

**HUNWORTH – PF/24/2458 - Alterations to public house to reduce bar area and add 4 guest bedrooms, demolition of agricultural building and erection of 6 dwellings (2 affordable), landscaping and alterations to existing access at The Hunny Bell, The Green, Hunworth, Melton Constable**

**Applicant:**

**Minor Development**

**Target Date: 07 March 2025**

**Extension of Time: 15 May 2026**

**Case Officer: Russell Stock**

**Full Planning Permission**

## **RELEVANT SITE CONSTRAINTS**

The Hunny Bell is an Asset of Community Value: ACV/24/0065

The site lies within the Glaven Valley Conservation Area

Parts of the site lie within the Hunworth Conservation Area

The site lies within a Countryside Area in policy terms

The site lies within a Sand and Gravel Mineral Safeguarding Area

Parts of the site are covered by Environmental Agency Flood Risk Areas for Surface Water

The site lies within various GIRAMS Zones of Influence

## **RELEVANT PLANNING HISTORY**

PF/07/1626

Erection of single-storey extension and conservatory

Approved 11.12.2007

PF/90/1809

Alterations and extensions to provide additional accommodation

17.01.1991

PF/78/1710

Enlargement of bar area and provision of new lavatory facilities

Approved 22.12.1978

## **THE APPLICATION**

### Site description:

The application site covers the public house known as 'The Hunny Bell', an open sided agricultural storage building and associated hardstanding, as well as parts of an agricultural field within the village of Hunworth. Located off The Green. The site holds a central location within Hunworth. Hunworth itself is small village located approximately three kilometres south of Holt, and just over two kilometres to the north of Briston. Alongside The Hunny Bell, the only other facilities/services in the village are the village hall and parish church. The Hunny Bell itself has been closed since May 2024.

### Proposal:

The application seeks permission for the conversion of part of the bar area within The Hunny Bell to create four guest bedrooms. Alongside these works, the proposals also seek permission for six dwellings, replacing the storage building on the adjoining agricultural land. Works also include landscaping and alterations to the sites existing access. Two of the six dwellings would be affordable.

During this applications consideration, amended plans have been submitted which have resulted in changes to the scheme from that originally submitted. The original scheme sought permission for ten dwellings, four of which would have been located within the car park of The Hunny Bell. The amended scheme would now retain the car park as it currently exists, locating all six of the dwellings on the adjoining agricultural land. Alongside more minor changes, the red line location plan has also been adjusted to incorporate the drainage works proposed as part of the development.

### **REASONS FOR REFERRAL TO COMMITTEE**

At the request of Councillor Andrew Brown on the following grounds:

“There is a significant level of interest and I believe this particular application merits a referral to the Development Committee. Residents in the village have met the applicant, the parish council and myself in a well-attended public meeting to voice concerns at the pre-application stage. Furthermore, media coverage has been significant throughout.

The application site is centrally located in the sensitive designated Hunworth and Glaven Valley Conservation Areas adjoining the protected village common and will have a major impact on the community (and beyond) given the implications for re-opening The Hunny Bell Public House. The property has been registered as an Asset of Community Value. It has potential to impact a much wider area and/or set a precedent that might well apply to other applications.”

Councillor Andrew Brown subsequently provided the comments below on the revised scheme:

“As the local elected member I confirm following the recent revisions to the proposal by the applicant that I can support the current application. My support is conditional on appropriate measures to regulate control of flooding and a section 106 planning agreement to secure investment from sale proceeds of dwellings being directly linked to refurbishment of The Hunny Bell pub adjacent to the site.”

### **HUMAN RIGHTS IMPLICATIONS**

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 above matters, approval of this application as recommended is considered to be justified, proportionate and in accordance with planning law.

## CRIME AND DISORDER

The application raises no significant crime and disorder issues.

## EQUALITY AND DIVERSITY ISSUES

The application raises no significant equality and diversity 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.

