is:

3 x 1-bed houses,  
1 x 2-bed bungalow,  
1 x 2-bed house,  
3 x 3-bed houses.

The mix of Shared Ownership homes proposed on the site is:

1 x 2-bed house,  
1 x 3-bed house.

The mix of property sizes broadly reflects the mix of local housing need. On the back of this, Officers consider that a scheme proposing 10 affordable dwellings is meeting an identified local housing need in accordance with the first criterion of Policy HO 3.

In relation to the second criteria list above, the scheme is for 19 dwellings and is sited adjacent to the settlement boundary of Little Snoring, a defined Service Village. Therefore, this element of the policy would be met.

Turning the third criteria listed above, the Strategic Housing Officer has confirmed that the site would be the subject of a local allocations policy meaning that the Council would allocate the new homes to households on the Council's housing list with the strongest local connection to Little Snoring and the adjoining parishes. This would be secured via legal agreement, and therefore would satisfy this policy requirement.

In relation to the proposed nine open market dwellings on this site, the Core Strategy is silent on the use of market housing to support making exception sites viable. Paragraph 82 of the NPPF supports opportunities to bring forward rural exception sites and that LPAs can consider whether allowing some market housing on these sites would help to facilitate this. The Government's Planning Practice Guidance also states that *'rural exception sites can deliver a small proportion of market housing, provided that it can be demonstrated that this is necessary in order to ensure the overall viability of the site'* - Paragraph: 013 Reference ID: 67-013-20210524.

Having regard to the above guidance and in light of the Council's corporate aim to boost the number of affordable dwellings delivered within the district, the use of open market dwellings to make 'exception' schemes viable is acceptable in principle. The Council however, would seek to ensure that the level of open market housing is at the minimum level required to see the affordable dwellings delivered. Notwithstanding this, the provision of market housing would help address the housing need within the district, and the government's aim to significantly boost supply (paragraph 61 of NPPF).

During the course of the application's consideration, the applicant submitted a viability assessment to justify the quantum of open market dwellings proposed. The assessment included a Plot Valuation report and a Building Cost Information Service (BCIS) construction Cost assessment. The assessment concluded that the development of 19 dwellings would require 9 open market dwellings to viably enable the delivery of 10 affordable dwellings.

As part of the assessment of this application, the Council instructed an Independent Viability Assessor to review the applicant's viability case. During the course of this review, additional information and clarification of the inputs and assumptions applied were provided at the

request of the Assessor. Following receipt of this information, the Assessor resolved that whilst they do not necessarily agree with all assumptions and inputs used in the appraisal, in overall terms, it is considered it to be a fair assessment of the viability of the development. The Assessor concluded that the applicants have made the case that the 9 market sale units proposed is the minimum reasonably required to deliver the 10 affordable homes.

Having regard to the Assessor's findings, Officers are content that the scheme requires an element of market cross-subsidy, and that the 9 open-market dwellings are the minimum required to make the development viable. The proposals therefore comply with the requirements of Core Strategy Policy HO 3 and align with the provisions within NPPF and the Government's Planning Practice Guidance. The principle of development can therefore be supported.

### **3. Housing mix and accessible and adaptable homes**

Core Strategy Policy HO 1 states that unless demonstrated that a proposal will address a specific identified local need for sheltered/supported accommodation, all new housing developments of five or more dwellings shall comprise of at least 40% with not more than 70sqm internal floor space and incorporate two bedrooms or fewer, and at least 20% of dwellings shall be suitable or easily adaptable for occupation by the elderly, infirm or disabled.

The supporting text for this policy highlights that through the Strategic Housing Market Assessment, there is an identified preponderance of larger, detached dwellings in the existing housing stock. One of the aims of this policy is to help address the imbalance and support the provision of smaller homes.

Along with Core Strategy Policy HO 1's requirement for such an appropriate housing mix, there is a requirement to provide at least 20% of the dwellings as 'easily adaptable' for occupation by the elderly, infirm or disabled is included. Specific reference to Lifetime Homes Standards is made within the supporting text to this policy, however 'or equivalent' is also specified. This is relevant as subsequent changes at a national level have seen the Lifetime Homes Standard requirements 'simplified' into the Building Regulations. Specifically, Part M4(2): Accessible and adaptable dwellings and Part M4(3): Wheelchair user dwellings. These remain as optional technical standards which can be used under the planning process. Part M4(2) broadly incorporates the requirements of the Lifetime Homes criteria. It is therefore considered appropriate that 20% of the proposed dwellings should be provided to at least M4(2): Accessible and adaptable standard in line with the requirements of Policy HO 1.

The housing mix proposed for the affordable dwellings is, in part, in response to the local affordable housing needs. The mix put forward is supported by the Council's Housing Strategy and Delivery Team, which, as noted above, is considered to broadly reflect the mix of local housing need.

The proposed open market housing mix consists of nine, three bedroomed dwellings, all of which exceed 70sqm of internal floor space. The lack of smaller two bedroomed units as part of this mix conflicts with the requirements of Policy HO 1. The applicant has sought to justify the lack of mix on the basis that the sales of the larger three bedroomed dwellings would generate more profit to support the delivery of the affordable dwellings, consequently requiring less overall market dwellings to make the scheme viable. Whilst there is undoubtedly some logic to this approach, the main aims of Policy HO 1 are to ensure that mixed and balanced communities are provided, and that the preponderance of larger detached dwellings within the district is balanced with smaller, often more affordable, dwellings. The lack of mix in the market element of this scheme would limit the ability of this scheme to support these aims.

Following amendments to the proposed house types, the applicant has confirmed that Plot nos. 1, 3, 4, 8, 11, 15 and 17 would be M4(2) compliant. This equates to 36.84% of the 19 dwellings. This provision exceeds the requirement for 20% of the dwellings to be suitable or easily adaptable for occupation by the elderly, infirm or disabled. A condition is required to secure this provision.

The proposal therefore fails to comply with HO 1 in full, given the lack of smaller 2-bedroomed properties. The conflict with this policy will be weighed within the planning balance section below. The proposals would however comply with the policy requirements relating to accessible and adaptable dwellings.

#### **4. Impact on landscape, character of the area and design**

##### Policy Context

Core Strategy Policy EN 2 states that proposals should be informed by, and be sympathetic to, the distinctive character areas identified in the North Norfolk Landscape Character Assessment and features identified in relevant settlement character studies. Development proposals should demonstrate that their location, scale, design and materials will protect, conserve and, where possible, enhance:

- the special qualities and local distinctiveness of the area (including its historical, biodiversity and cultural character)
- gaps between settlements, and their landscape setting
- distinctive settlement character
- the pattern of distinctive landscape features, such as watercourses, woodland, trees and field boundaries, and their function as ecological corridors for dispersal of wildlife
- visually sensitive skylines, hillsides, seascapes, valley sides and geological features
- nocturnal character
- the setting of, and views from, Conservation Areas and Historic Parks and Gardens.
- the defined Setting of Sheringham Park, as shown on the Proposals Map.

Core Strategy Policy EN 4 states that all development will be of a high-quality design and reinforce local distinctiveness. Design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable. Proposals will be expected to have regard to the North Norfolk Design Guide, incorporate sustainable construction principles, make efficient use of land, be suitably designed within their context, retain important landscape and natural features and incorporate landscape enhancements, ensure appropriate scales, make clear distinctions between public and private spaces, create safe places, are accessible to all, incorporate footpaths and green links, ensure that parking is discreet and accessible and where possible, contain a mix of uses, buildings and landscaping.

Paragraph 131 of the NPPF highlights that the creation of high quality, beautiful and sustainable buildings and places is fundamental. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

NPPF Paragraph 135 states amongst others matters, that developments should function well and add to the overall quality of the area; be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; be sympathetic to local character and history while not preventing or discouraging appropriate innovation or change; establish or maintain a strong sense of place creating attractive, welcoming and distinctive places; create places that are safe, inclusive and accessible. Paragraph 136 states that trees make an important

contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. New streets should be tree-lined and opportunities should be taken to incorporate trees elsewhere in developments. Appropriate measures should be put in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.

Paragraph 187 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment, including valued landscapes and by recognising the intrinsic character and beauty of the countryside.

### Landscape and character of the area

The application site is located in a gap within the settlement of Little Snoring, containing mainly grassland, surrounded by ditching, hedging and trees. The layout of the 19 dwellings has an informal and additive feel, largely free from suburban regimentation and engineering. Open space is appropriately located around the perimeter of the site, giving the built form sufficient breathing room.

The Landscape Officer concludes that the development would be compatible with the prevailing settlement character of the village which comprises linear built form alongside roadways, with occasional larger farmsteads, such as Jex Barn to the west. The site lies within the Tributary Farmland Landscape Type as defined in the North Norfolk Landscape Character Assessment (2021 SPD) (LCA). The development is consistent with the Landscape Guidelines for this Type set out in the LCA which includes conserving the compact character of development within villages and avoiding incursion into the rural landscape setting.