## CONSULTATIONS

**Hunworth Parish Council:** Initial comments – Object. Final comments – **Support**

**North Norfolk District Council Landscape:** Initial comments – Object. Final comments – **No objection** subject to conditions

**North Norfolk District Council Economic Development:** **No objection**

**North Norfolk District Council Conservation and Design:** **No objection** subject to conditions

**North Norfolk District Council Environmental Health:** **No objection** subject to conditions

**North Norfolk District Council Strategic Housing:** Initial comments – concerns raised. Final comments – **latest proposals are considerable improvement**

**Norfolk County Council Highways:** Initial comments – Object. Final comments - **Object**

**Norfolk County Council Lead Local Flood Authority:** **Standing Advice applies**, falls below threshold for detailed comment

**Norfolk County Council Minerals and Waste:** **No objection**

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

**Norfolk Fire and Rescue:** **No objection** subject to condition

## REPRESENTATIONS

Fifty-one received with **objection** on the following summarised grounds:

- Reducing the pub car park and garden would undermine The Hunny Bell's ability to operate as a viable destination pub and risks its permanent closure.

- The proposed reduction in parking provision is considered unrealistic for rural pub use and would lead to congestion and overspill parking on village lanes and the green.
- The site has a long history of severe flooding and many residents believe the proposed mitigation measures are inadequate and unsafe.
- Drainage, foul sewage and biodigester proposals are considered insufficient for the combined demands of the pub, guest rooms and new housing.
- The development is viewed as contrary to Local Plan policies restricting growth in non-service villages and the countryside.
- The scale and density of housing is considered overdevelopment and disproportionate to the size and character of Hunworth.
- The cul-de-sac layout, design and materials are seen as harmful to the conservation area and village character.
- The affordable housing offer is considered minimal and unlikely to deliver genuinely affordable homes for local people.
- Increased traffic, construction activity and unsafe access at narrow roads and junctions raise serious highway and pedestrian safety concerns.
- Development on land forming part of an Asset of Community Value, including the pub car park, is seen as unacceptable.
- Many believe the pub has been kept closed to justify housing development rather than as a genuine attempt to secure its future.
- The loss of trees, hedgerows and wildlife habitat is considered environmentally harmful.
- There is concern that the pub would fail following development and be subsequently converted to residential use.

Eleven received with **support** on the following summarised grounds:

- Adding guest bedrooms to the pub is seen by some as a proven way to improve its long-term commercial viability.
- The proposal would deliver new housing, including affordable units, which some consider beneficial to the local area.
- New development is seen by supporters as helping village vitality and attracting younger households and workers.
- The scheme is viewed by some as a practical way to secure investment in the pub and bring it back into use.
- Revised proposals that reduce impacts and retain pub facilities are an improvement.

Four received **neither supporting nor objecting** on the following summarised grounds:

- Some accept development only if flood risk is fully assessed through an independent hydrology study and conclusively resolved.
- Support is conditional on the pub's long-term viability being protected ahead of housing delivery.
- Several would support the scheme if realistic pub parking levels are retained.
- Acceptance depends on reduced housing numbers and designs more in keeping with village character.
- Requests are made for strong planning conditions to ensure the pub reopens and is not delayed or undermined by phased development.

## **RELEVANT PLANNING POLICIES**

### **North Norfolk Local Plan 2024-2040 (December 2025)**

Policy CC1: Delivering Climate Resilient Sustainable Growth  
Policy CC2: Renewable & Low Carbon Energy  
Policy CC3: Sustainable Construction, Energy Efficiency & Carbon Reduction  
Policy CC4: Water Efficiency  
Policy CC7: Flood Risk & Surface Water Drainage  
Policy CC8: Electric Vehicle Charging  
Policy CC9: Sustainable Transport  
Policy CC10: Biodiversity Net Gain  
Policy CC11: Green Infrastructure  
Policy CC12 Tree, Hedgerows & Woodland  
Policy CC13: Protecting Environmental Quality  
Policy SS1: Spatial Strategy  
Policy SS2: Development in the Countryside  
Policy HC2: Provision & Retention of Open Spaces  
Policy HC3: Provision & Retention of Local Facilities  
Policy HC4: Infrastructure Provision, Developer Contributions & Viability  
Policy HC5: Fibre to the Premises (FTTP)  
Policy HC7: Parking Provision  
Policy ENV2: Protection & Enhancement of Landscape & Settlement Character  
Policy ENV3: Heritage & Undeveloped Coast  
Policy ENV4: Biodiversity & Geodiversity  
Policy ENV5: Impacts on Internationally Designated Sites: Recreational Impact Avoidance & Mitigation Strategy  
Policy ENV6: Protection of Amenity  
Policy ENV7: Protecting & Enhancing the Historic Environment  
Policy ENV8: High Quality Design  
Policy HOU2: Delivering the Right Mix of Homes  
Policy HOU8: Accessible & Adaptable Homes  
Policy HOU9: Minimum Space Standards  
Policy E3: Employment Development Outside of Employment Areas  
Policy E4: Retail & Town Centre Development  
Policy E6: New Tourist Accommodation, Static Caravans & Holiday Lodges, & Extensions to Existing Sites