A section of roadside mixed native hedge would be removed to facilitate visibility splays. A replacement mixed native hedge is proposed on a revised alignment either side of the site entrance. Proposed trees and hedgerows of appropriate species are scattered throughout the development. This planting would assist in accommodating the built form into the rural landscape setting. Whilst the removal of a significant length of prominent roadside hedge is regrettable, its replacement along with the proposed site-wide planting is considered to be appropriate mitigation and enhancement. Conditions to secure the landscaping details would be required. A condition to secure an updated pond/wet seed mix is also required, having regard to the comments made by the Landscape Officer.

External lighting as set out in the Landscaping Schedule is minimal and the units are appropriate in terms of directing light spill downwards to minimise adverse impacts on the dark nocturnal character which is a valued feature of the Tributary Farmland Landscape Type.

Following amendments, the amount of close-boarded fencing proposed has been reduced as the initial proposals were considered to detract from the finished appearance of the site in its rural setting. The majority of the boundary treatments proposed are considered acceptable and can be secured by condition. The initially proposed chain link fencing along the western boundary wasn't considered appropriate and the applicant has agreed to use timber post and wire stock proof fencing. This is considered more appropriate in this rural location and a condition to secure this would be required.

Details of the maintenance of the landscaping has been provided. Supplementary information is required specifically for the maintenance of the attenuation basin as the details provided at this stage are limited. A condition can suitably secure this.

Officers concur with the Landscape Officer's assessment and conclusion and consider that, subject to conditions securing hard and soft landscaping, maintenance, boundary treatments

and lighting, that the development would accord with the requirements of Core Strategy Policy EN 2.

### Design

The layout offers a level of visual interest through its sinuous roadway and its layered, incremental arrangement of buildings. The majority of the proposed dwellings would be two-storey, whilst a single storey bungalow is also proposed. This is an appropriate scale in the context of the area where there is a mix of both single and two storey properties. A site section plan has been provided and demonstrates that suitable finished floor levels would be provided.

Core Strategy Policy HO 7 states that development will be permitted provided that the development optimises the density of the site in a manner that protects or enhances the character of the area. The Council will aim to achieve 30 dwellings per hectare in Service Villages. In this instance, the density has been influenced in part by the drainage infrastructure requirements. The resultant approx. 19 dwellings per hectare is considered appropriate at this village edge location.

For the most part, the design of the individual houses is qualitative and follows in the footsteps of similar schemes elsewhere in the district, albeit the units have been tailored to this site. They contain design details which provide visual interest and complement the overall design concept and features typical details found in buildings across the district.

The proposed materials are considered to be of a high quality, natural and suitably reflect the local vernacular. The limited palette would help give character to individual buildings and the scheme as a whole.

The majority of Officer concerns made in respect to the initial submission have been addressed within a package of amendments. Whilst a couple of comments were not taken forward, the Design Officer raises no objection to the proposals. Officers concur with this position.

Subject to conditions securing the details provided, the development is considered to accord with the requirements of Policy EN 4 and would deliver a high quality, visually appealing, tenure blind development.

## **5. Impact upon the historic environment**

Policy EN 8 of the Core Strategy states that development proposals should preserve or enhance the character and appearance of designated assets, historic buildings/structures, monuments, landscapes and their settings through high quality, sensitive design. Where required, development proposals affecting sites of known archaeological interest will be required to include an assessment of their implications and ensure that provision is made for the preservation of important archaeological remains. This policy also seeks to ensure that the character and appearance of Conservation Areas is preserved, and where possible enhanced, encouraging the highest quality building design, townscape creation and landscaping in keeping with these defined areas.

It should be noted that the strict '*no harm permissible*' clause in Policy EN 8 is not in full conformity with the guidance contained in the latest version of the NPPF. As a result, in considering the proposal for this site, the LPA will need to take into consideration the guidance contained within Chapter 16 of the NPPF as a material consideration. A number of these requirements are alluded to below, including the requirement to balance any 'less than

substantial harm' to a designated heritage asset against the public benefits of the development.

Paragraph 212 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 215 of the NPPF provides that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

In relation to listed buildings Hawthorne Cottage (Grade II) lies approximately 60m north of the site and Jex Farmhouse (Grade II) lies approximately 180m to the west of the site. Little Snoring does not contain a conservation area.

Having considered the proposals, the Council's Conservation Officer concludes that no harm would be caused to the overall significance of any designated heritage assets, including those listed above. Officers concur with this position and consider, having regard to the points made above, and having due regard for the requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, that the proposals would accord with the requirements of Core Strategy Policy EN 8, the relevant guidance contained within Chapter 16 of the National Planning Policy Framework, and that contained within the North Norfolk Design Guide.

### Archaeology

Policy EN 8 of the Core Strategy states that "where required, development proposals affecting sites of known archaeological interest will include an assessment of their implications and ensure that provision is made for the preservation of important archaeological remains."

Paragraph 207 of the NPPF requires that where development has potential to include heritage assets with archaeological interest, that an appropriate desk-based assessment and, where necessary, a field evaluation be submitted. Paragraph 218 requires developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact. Such information is to be made publicly accessible.

The applicant consulted with Norfolk County Council's Historic Environment Service (NCCHEs) prior to the submission of the application. As later highlighted within their consultation response to this planning application NCCHEs set out that the site is located within the historic core of the village. The church and a moated site lie about 500m to the west. A scatter of artefacts of Roman, Anglo-Saxon and medieval date have been recovered west of the site. There is potential for previously unidentified heritage assets with archaeological interest (buried archaeological remains) to be present within the application site and that their significance would be affected by the proposed development.

NCCHEs therefore recommend that if planning permission is granted, that this be subject to a programme of archaeological mitigatory work. In this case the programme of archaeological mitigatory work would 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).

Officers agree with the recommendations made by NCCHEs and a planning condition would be required to secure the required archaeological works. Subject to such a condition, the

development would accord with Core Strategy Policy EN 8 as well as the guidance contained within Chapter 16 of the NPPF.

## **6. Residential amenities**

### Existing amenities

Policy EN 4 of the Core Strategy states that proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers. Paragraph 135 of the NPPF states that developments should create places with a high standard of amenity for existing and future users.

Paragraph 3.3.10 of the North Norfolk Design Guide states that residents have the right to adequate privacy levels, nor should new development lead to any overbearing impacts upon existing dwellings. Existing residents should also be kept free from excessive noise and unwanted social contact.

There are a number of dwellings surrounding the site which would have their outlooks changed as a result of the proposed development. The layout of the site however limits the potential for adverse impacts resulting from overbearing, overlooking or overshadowing. The Plots which are proposed to be located closer to existing dwellings have been specifically designed to minimise their impacts. This includes Plot 1 which has limited and narrow openings in its rear/south elevation in order to minimise privacy conflicts with 'Pantile Cottages' to the south; and Plot 8 which is single storey in height in order to minimise overbearing and overlooking impacts upon 'Wickets' to the north.

During construction of the development there would likely be a degree of disturbance for the residents of the surrounding dwellings. Such disturbance would however be relatively short in duration and the contractors at the site would be required to comply with relevant codes of practice. In order to minimise impacts on neighbouring amenities, a condition requiring the submission of an on-site construction management plan is recommended.

With respect to these matters, the development would accord with the policy requirements and guidance highlighted above.

### Future occupiers

Policy EN 4 of the Core Strategy states that new dwellings should provide acceptable residential amenity. Paragraph 135 of the NPPF states that developments should create places with a high standard of amenity for existing and future users.

Paragraph 3.3.9 of the North Norfolk Design Guide states that dwellings should include refuse disposal and recycling storage facilities, drying areas and access to outdoor amenity space. Internally, dwellings should have not less than 20 square metres of habitable floor area. Paragraph 3.3.10 states that private garden areas should be of adequate size and shape to serve their intended purpose. They should be substantially free from shading and are recommended to be of an area equal or greater than the footprint of the dwelling they serve.

When considering the amenities of the future occupiers of the proposed development, regard to the 'Technical housing standards – nationally described space standard' has been given. Furthermore, regard has been given to the guidance set out within the governments National Model Design Code in relation to these matters.

Each of the proposed 19 dwellings would be provided with their own private external amenity areas. Following the submission of amended plans, all of these would exceed the minimum space requirements noted above and would be suitable having regard to privacy and function. Internally, all of the dwellings would accord have more than 20 square metres of habitable floor area and would also accord with the national technical housing standards.

Whilst Little Snoring Primary School is within 70metres of the site, the associated noise and disturbance would not adversely affect future residential amenities. The Environmental Health Team do not require further information in this respect as set out within their updated comments.

With respect to these matters, the development would accord with the policy requirements and guidance highlighted above.

### Public Open Space

Policy SS 6 of the Core Strategy requires development to be supported by and have good access to, infrastructure, open space, public services and utilities. Core Strategy Policy CT 2 states that on schemes of 10 or more dwellings where there is not sufficient capacity in infrastructure, services, community facilities or open space, improvements, which are necessary to make that development acceptable will be secured by planning conditions or obligations, and these must be provided within appropriate timescales.

Paragraph 103 of the NPPF states that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.

The National Model Design Code sets out that new development should contribute towards the creation of a network of green spaces and facilitate access to natural green space where possible. All housing schemes over 15 dwellings should include a Local Area of Play (LAP).

In August 2020, the Council adopted the North Norfolk Open Space Assessment, a detailed study which provides the most up to date evidence of need, updated standards regarding the future provision of open space through developer contributions, and associated costs in line with the requirements of the National Planning Policy Framework (NPPF). It provides the justified evidence to support the requirement for open space contributions in Policy CT 2 of the Core Strategy.

Table 21 of this assessment sets out the type of open space and whether the provision of this will be sought on or off-site, dependant on the number of dwellings in each proposal. Utilising the 'cost calculator' which supports and is based upon the findings of the assessment, this development would be expected to provide 431m<sup>2</sup> of Amenity Green Space and 43.10m<sup>2</sup> of Play Space (Children) on-site. Off-site financial contributions towards the following would also be expected as follows: Allotments £7,153, Parks & Recreation Grounds £54,545, Play Space (Youth) £3,660 and Natural Green Space £16,201.

The proposals are seeking to provide approximately 3,470m<sup>2</sup> of on-site Open Space. This area would contain a number of trees that would be planted as part of the soft landscaping scheme; otherwise, the area would be grassed. An infiltration lagoon, part of the wider SuDS scheme, would also be created in the western part of the site, this feature would occupy approximately 882sqm of the Open Space. As a result of the drainage features proposed, including a bund and infiltration basin, the open space, whilst accessible to most, may not be accessible to all. Furthermore, during wet conditions and flood events, areas of the open space will become inaccessible.

Whilst the open space information provided does not define the exact category the areas would fall within, the majority of the 3,470m<sup>2</sup> would most closely resemble Natural Green Space. Nonetheless, at least 431m<sup>2</sup> could be reasonably be considered to provide Amenity Green Space and in this respect, the proposal would accord with policy expectations.

Conversely, no on-site Children's Play has been proposed, and this runs contrary to the requirements set out within the Council's Open Space Assessment, and consequently the aims of Policy CT 2. The absence of play space also conflicts with the guidance set out within the National Model Design Code.

As discussed in the sections above, the applicant has supported their submission with a viability assessment. This seeks to demonstrate that the scheme cannot viability deliver the majority of off-site Open Space requirements. The independent review commissioned by the Council of the applicant's assessment concurred with its outcomes – namely that the development cannot viably support any off-site financial Open Space contributions. Notwithstanding this, following discussions with Officers, the applicant has agreed to provide £9,004 in off-site financial contributions towards Open Space. Based on the cost calculator, this is the figure required for the delivery of 43.10m<sup>2</sup> of Children's Play Space. It is expected that this financial contribution would go towards improving and enhancing the open space facilities and provisions at Stevens Road, which are all within walking distance of the site.

The proposal therefore fails to fully address its Open Space requirements, contrary to Policy CT 2 of the Core Strategy. This conflict with policy is to be weighed within the wider planning balance, which is set out at the end of this report. In considering this conflict, regard is given to the £9,004 off-site financial contribution, the significant provision on-site of Natural/Amenity Green Space, areas which would provide for informal recreation, as well as delivering biodiversity and visual benefits; both elements of which would be secured through a Section 106 legal agreement. Additionally, consideration is to be given to the proximity and accessibility of the existing Stevens Road facilities, all of which would provide future residents with additional outdoor recreation opportunities.

## Summary

The proposed development would provide high quality residential amenities for the future occupiers of the properties. Whilst the development would change the outlooks for a number of surrounding existing residents, the layout and design proposed would ensure that no significantly detrimental impacts would occur. In these respects, the development would accord with Policy EN 4 of the Core Strategy and the guidance contained within the North Norfolk Design Guide. In relation to open space, the conflict with Policy CT 2 and supporting guidance is to be weighed within the wider planning balance, having due regard to the matters summarised above.

## **7. Ecology and Geology**

### Policy Context

The Council has a duty under the Natural Environment and Rural Communities Act 2006 to have full regard to the purpose of conserving biodiversity which extends to being mindful of the legislation that considers protected species and their habitats and to the impact of the development upon sites designated for their ecological interest.

Core Strategy Policy SS 4 states that areas of biodiversity interest will be protected from harm, and the restoration, enhancement, expansion and linking of these areas to create green

networks will be encouraged. Policy EN 2 states that development should protect, conserve and, where possible, enhance distinctive landscape features, such as woodland, trees and field boundaries, and their function as ecological corridors for dispersal of wildlife.

Policy EN 9 States that all development should protect the biodiversity value of land and buildings and minimise the fragmentation of habitats, maximise opportunities for restoration, enhancement and connection of natural habitats and incorporate beneficial biodiversity conservation features where appropriate. Proposals which cause a direct or indirect adverse effect to nationally designated sites, other designated areas or protected species will not be permitted unless:

- they cannot be located on alternative sites that would cause less or no harm;
- the benefits of the development clearly outweigh the impacts on the features of the site and the wider network of natural habitats; and
- prevention, mitigation and compensation measures are provided.

The policy also states that development proposals that would be significantly detrimental to the nature conservation interests of nationally designated sites will not be permitted.

Paragraph 187 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing sites of biodiversity value, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.

Paragraph 193 states that when determining planning applications, significant harm to biodiversity should be avoided, adequately mitigated, or, as a last resort, compensated for. Should this not be possible, then permission should be refused. Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland) should be refused unless there are wholly exceptional reasons. Opportunities to incorporate biodiversity improvement in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

#### Officer assessment

The application has been supported by a Preliminary Ecological Appraisal (PEA), a Great Crested Newt District Level Licensing Impact Assessment & Conservation Payment Certificate, and an Ecological Enhancements Plan.

The PEA sets out the appraisal undertaken to establish the sites ecological value. The report highlights that the site is dominated by marshy grassland and is surrounded by species-rich hedgerows and ditches. Species wise, the boundary hedgerows and trees provide nesting habitats for small birds, the ditches and hedgerows provide potential commuting and foraging habitat for bats, and a pond on the site's boundary does not hold Great Crested Newts, but ponds further to the north and west provide suitable habitats. A Natural England licence for Great Crested Newts has been provided.

The effects of the development include the permanent loss of marshy grassland habitat and some hedgerows. Where hedgerows and trees are cutback or felled for access splays, there would be permanent loss of habitat for nesting birds and potential for disturbance during these clearance and later construction works. Due to removal of hedgerows, there would be potential

loss of bat commuting routes and foraging habitat during site clearance/construction. Increased lighting on the site during and post-construction may affect nocturnal species, in particular bats. There is risk of pollution of ditches around the north and east of the site and the pond on the eastern boundary during clearance and construction.

The report highlights mitigation and enhancement measures, including a requirement for a Construction Environmental Management Plan (CEMP).

Following initial comments from the Council's Ecologist, a supporting letter from Small Ecology (author of the PEA) was provided. This sought to clarify a number of elements, including questions relating to priority habitats, Great Crested Newts and the proposed enhancements.

The Council's Ecologist has raised no objection to the proposed development having had regard to the information provided, and Officers concur with the conclusions reached. A number of conditions are required in order to make the development acceptable in relation to the site's ecology, including conditions to secure the mitigation and enhancement measures, and the provision of a CEMP, as alluded to above.

### Recreational Impacts

The Norfolk wide Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS) has been adopted and agreed between the Norfolk planning authorities and Natural England. The Strategy enables growth in the District by implementing the required mitigation to address adverse effects on the integrity of Habitats Sites arising from recreational disturbance caused by an increased level of recreational use on internationally designated Habitat Sites, particularly European sites, through growth from all qualifying development.

GIRAMS is a strategic approach to ensure no adverse effects are caused to European sites across Norfolk, either alone or in-combination from qualifying developments. Taking a coordinated approach to mitigation has benefits and efficiencies and ensures that developers and the LPA meet with the Conservation of Habitats and Species Regulations 2017 (as amended).

The application site falls within the North Coast Sites, Norfolk Valley Fens and The Wash Zones of Influence as defined within the strategy. Increased recreation without mitigation is likely to affect the integrity of these Habitat Sites across Norfolk. It would result in the significant features of the sites being degraded or lost, and these internationally important areas losing significant important areas for birds, plants and wildlife generally and, therefore, their designations.

All net new residential and tourism developments are required to mitigate the effects of the development and show how this will be achieved before approval of planning permission. The tariff is currently collectively set at £221.17 per net new residential dwelling and is index-linked. Therefore, for this development a GIRAMS tariff of £4,202.23 is required and would need to be secured as part of the Section 106 Legal Agreement attached to any approval.

The LPA as the 'competent authority' has completed an Appropriate Assessment and concluded that subject to securing the GIRAMS financial contribution, the planning application would not have an adverse effect on the integrity of the relevant European Sites from recreational disturbance, when considered alone and 'in combination' with other development. In line with the agreed Habitat Regulation Assessment template, consultation with Natural England on this matter is not considered to be necessary as the proposed development would be subject to the GIRAMS payment to offset potential impacts of an increase in recreational disturbance to nearby Habitat Sites.