### **Norfolk Minerals and Waste Local Plan 2023-2038 (May 2025)**

Policy MP11: Mineral Safeguarding Areas and Mineral Consultation Areas – STRATEGIC POLICY

### Material Considerations

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

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 7: Ensuring the vitality of town centres  
Chapter 8: Promoting healthy and safe communities  
Chapter 9: Promoting sustainable transport  
Chapter 10: Supporting high quality communications  
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  
Chapter 17: Facilitating the sustainable use of minerals

### **Supplementary Planning Documents and Guidance:**

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

### **Other material documents/guidance:**

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)  
Local Transport Plan 4 Strategy 2021-2036

### **OFFICER ASSESSMENT:**

#### **Main issues for consideration:**

- 1. Principle of development**
- 2. Housing mix**
- 3. Affordable housing**
- 4. Energy and Water efficiency**
- 5. Landscape and Design**
- 6. Historic environment**
- 7. Residential amenities**
- 8. Biodiversity and Geodiversity**
- 9. Arboriculture**
- 10. Highways and Parking**
- 11. Flood Risk and Drainage**
- 12. Contaminated Land**
- 13. Community infrastructure requirements**

#### **1. Principle of development**

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 Plan which was adopted in December 2025

and the Norfolk Minerals and Waste Local Plan which was adopted in May 2025. 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.

### Alterations to The Hunny Bell

Relevant to these proposals, Local Plan Policy E3 supports employment development outside of designated areas where there are specific reasons for the development, including the expansion of an existing business. Policy E6 supports new tourist accommodation where they are small scale and the site is well related to an established business, as well as expansions and extensions to existing tourist accommodation. Both policies require development to be acceptable in respect to highway safety. Policy E6 also requires proposals to demonstrate measurable biodiversity net-gains, to not have significantly detrimental impacts upon the National Landscape, Landscape Type, and residential amenities. Policy E6 also states that in all cases, any adverse impact of proposals will be balanced against the economic benefits of the sustainable growth and expansion of all types of tourism businesses in the rural area.

Local Plan Policy HC3 states that new or improved community facilities or services, including public houses, will be permitted within the Countryside where they meet the identified needs of the local community.

Paragraph 88 of the NPPF state that policies and decisions should enable the retention and development of accessible local services and community facilities – this includes public houses. Paragraph 98 of the NPPF seeks to support and retain community facilities, including public houses, by planning positively for their provision and use, protecting valued facilities from unnecessary loss, and allowing them to adapt and modernise. Planning decisions should recognise the role of pubs in supporting social wellbeing and ensure they remain part of an integrated, sustainable community.

This element of the proposal seeks permission for the conversion of ‘barn’ part of the public house to create four en-suite guestrooms. These works would reduce the floor area of the dining/cooking components of the public house. The applicant has supported the proposal with ‘The Hunny Bell’ viability assessments, produced by Christie & Co. The assessments include recent trading history and a justification as to why the works are required. The assessments conclude that with the new guest letting rooms, the public house would be viable and appeal to operators. Without these, the public house would continue to be unviable as a commercial enterprise.

Having reviewed the information provided by the applicant, and having sought independent viability advice, Officers are generally content with the assertion that the proposed works would support the viability of The Hunny Bell as a public house. The works would broadly constitute an expansion to the existing business, in line with Policy E3. Being of a small scale and well related to an established business, they would also fall into the support provided for tourism accommodation by Policy E6.