## Biodiversity Net Gain (BNG)

Biodiversity Net Gain information has been submitted with the application in the form of a completed metric (Statutory Metric), a Baseline Development BNG Plan, a Post-Development BNG Plan, a BNG Condition Assessment

The metric results do not demonstrate the required 10% (or greater) gain in habitat units, and instead show a significant deficit of 68.67%. This is not an immediate concern, as the matter can be resolved through the submission of the Biodiversity Gain Plan (BGP), which will be required to discharge the mandatory pre-commencement BNG condition. Gains of 77.16% and 35.40% are noted for Hedgerow Units and Watercourse Units respectively. The Ecology Officer has confirmed that they are satisfied with the baseline BNG calculations provided with this application.

The use of off-site units or statutory credits to deliver the habitat units necessary to achieve a 10% gain can be established when discharging the biodiversity gain condition which requires submission of a Biodiversity Gain Plan (BGP) and Habitat Monitoring and Management Plan (HMMP). A condition and informative are included to secure and remind the applicant of the required BNG provisions.

## Summary

The information and evidence submitted has satisfactorily addressed the site's ecological impacts. For the reasons stated above, and subject to relevant conditions, Officers consider that the proposal would comply with Core Strategy Policy EN 9, paragraphs 187, 193 and 194 of the Framework and The Conservation of Habitats and Species Regulations 2017 (as amended).

## **8. Arboriculture**

Core Strategy Policy EN 2 states that development should protect, conserve and, where possible, enhance distinctive landscape features, such as woodland, trees and field boundaries. Core Strategy Policy EN 9 seeks to maximise opportunities for restoration, enhancement and connection of natural habitats.

Paragraph 187 of the NPPF states that decisions should recognise the intrinsic character and beauty of the countryside, including the benefits associated with trees and woodland.

The site is predominantly grassed, enclosed by hedges, whilst mature trees are located along the eastern boundary. The application has been supported by an Arboricultural Impact Assessment, Tree Protection Plan and Method Statement. This document details the development's impacts upon the site's arboricultural interests. The main impacts are the removal of approx. 85m of mature mixed native species hedge, and ground works within the Root Protection Areas (RPA) of a number of trees adjacent to the site. The Method Statement sets out acceptable measures to minimise the number of adverse impacts, whilst replacement planting is proposed to mitigate the hedge loss.

The Council's Arboricultural Officer considers the proposals acceptable, having reviewed the above submissions. Officers concur with this view and in order to ensure the development is carried out appropriately, a condition securing the measures set out within the above reports is required. Additionally, a condition requiring all the hedges which are being retained to be maintained at a minimum of 2m height is required. The replacement planting, including hedgerow would be secured through the soft landscaping condition.

Subject to these conditions, the development would accord with the requirements of Policies EN 2 and EN 9, as well as the relevant NPPF guidance.

## **9. Highways and parking**

Policy CT 5 requires development to provide safe and convenient access for all modes of transport, including access to the highway network. Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

### Access & trip generation

The proposals seek to provide a single road connection into the development from the northern side of Kettlestone Road. The access would be a Priority T-junction, with footway facilities provided on the eastern/northern side of the access road. New dropped kerb crossings would be provided on either side of the Kettlestone Road and either side of the access to facilitate pedestrian access, and connection to the existing footpath network. Suitable visibility splays would be provided at the access, this however does require a removal of a section of hedgerow.

The Transport Note (TN) supporting the application states that the development would generate approximately 3 departures and 7 arrivals in the AM peak hours, reversed in the PM Peak. It is expected that the majority of these trips would be to/from the A148 Holt Road, rather than through the village to the north/west. The TN states that the quantum of trips is considered small for the location and should not cause any capacity issues at local junctions.

The supporting information indicates that the applicants looked at establishing whether school drop-off/collection parking facilities could be provided as part of the development which would help address local concerns. Having explored this with the Highway Authority, it was found to not be possible to successfully deliver as part of this development.

Having considered the proposals, the Highway Authority raise no objection to the development. The comments made within their initial response have subsequently been addressed or justified. A number of conditions have been suggested in the event of an approval. Officers agree with the Highway Authority's recommendations and subject to appropriately worded conditions, the development would accord with the relevant policy requirements in respect to these matters.

### Accessibility

Sanders Coaches run a fairly regular service between Fakenham and Sheringham. The main bus stops are located next to The Olive Tree Bistro (formally The Green Man), which is approximately 630 metres from the application site. A continuous footpath connection from the site would be available.

Allocated within the emerging local plan as a Small Growth Village, Little Snoring contains a small number of services and facilities. These include the Primary School, Pre-school, Recreation Ground, Public House, and Village Shop. Whilst these would provide for a proportion of future residents day to day needs, trips to larger settlements (Fakenham), which contain a greater provision of facilities and services, are likely to be required. It is likely that

the private car would largely be relied upon; however the bus service would offer a reasonable alternative mode of transport for those without access to a car.

### Vehicular parking

Policy CT 6 requires adequate vehicle parking facilities to be provided by the developer to serve the needs of the proposed development. Development proposals should make provision for vehicle parking in accordance with the Council's parking standards, including provision for people with disabilities. In exceptional circumstances, these standards may be varied where appropriately justified.

The North Norfolk Design Guide states at paragraph 3.3.22 that 'in-curtilage' parking is recommended where possible to take advantage of personal surveillance and defensible space. The Council's parking standards require 1.5 space per 1 bedroomed unit, 2 spaces for 2 or 3-bedroom units and 3/4 spaces for units with 4 or more bedrooms. Garages will be counted as car parking spaces where they have a minimum internal dimension of 7m x 3m. Visitor parking should be provided for new residential developments at a ratio of 1 space for every five dwellings.

The proposals demonstrate that a sufficient quantum of parking would be provided within the site, with each of the 19 dwellings allocated with policy compliant numbers of spaces. Additionally, the proposals include the required four visitor parking spaces, and these are appropriately dispersed throughout the site. Signage for these visitor spaces can be secured by condition. The majority of the vehicular spaces would accord with the relevant dimensional requirements, however the five spaces in front of Plots 8 and 9 would measure 5.5m in length, rather than the required 6m. The applicants have stated that it has not been possible to extend these due to encroachment into the attenuation basin. Given the limited scale and extent of the shortfall, it is considered that the spaces would remain usable and would not give rise to adverse parking impacts.

Electric vehicle (EV) charging locations have been provided and such provision is welcomed. However, in the absence of details of the EV units themselves, further information of these will need to be secured via condition. It is also noted that previous developments carried out by this developer within North Norfolk have delivered high quality and visually appealing EV provisions. These details and the provision of EV charging is required in order address the requirements of Emerging Policy CC 8, as well as the latest Building Regulations requirements.

Subject to conditions securing the provisions noted above, the development would accord with the relevant policy requirements in respect to these matters.

### Cycle parking/storage

Core Strategy Policy CT 6 requires the development proposals make provision for cycle parking in accordance with the Council's parking standards. The standards set out that for individual houses, provision would be accommodated within garages or within sheds in rear gardens. Appendix C of the Core Strategy states that cycle parking should be secure, under effective surveillance and conveniently located to the entrance or buildings with safe and direct routes to the surrounding road network.

No garages are proposed as part of this development, neither would garden sheds be provided. The applicants have confirmed that they won't be providing cycle parking, a position they have taken as part of previous developments within North Norfolk. The lack of cycle parking provision is contrary to Policy CT 6 requirements and weakens the accessibility credentials of the development, and its ability to address the impacts of climate change. Whilst

a condition could be imposed to require the provision of sheds, it is not considered suitable in this instance given the applicants clear and firm stance on this matter. Therefore, the conflict with CT 6 will need to be weighed within the wider planning balance, which is set out towards the end of this report.

## **10. Flood risk and drainage**

### Flood Risk

Policy EN 10 of the Core Strategy states that the sequential test will be applied rigorously across North Norfolk and most new development should be located in Flood Risk Zone 1. A site-specific Flood Risk Assessment which takes account of future climate change must be submitted with appropriate planning applications in Flood Zones 2, 3a and 3b and for development proposals of 1 hectare or greater in Flood Zone 1. The policy states that appropriate surface water drainage arrangements for dealing with surface water runoff from new development will be required. The use of Sustainable Drainage Systems will be the preference unless, following an adequate assessment, soil conditions and / or engineering feasibility dictate otherwise.

The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. This applies a sequential approach, to steer new development to areas with the lowest risk of flooding from any source, taking advice from the Environment Agency and Lead Local Flood Authorities (LLFA) to ensure that risks of flooding are adequately managed, whilst also accounting for future climate change. Paragraph 181 of the NPPF sets out that where appropriate, applications should be supported by a site-specific flood-risk assessment.

Paragraph 182 of the NPPF states that applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal. These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity. Sustainable drainage systems provided as part of proposals for major development should take account of advice from the Lead Local Flood Authority; have appropriate proposed minimum operational standards; and have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development.

In this case and in line with Policy EN 10 of the Core Strategy and footnote 63 (paragraph 181) of the NPPF, and as the site measures approximately 1.04 hectares, it is appropriate that a site-specific flood-risk assessment be provided to support. The site is classified as Flood Zone 1 (at the lowest risk of flooding), however does contain areas of 0.1%, 1% and 3.3% of surface water annual exceedance probability events.