The level of local interest received in relation to this application, coupled with the Asset of Community Value status of The Hunny Bell would strongly indicate the desire of the local community to see this public house reopened. In this respect, the works would support the

general improvement of the public house in line with the aims of Policy HC3, as evidenced by the financial reports submitted supporting the proposals.

The works would also support the aims of the NPPF which support the retention and development of public houses.

A Section 106 agreement would need to secure appropriate phasing of these works as part of the delivery of the wider scheme. Consideration to the Asset of Community Value status of The Hunny Bell, and the weight this is afforded in the decision-making process, is further considered below. Notwithstanding these aspects, provided that the development complies with the criteria set out within Policies E3 and E6, as noted above, the proposed works to the public house would be acceptable in principle.

### Six new-build dwellings

Local Plan Policy SS1, the Spatial Strategy, directs the majority of development to identified larger towns and selected villages, where growth can be sustainably accommodated, while restricting development elsewhere. Development is generally supported within defined settlement boundaries, with only limited, small-scale expansion permitted adjacent to identified Small Growth Villages subject to strict criteria. Hunworth is not listed as a Selected Settlement and is therefore designated as part of the Countryside Policy Area, where development is limited to those types specifically allowed under Policy SS2.

Local Plan Policy SS2, relating to Development in the Countryside, restricts development outside defined settlement boundaries to a limited range of uses that are appropriate to a rural location. The policy prioritises protecting the countryside's character and appearance, allowing development only where it is essential, supports rural or land-based activities, reuses existing buildings, or meets specific needs such as affordable housing or community uses.

This element of the proposal seeks permission for six dwellings, two of which would be affordable. Although the scheme includes two affordable dwellings, it is primarily market-led and does not fall within a form of development supported by Policy SS2, such as rural exception housing, conversion, or development essential to a countryside location. The proposal therefore represents housing growth that is not supported by the Development Plan and is at odds with the spatial strategy and countryside restraint objectives set out in Policies SS1 and SS2.

NPPF paragraph 83 states that in order to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

In this case, while the provision of six dwellings could result in some limited population increase, the proposal would add only marginal support to nearby villages, many of which contain few services or facilities themselves. There would likely be some support provided to The Hunny Bell itself, once it reopens, though given the scale of the scheme, any support would be modest. As a result, the development would be unlikely to materially sustain local shops, services, or community facilities, particularly where these are already sparse or absent. In practice, future occupants would be more likely to rely on the services, employment opportunities, and facilities located within larger nearby settlements, accessed primarily by private car.

Accordingly, the application site is not a suitable location for new housing when applying the spatial strategy in the development plan. In part this would be harmful given the public interest in having a planning system that provides consistency and direction on account of being genuinely plan led. It would also be harmful as it would result in new dwellings being created within an area which hasn't been identified as being suitable for climate resilient sustainable growth (Policy CC1).

## **2. Housing mix**

Policy HOU2 of the Local Plan seeks to ensure that new housing delivers an appropriate mix of dwelling sizes which respond to identified local needs. For developments of six dwellings or more, the policy expects that at least 50% of the market homes should comprise two or three-bedroom properties. Of these properties, approximately 20% should be two-bed and 80% three-bed.

The proposed development comprises six dwellings, two of which would be affordable units. Of the four market dwellings, two would be three-bedroom properties and two would be four-bedroom properties. As such, the scheme would meet the requirement for 50% of market dwellings to be two or three bedrooms. Owing to the small scale of the development, it is not feasible to achieve a precise 20/80 split between two and three-bedroom dwellings. Given the identified greater demand for three-bedroom properties, the proposed housing mix is considered appropriate and proportionate in the context of the scheme's scale.

The proposals therefore broadly comply with the aims of Policy HOU2 in respect of market housing mix.

## **3. Affordable housing**

Policy HOU2 of the Local Plan seeks to secure an appropriate mix and proportion of affordable housing, having regard to identified housing need and scheme viability. The application site is located within a Designated Rural Area in Affordable Housing Zone 1, where Policy HOU2 requires 15% affordable housing provision on schemes of six dwellings or more. As the proposal comprises six dwellings, it meets the policy threshold, generating a requirement for the equivalent of one affordable dwelling.