A site-specific flood risk assessment (FRA) has been undertaken by the applicant and provided in support of this application. The FRA identifies surface water flood risk as a significant issue for this site. In addition to the FRA, the applicant has provided a Sequential and Exception Test report. The reports scope considers two alternative sites within Little Snoring, both of which are discounted. The report concludes that there are no available sites that are sequentially preferable to the application site. The report continues to set out how the Exception Test is considered to be met. Officers broadly concur with the conclusions of the report and consider that the Sequential Test has shown that there are no reasonably available, lower-risk sites, suitable for the proposed development to which the development could be

steered. The Exception Test is also considered to be passed, with element 2 (the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall) considered further below.

The applicant has provided detailed information with regards to the existing surface water flooding and flow paths. Hydraulic modelling has been conducted by the applicant to assess and quantify the site flood risk. All other potential sources of flood risk have been suitably assessed by the applicant within the FRA. In addition, and in support of the FRA a Geotechnical Assessment Report and Surface Water Flood Study has been provided.

The applicant is proposing to build in areas currently at risk of surface water flooding. However, the diversion of the existing flow path and ditch dimension adjustments result in the flood risk to these areas being mitigated. The scheme proposes that roof runoff is to discharge into new surface water network to a detention basin to the west of the site. For some plots (1 to 8) roof water is to discharge via permeable paving prior to discharge into surface water network. Runoff from the adoptable estate road is to drain via filter drains/strips (where possible, but not across the entire development site), infiltrating to the ground unless infiltration capacity is exceeded. In that case, surface water is to overflow into the surface water network and discharge to the detention basin. The basin is then proposed to discharge into the existing ditch network.

The surface water discharge hierarchy has been followed, with appropriate testing conducted evidencing that infiltration is not viable as the main method of surface water discharge. The proposals include some use of infiltration, in support of the wider drainage strategy. The LLFA have commended this as a hybrid approach.

The LLFA objected to the development within their first two responses, requesting further information to support the proposals. Two addendums to the FRA have been provided in order to address the LLFA's comments. Having considered these, the LLFA have confirmed within their final response that they raise no objection to the development. Officers concur with the recommendations of the LLFA and subject to conditions; the development would accord with the requirements of Core Strategy EN 10, as well as the guidance set out within the NPPF and Planning Practice Guidance.

#### Foul drainage

The first priority under the Building Regulations is for foul drainage to connect to the public foul sewer system. Only if a public foul sewer is not available, should alternative means of disposal be considered. This hierarchy is similarly set out within paragraph 020, Reference ID: 34-020-20140306 of the Government's Planning Practice Guidance.

The development proposes to connect to the mains public sewer system. In this case, the Little Snoring Water Recycling Centre. Anglian Water, who are the responsible for this Centre have confirmed that there will be capacity for the flows generated by the development. Plots 8-11 would require private pumping stations as they would be unable to drain via gravity. The informative notes suggested by Anglian Water will be included as part of the decision in order to assist the applicants.

Additionally, the site is not impacted by nutrient neutrality, as the Little Snoring Wastewater Treatment Centre does not discharge into the River Wensum or Broads catchments following treatment.

## **11. Contaminated land**

Policy EN 13 of the Core Strategy states that all developments should minimise, and where possible reduce, all emissions and other forms of pollution, and ensure no deterioration in water quality. Development proposals on contaminated land (or where there is reason to suspect contamination) must include an assessment of the extent of contamination and any possible risks. Proposals will only be permitted where the land is, or is made, suitable for the proposed use.

Paragraph 187 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by preventing development from contributing to or being put at risk from unacceptable levels of pollution; along with remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Paragraph 196 states that planning policies and decisions should ensure that sites are suitable for the proposed use, taking account of ground conditions and risks arising from contamination.

This application has been supported by a Geotechnical Assessment Report and a Preliminary Risk Assessment Report which concludes that the site has a low risk of contamination, and that no further works are necessary. The Environmental Protection Officer has reviewed the submitted information and raises no objection to the development in respect of contamination.

The proposals therefore accord with Policy EN 13 in respect to these matters.

## **12. Energy efficiency**

Core Strategy Policy EN 6 states that new development will be required to demonstrate how it minimises resource and energy consumption and how it is located and designed to withstand the longer-term impacts of climate change. All developments are encouraged to incorporate on site renewable and / or decentralised renewable or low carbon energy sources, and regard should be given to the North Norfolk Design Guide in consideration of the most appropriate technology for the site. Development proposals over 1,000 square metres or 10 dwellings are required to include on-site renewable energy technology to provide for at least 10% of predicted total energy usage. Such developments should be supported by an energy consumption statement.

The application has been supported by an Energy and Sustainability Statement (August), which was later supplemented by a further statement in November 2024. The statements set out the strategy enlisted to minimise resource use and energy consumption compared with the minimum standards required under Part L1 2021 of the building regulations. The strategy adopts a fabric first approach which minimises the energy required to heat, light and ventilate homes. The fabric first elements to be included would achieve a 10% energy improvement over Part L1a 2021.

In addition to the fabric first measures, the proposals include mechanical systems, including Air Source Heat Pumps (ASHP). Building Regulations calculations have been carried out to Part L 2021 using Standard Assessment Procedure (SAP)10. This has found that the site would achieve an improvement of 62.9% over the minimum carbon target for Part L compliance.

In relation to renewable energy, photovoltaic (PV) panels are included. Indicative locations of the PV panels are shown on the house type plans provided. The applicant has calculated that the PV shown would provide 18.2% of the regulated energy demand of the site.

The provision of both solar panels and ASHP would ensure that the 10% on-site renewable target is met. Conditions securing the provision of the ASHPs and solar panels are to be included as part of any approval. Subject to such a condition, the development would accord with of Policy EN 6.

### **13. Community infrastructure requirements**

Core Strategy Policies SS 6 and CT 2 seek to ensure that new development does not result in an adverse effect on existing infrastructure and makes appropriate provision to mitigate documented impacts. Taking into account the matters set out within the sections above, the following obligations are to be secured in order to mitigate the developments impact upon local infrastructure:

- On-site delivery of 10 affordable dwellings, 8 affordable rent, 2 shared ownership. The highest percentage of affordable homes found to be viable to deliver as part of this rural exemption scheme.
- Public Open space:
  - On-site provision of 3,470m<sup>2</sup> of on-site Open Space, including both Natural and Amenity Green space.
  - Off-site financial contributions of £9,004 – towards improving and enhancing the open space facilities and provisions at Stevens Road. With the scheme being found unviable to provide the full extent and range of off-site open space contributions.
- £4202.23 GIRAMs tariff payment to ensure that the development would not have an adverse effect on the integrity of the relevant European Sites from recreational disturbance, when considered alone and 'in combination' with other development.

The mitigation sought is deemed to accord with the tests as set out within the Community Infrastructure Levy Regulations 2015, namely that a planning obligation must be (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development.

### **14. Other matters**

#### Loss of Agricultural Land

Paragraph 187 of the NPPF seeks to ensure that planning decisions protect and enhance soils, recognise soils as a natural capital asset that provide important ecosystem services, consider the economic and other benefits of best and most versatile land agricultural land, and try to use areas of poorer quality land instead of higher quality land prevent soil, air, water, or noise pollution, or land instability from new and existing development.

The proposal would result in the loss of Grade 3 Agricultural Land, which is recognised through the National Planning Policy Framework as being best and most versatile land.

Whilst it has been a number of years since the site was last actively used for agricultural food production, the development would result in the permanent loss of just over 1ha of potential productive land.

Little Snoring and the majority of the surrounding countryside is classified as Grade 3, whilst there is a greater occurrence of Grade 2 Agricultural Land north of Great Snoring, in the Hindringham direction.

The loss of agricultural land is considered to be fairly limited in scale and, in this case, or any other site within or surrounding Little Snoring, would be necessary in order to bring forward development. The 1ha size of the site falls well below the 20ha threshold required for consultation with Natural England in this regard. It is therefore considered that the development would not result in the unnecessary loss of best and most versatile land.

### Fire Hydrants

Norfolk Fire and Rescue Service requires the provision of at least one fire hydrant, connected to the portable water supply, for every 50 dwellings forming part of the development to provide adequate firefighting water supply. This development would therefore need to provide at least one hydrant in accordance with the guidance provided by the Fire and Rescue Service. This provision can be suitably secured via condition and will be included as part of any approval.

### Allocation Policy SN05

Whilst not directly relevant to the current proposals, the site to the south of Kettlestone Road, adjacent to Little Snoring Primary School, is currently allocated for 8-10 dwellings within the Site Allocations Development Plan Document - February 2011. The site remains undeveloped, having been allocated over 14 years ago now. The emerging Local Plan does not look to carry forward this allocation. The proposed development does not prejudice the delivery of this allocation. The allocation policy does not raise any matters which would be relevant to the current proposals which have not been duly considered as part of this assessment.

### Pre-commencement conditions

The recommendation proposes pre-commencement planning conditions therefore in accordance with section 100ZA of the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the LPA served notice upon the applicant to seek agreement to the imposition of such a condition. Notice was served on the 16 January 2025.

## **15. Planning balance and conclusion**

As set out above, in light of the Council's housing land supply, the application must be considered in accordance with paragraph 11d of the NPPF. Following the development being found to not have an adverse effect on the integrity of the relevant European Sites from recreational disturbance, there are no strong reasons for refusal relating to protected areas or assets relevant to this application. Therefore the 'tilted balance' as set out at paragraph 11d) ii. is engaged for the determination of this application.

The development, whilst not providing long-term employment, would result in economic benefits both through the construction phase and then by future resident expenditure within the local economy.

The social role of the development comprises of the provision of 19 dwellings, at a time when the Council is unable to demonstrate a five year housing land supply. The development would also make a moderate contribution towards the provision of new homes within the district, helping respond to the Government's objective to significantly boost supply. Significantly, the development would provide 10 affordable dwellings, helping to address the need for such properties within Little Snoring and surrounding area. The provision of nine open market dwellings has been found to be the minimum required in order to enable the delivery of the affordable units on this site. The varied tenues and the provision of accessible and adaptable dwellings would help create a mixed and diverse residential extension to Little Snoring.

The proposed layout, scale and appearance of the proposed dwellings are considered to appropriately respond to the surrounding context. The proposals include a suitable soft and hard landscaping scheme which would help integrate the development into its village edge setting.

The provision of on-site open space would allow for informal recreation, whilst also providing ecological and visual benefits. The development would also contribute a modest financial sum to go towards enhancing the Stevens Road recreational area. The development would not provide on-site children's play facilities and, having been found unviable to do so, would not be able to contribute financially towards all of the open space types. This runs contrary to the Council's Open Space Assessment and the aims of Core Strategy Policy CT 2. The extent of the harm resulting from this conflict is tempered by the significant on-site provision and the existing availability of open space nearby.

The development would fail to deliver the required number of smaller open market dwellinghouses, contrary to Policy HO 1 requirements, and thus the development would contribute to the preponderance of larger, detached dwellings in the housing stock and fail to address the imbalance and support the provision of smaller homes.

Environmentally, the development would also conform to and surpass the latest energy efficiency standards and Building Regulations as well as resulting in net gains for biodiversity. The development has been found to be acceptable, both in terms of on and off-site ecological impacts. Financial contributions towards GIRAMS would be secured by a Section 106 Legal Agreement, thus ensuring that the protected sites are not further degraded. Suitable surface water drainage systems would be provided as secured by condition. Through conditions, the development would appropriately record and advance the understanding of the significance of any buried heritage assets which may be found within the site. The development would otherwise not result in harm to heritage assets.

The development would deliver a suitable access onto the existing highway network and the trips generated would not have an adverse impact upon. Appropriate vehicular parking provision would be made within the site. The development would not provide suitable cycle parking facilities, contrary to the requirements of Policy CT 6. The lack of such provision would weaken the sites accessibility credentials, alongside its efforts in mitigating and adapting to climate change.

Taking account of both the matters in support and those against the proposed development, it is considered that adverse impacts of the development, namely the conflicts with Policies HO 1, CT 2 and CT 6 would not significantly and demonstrably outweigh the benefits associated with the development. As such, the development should be approved as set out within the recommendation below:

#### **RECOMMENDATION:**

#### **APPROVAL subject to:**

- 1. The completion of an agreement under section 106 of the Town and Country Planning Act 1990 to secure:**
  - **On-site provision of 10 affordable houses, 8 affordable rent, 2 shared ownership,**
  - **On-site provision, alongside management and maintenance of 3,470m<sup>2</sup> of on-site Open Space,**

- **Off-site financial contributions of £9,004 towards improving and enhancing the open space facilities and provisions at Stevens Road,**
  - **£4202.23 GIRAMs tariff payment to ensure that the development would not have an adverse effect on the integrity of the relevant European Sites from recreational disturbance, when considered alone and ‘in combination’ with other development; and**
2. **The imposition of appropriate conditions including those listed below (plus any amendments to these or other conditions considered to be necessary by the Assistant Director of Planning); and**
  3. **If the Section 106 Obligation is not completed and the permission is not issued within 3 months of the date of this Committee meeting then the Director for Planning and Climate Change will consider whether the application resolution remains appropriate and in doing so will take account of the likelihood of the Section 106 being completed and permission issued in the near future (i.e. within another month) and will consider whether there are any potential / defensible reasons for refusal at that time. If he reaches that view – i.e. that the application should potentially be refused - then the application would be reported back to Committee.**

#### **Suggested Conditions:**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

##### Reason:

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
  - 1663-CAM-XX-XX-DR-A-PL01 Rev H Plot 1 Floor Plans, Elevations and Section as Proposed
  - 1663-CAM-XX-XX-DR-A-PL02 Rev D Plot 1 and 2 Carport Plan and Elevations as Proposed
  - 1663-CAM-XX-XX-DR-A-PL03 Rev G Plot 2 Floor Plans, Elevations and Section as Proposed
  - 1663-CAM-XX-XX-DR-A-PL04 Rev I Plots 2 and 4 Floor Plans, Elevations and Section as Proposed
  - 1663-CAM-XX-XX-DR-A-PL06 Rev F Plots 5-7 Floor Plans, Elevations and Section as Proposed
  - 1663-CAM-XX-XX-DR-A-PL07 Rev H Plot 8 Floor Plan, Elevations and Section as Proposed
  - 1663-CAM-XX-XX-DR-A-PL08 Rev I Plot 9 Floor Plans, Elevations and Section as Proposed
  - 1663-CAM-XX-XX-DR-A-PL09 Rev H Plot 10 Floor Plans, Elevations and Section as Proposed
  - 1663-CAM-XX-XX-DR-A-PL10 Rev H Plot 11 Floor Plans, Elevations and Section as Proposed

- 1663-CAM-XX-XX-DR-A-PL11 Rev H Plots 12 -14 Floor Plans, Elevations and Section as Proposed
- 1663-CAM-XX-XX-DR-A-PL13 Rev G Plots 15-17 Floor Plans, Elevations and Sections as Proposed
- 1663-CAM-XX-XX-DR-A-PL15 Rev G Plot 18 Floor Plans, Elevations and Section as Proposed
- 1663-CAM-XX-XX-DR-A-PL16 Rev F Plot 19 Floor Plans, Elevations and Section as Proposed
- 1663-CAM-XX-XX-DR-A-PL17 Rev C Plot 4 Carport Plan and Elevations as Proposed
- 1663-CAM-XX-XX-DR-A-PL18 Rev B Site Location Plan
- 1663-CAM-XX-XX-DR-A-PL19 Rev AA Site Plan as Proposed
- 1663-CAM-XX-XX-DR-A-PL22 Rev C Block Plan as Proposed
- 1663-CAM-XX-XX-DR-A-PL24 Rev C ASHP and Electric Charge Points Plan
- 1663-CAM-XX-XX-DR-A-PL26 Rev A Site Sections as Existing and Proposed

Reason:

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

3. The materials to be used on the external surfaces of the development hereby permitted shall be constructed in accordance with the details contained within the approved Materials and Finishes Schedule ref: 1663-CAM-XX-XX-SH-A-MS01- REV A.

Reason:

To ensure the satisfactory appearance of the development in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy.

4. Plot nos. 1, 3, 4, 8, 11, 15 and 17 shall be built to accessible and adaptable standards (building regulations M4(2)). Development shall be carried out in accordance with the approved details.

Reason:

To ensure that an appropriate high quality form of development is provided which enables people to stay in their homes as their needs change in accordance with Policy HO 1 of the adopted North Norfolk Core Strategy.

5. Prior to development above ground slab level an updated Landscape Schedule and Landscape Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The details shall include an updated planting mix for the attenuation basin to increase habitat diversity, and additional maintenance measures to ensure public access is continuously available and that the drainage features are functioning efficiently.

The approved landscaping works shall be carried out prior to first occupation of 18th dwelling hereby approved in accordance with the Landscape Schedule, Landscaping plan and accompanying specifications approved as part of this condition.

Management of the approved landscaping shall commence immediately after first planting in accordance with the details set out within the approved Landscape Schedule and the Landscaping Management Plan.

Any tree, shrub or hedgerow forming part of the approved landscape scheme which dies, is removed or become seriously damaged or diseased, within a period of ten years from the date of planting, shall be replaced during the next planting season

following removal with another of a similar size and species as that originally planted, and in the same place.

Reason:

To protect and enhance the visual amenities of the area, in accordance with the requirements of Policies EN 2 and EN 4 of the adopted North Norfolk Core Strategy.

6. The development hereby permitted shall be carried out in accordance with 1663-CAM-XX-XX-DR-A-PL21 Rev D External Finishes and Boundary Treatment Plan and 1663-CAM-XX-XX-DR-A-PL25 Boundary Treatment Details. Notwithstanding these approved plans, 1.2m Stock Wire Fence with Timber Post shall be used in place of the 1.5m Chain Link Fence. There shall be no use of Chain Link Fencing as part of this development.