The scheme is market-led and proposes the delivery of two affordable, two-bedroom dwellings. In their consultation response, Strategic Housing Officers highlight the significant local need for affordable housing, particularly for households with a local connection to Stody and neighbouring parishes. While concerns remain that the development does not constitute a rural exception scheme due to its countryside location, Strategic Housing Officers acknowledge that the amendments submitted during the application, together with confirmation from a local Registered Provider of their intention to purchase the affordable units, represent a notable improvement.

The provision of two affordable dwellings equates to 33.3% of the total development, substantially exceeding the 15% requirement set out in Policy HOU2. Given the recognised need for affordable housing within the district, this increased level of provision is welcomed and weighs in favour of the proposal. The affordable dwellings will need to be secured in perpetuity through a Section 106 agreement, alongside the inclusion of appropriate delivery

and timing provisions. Subject to these matters being satisfactorily addressed, the proposed development would comply with, and exceed, the affordable housing requirements of Policy HOU2.

#### **4. Energy and Water efficiency**

##### Energy efficiency

Local Plan Policy CC3 requires all new dwellings to achieve a minimum reduction in CO<sub>2</sub> emissions of 31% below the Target Emission Rate set out in the 2013 Building Regulations (as amended in 2016, Part L). The policy requires schemes to prioritise high-quality design and energy efficiency measures before incorporating renewable and low-carbon energy technologies. A compliance statement must be submitted to demonstrate how these requirements are met. Where proposals do not accord with the policy, clear evidence must be provided to demonstrate that compliance is not technically feasible or viable.

The application is not supported by an energy compliance statement, and no detailed information has been submitted to demonstrate how the policy requirements would be met. Although the applicant has confirmed that the scheme would achieve the required 31% reduction in emissions, they have requested that further details be secured through planning condition(s).

In the absence of detailed information, it is not possible to assess whether the energy hierarchy set out in Part 1 of Policy CC3 has been followed. Furthermore, the absence of a compliance statement is directly contrary to Part 2 of the policy.

Notwithstanding the identified conflict with Policy CC3, it is considered reasonable to secure further information by condition. This would include the submission of an energy compliance statement prior to the commencement of development, setting out how the required carbon reduction targets will be achieved. A further condition would require the submission of a detailed Standard Assessment Procedure (SAP) calculation and the associated Energy Performance Certificate (EPC). This is also a requirement at the Building Regulations stage and would provide robust evidence of compliance with the relevant energy efficiency standards.

No details of low-carbon or renewable energy technologies have been provided as part of the application. Conditions can secure the submission of full details of any such measures prior to their installation, including their siting, appearance, performance, and timing of implementation.

Overall, the proposal conflicts with Policy CC3, one of the Council's key climate change and resilience policies. In the absence of supporting information, it has not been demonstrated that the development would comply with the requirements set out in Parts 1 and 2 of the policy. This conflict weighs against the proposal, however in order to mitigate this harm, conditions to secure details relating to energy efficiency, low-carbon and renewable energy measures, are necessary and appropriate.

##### Water efficiency

Local Plan Policy CC4 requires all new development to be designed and constructed to minimise impacts on water resources. In particular, new dwellings must meet or exceed the higher optional water efficiency standard set out in Part G of the Building Regulations, with schemes encouraged to aspire beyond these minimum standards where possible. Applications should provide sufficient information to demonstrate how compliance with these requirements would be achieved.

In this case, no detailed information has been submitted to demonstrate how the proposed development would meet the requirements of Policy CC4. However, unlike Policy CC3, CC4 does not necessarily require detailed technical information to be provided at the application stage. The applicant has nonetheless stated that the dwellings would meet the required water efficiency standards.

It is necessary and reasonable to secure compliance of this policy requirement by planning condition. This condition would require the submission of details demonstrating how each dwelling would achieve the 110 litres per person per day water consumption standard, and the subsequent submission of a Building Regulations compliance certificate confirming that the development has been constructed in accordance with Regulation 36(2)(b) of Part G2 of the Building Regulations.