The boundary treatments shall be completed before the associated/adjoining dwellings are first occupied. Development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason:

To protect and enhance the visual amenities of the area, in accordance with the requirements of Policy EN 4 of the adopted North Norfolk Core Strategy.

7. No external lighting other than that detailed within the Landscape Schedule produced by CJ Yardley Landscape Survey and Design LLP, dated October 2024 shall be erected within without prior written approval of the Local Planning Authority.

Reason:

To ensure that excessive light spill in the countryside is avoided and to minimise impacts on protected species populations in accordance with Policies EN 2, EN 4 and EN 9 of the adopted North Norfolk Core Strategy.

8. A)  
No demolition/development shall take place until an archaeological written scheme of investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation and 7) any further project designs as addenda to the approved WSI covering subsequent phases of mitigation as required.

and,

B)

No demolition/development shall take place other than in accordance with the written scheme of investigation approved under condition (A) and any addenda to that WSI covering subsequent phases of mitigation.

and,

C)

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 (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason:

In the interests of recording and preserving items of archaeological interest, in accordance with Policy EN 8 of the adopted North Norfolk Core Strategy and Chapter 16 of the National Planning Policy Framework.

9. No development shall take place until a detailed Construction Management Plan to supplement 1663-CAM-XX-XX-DR-A-PL23 Rev C (Construction Management Plan) to protect the occupants of completed dwellings on the site and residential dwellings surrounding the site from pollution and to minimise construction impacts, has been submitted to, and approved in writing by the Local Planning Authority.

The scheme shall include;

1. Communication with neighbours before and during works.
2. Contact arrangements by which residents can raise any concerns and, issues.
3. The mechanism for investigation and responding to residents' concerns and complaints
4. Measures to control noise, dust and smoke.
5. Wheel washing details (method and location).
6. Deliveries scheduled in order to not to conflict with drop of and pick up times for the nearby school.
7. Confirmation there'll be no loading / unloading within the highway.
8. Confirmation no construction worker parking will occur on the highway.
9. A sign within the site directing all Heavy Goods Vehicles to turn left out of the site toward A148.

The approved Construction Management Plan, alongside 1663-CAM-XX-XX-DR-A-PL23 Rev C, shall be implemented throughout the construction period.

Reason: To control the noise emitted from the site in the interests of residential amenity and to ensure adequate off-street parking, delivery and traffic routes are provided during construction in the interests of highway safety in accordance with Policies EN 4, EN 13 and CT 5 of the adopted North Norfolk Core Strategy.

10. The development hereby approved shall be carried out in strict accordance with the mitigation and enhancement measures outlined in Section 5 of the Preliminary Ecological Assessment Report, reference 2022/058, produced by Small Ecology Limited and dated August 2024; and Section 2 of the Ecological Enhancements Plan, produced by CJ Yardley Landscape Survey and Design LLP, dated October 2024.

The ecological enhancement measures shall be carried out in accordance with the approved details prior to first occupation of the associated dwellings and thereafter retained in a suitable condition to serve the intended purpose.

Reason:

In accordance with the requirements of Policy EN 9 of the adopted North Norfolk Core Strategy and paragraph 187 of the National Planning Policy Framework, and for the undertaking of the council's statutory function under the Natural Environment and Rural Communities Act (2006).

11. No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of “biodiversity protection zones”.
- c) Practical measures to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when special ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason:

In accordance with the requirements of Policy EN 9 of the adopted North Norfolk Core Strategy and paragraph 187 of the National Planning Policy Framework, and for the undertaking of the council’s statutory function under the Natural Environment and Rural Communities Act (2006).

12. No boundary treatments shall be erected, installed or constructed on site unless they include provision for a 13cm x 13cm gap at ground level at intervals of no more than 6m to facilitate commuting corridors for small mammals.

Reason:

In accordance with the requirements of Policy EN 9 of the adopted North Norfolk Core Strategy and paragraph 187 of the National Planning Policy Framework, and for the undertaking of the council’s statutory function under the Natural Environment and Rural Communities Act (2006).

13. Where the statutory Biodiversity Net Gain requirements apply and where a biodiversity gain plan has been submitted to and approved in writing by the Local Planning Authority, the biodiversity gain plan and, where appropriate, any related Habitat Management and Monitoring Plan and/or Landscape Ecological Management Plan shall be carried out in strict accordance with those approved details.

Such habitat creation or enhancements delivering the biodiversity net gain increase set out in the biodiversity gain plan and any related Habitat Management and Monitoring Plan and/or Landscape Ecological Management Plan shall be maintained for at least 30 years after the development is practically completed.

The applicant / developer shall notify the Local Planning Authority in writing of the date of practical completion of the development hereby permitted. Such notification shall be provided within 14 days of the date of practical completion of the development.

Reason: For the avoidance of any doubt and to ensure that the development proposed is delivering the statutory minimum biodiversity net gain requirements for 30 years and

to ensure that biodiversity value is enhanced in accordance with the requirements of Policy EN 9 of the adopted North Norfolk Core Strategy.

14. Development including any demolition and site clearance or preparatory work, shall not commence until the scheme for the protection of the retained trees and hedges has been implemented in full in accordance with the approved Arboricultural Impact Assessment, Tree Protection Plan (4922/01/Rev B – dated 20.10.24), and Method Statement, produced by C J Yardley Landscape Survey and Design LLP, dated July 2024.

The protection measures shall be retained and maintained during the period of construction works/building operations on the site.

Within the fenced area(s) the following shall not occur:

- i) no soil, fuel, chemicals or materials shall be stored, or;
- ii) temporary buildings erected, or;
- iii) plant or vehicles parked, or;
- iv) fires lit, or;
- v) cement or other contaminating materials or substances mixed, or;
- vi) no equipment, machinery or structures shall be attached to or supported by a retained tree, or;
- vii) no alterations to ground levels or excavations made.

Any works to trees/hedges as approved shall be carried out in strict accordance to British Standard 3998:2010 Tree Work – Recommendations.

(In this condition, “retained tree” means an existing tree which is to be retained in accordance with the approved plans and particulars).

Reason:

To protect trees and hedges on the site in the interest of the visual amenity, and the character and appearance of the area, in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy and Chapter 15 of the National Planning Policy Framework.

15. Unless detailed within the Arboricultural Impact Assessment, Tree Protection Plan (4922/01/Rev B – dated 20.10.24), and Method Statement, by C J Yardley Landscape Survey and Design LLP, dated July 2024, and approved as part of this permission, no tree, shrub or hedgerow which is shown within Tree Protection Plan 4918/02 Rev A to be retained, shall be topped, lopped, uprooted, felled or in any other way destroyed, within ten years of the date of this permission. The retained hedgerows shall be maintained at a minimum height of 2m from ground level, for a period of not less than ten years from the date of this permission. Should the hedge die or, in the opinion of the Local Planning Authority, become seriously damaged or defective, a replacement hedge shall be planted/installed in accordance with details and timescales which shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To protect trees and hedges on the site in the interest of the visual amenity, and the character and appearance of the area, in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy and Chapter 15 of the National Planning Policy Framework.

16. No works shall commence on the site until such time as detailed plans of the roads, footways, street lighting, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority.

All the works shall be carried out on roads/footways/street lighting/foul and surface water sewers prior to the occupation of the final dwelling in accordance with the approved plans and specifications to the satisfaction of the Local Planning Authority.

Reason:

To ensure the satisfactory development of the site and to ensure roads and any street furniture/infrastructure are constructed to appropriate standards in a timely manner in accordance with Policies EN 4 and CT 5 of the adopted North Norfolk Core Strategy.

17. Before any dwelling is first occupied the road(s)/footway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road.

Reason:

To ensure the satisfactory development of the site and to ensure roads and any street furniture/infrastructure are constructed to appropriate standards in a timely manner in accordance with Policies EN 4 and CT 5 of the adopted North Norfolk Core Strategy.

18. Prior to the first occupation of the 14<sup>th</sup> dwelling within the development hereby permitted the off-site highway improvement works (Dropped Kerb Crossings) as indicated on 1663-CAM-XX-XX-DR-A-PL19 Rev AA shall be completed to satisfaction of the Local Highway Authority.

Reason:

To ensure that the highway improvement works are delivered within an appropriate timeframe in accordance with Policy CT 5 of the adopted North Norfolk Core Strategy.

19. Prior to the first occupation of the development hereby permitted visibility splays measuring 2.4metres x 59metres shall be provided to each side of the access where it meets the near edge of the adjacent highway carriageway. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.225metres above the level of the adjacent highway carriageway.

Reason:

In the interests of highway safety in accordance with Policy CT 5 of the adopted North Norfolk Core Strategy.

20. All vehicle parking spaces within the proposed development shall be carried out in accordance with the approved plans, and be provided prior to first occupation of the associated dwellings and thereafter not be used for any purpose other than parking, loading and unloading of vehicles.

Reason:

To ensure the permanent availability of sufficient parking and manoeuvring area within the development in the interests of highway safety and in accordance with Policies CT 5 and CT 6 of the adopted North Norfolk Core Strategy.

21. There shall be no restriction on the use of the unallocated residential car parking spaces as shown on approved plan drawing No. 1663-CAM-XX-XX-DR-A-PL19 Rev AA by either occupiers of, or visitors to, any of the dwellings hereby permitted and the parking shall remain available for general community usage.

Reason:

To ensure the permanent availability of sufficient visitor parking areas within the development in the interests of highway safety and in accordance with Policies CT 5 and CT 6 of the adopted North Norfolk Core Strategy.

22. Prior to occupation of the dwellings hereby approved details of electric vehicle charging provision for each of the nineteen (19) dwellings shall be submitted to and approved in writing by the Local Planning Authority. Such details should include the specification, appearance and siting of charging points. The electric vehicle charging provision shall be carried out and made fully functional prior to the first occupation of the associated dwelling(s) in accordance with the approved details and thereafter shall be maintained in accordance with manufactures specifications.

Reason:

Details are required prior to occupation to ensure that visually acceptable electric vehicle charging points are made available prior to occupation of the approved dwellings in accordance with Polices EN 4, EN 6 and CT 6 of the adopted North Norfolk Core Strategy and the guidance contained within Chapter 14 of the National Planning Policy Framework.

23. The development hereby approved shall be constructed and built out in accordance with the Flood Risk Assessment and Drainage Strategy documents listed below:

- Flood Risk Assessment and Drainage Strategy Addendum Report for: Residential Development, Kettlestone Road, Little Snoring, Norfolk. Ref: EJK/SJB.221169 Rev 00. Produced by Rossi Long Consulting, dated 17 December 2024.
- Flood Risk Assessment and Drainage Strategy Addendum Report for: Residential Development, Kettlestone Road, Little Snoring, Norfolk. Ref: EJK/SJB/221169 Rev 00. Produced by Rossi Long Consulting, dated 11 October 2024.
- Foul and Surface Water Drainage Strategy, Drawing Ref: 221169-C-002 Rev P02, Produced by Rossi Long Consulting, dated May 2024 – updated 02.10.2024.
- Flood Risk Assessment and Drainage Strategy for: Residential Development, Kettlestone Road, Little Snoring, Norfolk. Ref: 221169. Produced by Rossi Long Consulting, dated 18 June 2024.

The approved scheme shall be implemented prior to the first occupation of the development hereby approved and fully completed in accordance with the approved details prior to final occupation and thereafter maintained as approved.

Reason:

For the avoidance of doubt and in the interests of proper planning, to prevent flooding, ensuring the satisfactory management, storage and disposal of surface water from the site in a range of rainfall events and ensuring the Sustainable Urban Drainage System proposed operates as designed for the lifetime of the development in accordance with Policy EN 10 of the adopted North Norfolk Core Strategy and Chapters 14 and 15 of the National Planning Policy Framework.

24. Each of the nineteen (19) dwellings hereby approved shall be provided with an Air Source Heat Pump (ASHP) in accordance with 1663-CAM-XX-XX-DR-A-PL24 Rev C. Prior to installation of the ASHPs, details of the appearance, acoustic specifications, and any specific manufacture measures to control noise from the equipment, shall first

be submitted to and approved in writing by the Local Planning Authority. The approved ASHPs shall be installed and be made operational prior to first occupation of each dwelling and maintained thereafter in full accordance with the approved details.

Reason:

To ensure that the development provides for at least 10% on-site renewable energy generation in a visually acceptable manner and which ensures that appropriate residential amenities are provided in accordance with Policies EN 4, EN 6 and EN 13 of the adopted North Norfolk Core Strategy.

25. Prior to installation, details including the location, appearance and specification of the solar panels to be provided on the roofs of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The solar panels shall be installed and made fully functional prior to the occupation of each of the associated dwellings.

Reason:

To ensure that the development provides for at least 10% on-site renewable energy generation in a visually acceptable manner and which ensures that appropriate residential amenities are provided in accordance with Policies EN 4, EN 6 and EN 13 of the adopted North Norfolk Core Strategy.

26. Development shall not begin until a scheme has been submitted to and agreed by the Local Planning Authority for the provision of at least one (1) fire hydrant(s) (served by mains water supply on a minimum 90mm main). No dwelling shall be occupied until the hydrants serving the property or group of properties has been provided.

Reason:

To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire in accordance with Policy CT 2 of the adopted North Norfolk Core Strategy.

27. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Class B of Part 1 and Class A of Part 2 of Schedule 2 of the Order shall be carried out/erected on the application site without the prior written permission of the Local Planning Authority on an application made for that purpose.

Reason:

To prevent the over or inappropriate development of the site in the interests of the amenity of the area, to safeguard the amenities of the adjoining properties in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy.

### Informatives

- 1.1 The applicant's attention is drawn to the fact that the above conditions (if any), must be complied with in full, failure to do so may result in enforcement action being instigated.
- 1.2 This permission may contain pre-commencement conditions which require specific matters to be submitted and approved in writing by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development CANNOT be made until the particular requirements of the pre-commencement conditions have been met.

1.3 The applicant's attention is drawn to the fact that the Local Planning Authority has a period of up to eight weeks to determine details submitted in respect of a condition or limitation attached to a grant of planning permission. It is likely that in most cases the determination period will be shorter than eight weeks, however, the applicant is advised to schedule this time period into any programme of works. A fee will be required for requests for discharge of any consent, agreement, or approval required by a planning condition. The fee chargeable is £145 or £43 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.

2. In accordance with paragraph 38 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and creative manner:-

- proactively offering a pre-application advice (in accordance with paragraphs 39 - 47);
- seeking further information following receipt of the application;
- seeking amendments to the proposed development following receipt of the application;
- considering the imposition of conditions and or the completion of a s.106 legal agreement (in accordance with paragraphs 55-58).

In this instance:

- the applicant was updated at each stage during the consideration of the application;
- various amended plans were submitted by the applicants and have been duly considered;
- meetings with the applicant were held during the course of the application;
- the application was subject to the imposition of conditions.

In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

3. Shrub clearance should be undertaken outside of bird nesting season (March to August inclusive) if at all possible in order to avoid impact on nesting birds protected under the Wildlife and Countryside Act 1981. Should clearance be required during nesting season then the site should first be surveyed by a suitably qualified ecologist for signs of nesting and if any area found works should cease in that area until nesting has been completed and fledglings have left the nest.

4. The applicant/agent is advised that any removal of asbestos from the site should be in accordance with the Control of Asbestos Regulations 2012, under which the applicant/agent has a duty of care. Holders of this duty must prevent escape of the waste whilst it is under their control. For further help and advice in respect of asbestos removal the applicant/agent is advised to contact the Health and Safety Executive (HSE) on 0845 345 0055 ([www.hse.gov.uk/asbestos](http://www.hse.gov.uk/asbestos)).

5. In relation to Condition 25 above, the hydrant(s) shall conform to BS750 and be fitted on no less than a 90mm main. No property shall be further than 125mtrs (hose laying not direct) distance from a fire hydrant. The Fire Hydrant(s) shall be installed, and appliance access and other facilities provided, in accordance with Building Regulations

Approved Document B Section B5 Access and facilities for the fire service. With reference to the condition, the developer will be expected to meet the costs of supplying and installing the fire hydrant.

6. This Decision Notice must be read in conjunction with the conditions and the requirements of the associated Section 106 Legal Agreement. The Decision Notice must also be read in conjunction with any Highways Agreement completed under the terms of the Highways Act 1980 (as amended). You are advised to satisfy yourself that you have all the relevant documentation.
7. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:
  - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
  - (b) the planning authority has approved the plan.

**This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.**

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: [Submit a biodiversity gain plan - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

Where a Biodiversity Gain Plan is required to be submitted to the Local Planning Authority for approval and:

(i) The plan to be submitted proposes **significant**\* on-site habitat enhancement or creation, a Habitat Management and Monitoring Plan (HMMP) shall also be submitted to the Local Planning Authority. The HMMP shall include:

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

(ii) The plan to be submitted proposes on-site habitat enhancement or creation that is **not deemed to be significant**\*, a Landscape Ecological Management Plan (LEMP) shall be submitted to the Local Planning Authority. The LEMP shall include:

- (a) a non-technical summary
- (b) the roles and responsibilities of the people or organisation(s) delivering the LEMP

- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.
- (f) details of persons responsible for submitting monitoring reports to the Local Planning Authority in accordance with the monitoring methodology and frequency set out at e).

Where HMMPs require monitoring by the Local Planning Authority across the 30 year BNG period, the applicant/landowner shall be required to enter into a S106 Obligation in order to secure the reasonable costs to be incurred by the Local Planning Authority in monitoring the proposed biodiversity net gains. Such costs will be calculated using up to date cost calculations and monitoring fees will be required as a single upfront lump sum to simplify the administrative process otherwise will be subject to additional inflation calculations and administration charges.

\*When seeking to identify whether on-site mitigation is or is not deemed to be **significant**, advice should be sought from the Local Planning Authority prior to submission of a Biodiversity Gain Plan.