Subject to the imposition of such a condition, the proposed development would accord with the requirements of Local Plan Policy CC4.

## **5. Landscape and Design**

### Landscape

Local Plan Policy ENV2 states that proposals should be informed by and be sympathetic to the key characteristics and valued features of the distinctive Landscape Types and Character Areas as identified in the Landscape Character, and Sensitivity Assessment Supplementary Planning Documents (SPDs). Development will be supported which is in scale and keeping with the defined landscape character and which is appropriate to its surroundings in terms of siting, design, materials, external appearance and landscaping.

The site lies within the River Valleys Landscape Type (RV 5 River Glaven) and is adjacent to the Tributary Farmland Type as defined in the North Norfolk Landscape Character Assessment (2021 SPD). Settlement is typically linear, associated with the river course and comprises historic villages such as Hunworth which have a strong vernacular character protected through Conservation Area status.

The Landscape Officer considers that the local landscape has the capacity to accommodate this type of development in this location, provided that existing vegetation is retained to give maturity and grounding to the new build. Ensuring that the scale and materials of the dwellings are compatible with the prevailing vernacular character are important, so is the retention of the mature hedgerow dividing The Hunny Bell with the agricultural barn site.

Officers broadly concur with the Landscape Officer's conclusions. It is however considered that there is a degree of conflict with the cul-de-sac form of development proposed, given that Hunworth generally typifies the linear settlement characteristics associated with River Valleys. Further consideration of development pattern is set out within the heritage section below.

An 'outline' landscaping plan has been provided with the application. Officers are generally content with the latest version of this indicative plan. Boundary treatments and hard and soft landscaping details can be secured by condition. Conditions can also secure on-ongoing management and maintenance requirements, and replacements should failures occur. External lighting restrictions are necessary given the sites rural setting, and can appropriately be controlled by condition.

Subject to these conditions, the development would broadly accord with the aims of Policy ENV2.

### Design

Local Plan Policy ENV8 seeks to ensure that development positively responds to its context, reflecting site characteristics and respecting local distinctiveness in terms of layout, landscaping, density, mix, scale, massing, materials, finishes and architectural detailing. The policy also requires development to deliver energy-efficient and low-carbon outcomes and to take account of the North Norfolk Design Guide SPD.

The proposed layout introduces a degree of informality, although it would essentially function as a cul-de-sac. Adequate space is provided within the site to allow for landscaping that would help soften the overall built form. The density of the dwellings is appropriate for the site's layout and within the wider context of Hunworth. While the widened access would have a more urbanising influence on the site than the existing, this impact would be mitigated through the use of suitable surfacing materials associated with a shared-surface arrangement.

The design of the dwellings are considered acceptable, generally looking to imitate the vernacular, drawing upon valued characteristics found within traditional local buildings. The success of the scheme will be heavily dependent on the quality of materials and finishes, and conditions are therefore necessary to ensure that these are high quality.

There are notable changes in ground levels across the site, including along the boundary between The Hunny Bell and the adjacent agricultural land. To control and enable full assessment of the impacts of the development, an existing and proposed site levels plan is to be secured by condition. This should include finished floor levels (in accordance with the Drainage Strategy) as well as existing and proposed surrounding ground levels.

Subject to the imposition of appropriate conditions, the development is considered to broadly accord with the aims of Policy ENV8.

## **6. Historic environment**

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that local planning authorities must have special regard to the desirability of preserving a listed building, its setting, or any features of special architectural or historic interest which it possesses. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that with respect to any buildings or other land within a conservation area, in the exercise of relevant functions under the Planning Acts, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

## Conservation Area(s) and Listed Buildings

Local Plan Policy ENV7 seeks to protect and where possible, enhance the significance of heritage assets, whilst recognising the opportunities for sympathetic reuse and regeneration. The policy provides specific criteria for designated and non-designated heritage assets, conservation areas, archaeology and heritage at risk.

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.

The application site lies within both the Hunworth and Glaven Valley Conservation Areas. The application has been supported by a Heritage Statement which provides an assessment of the (original) scheme and the impacts upon the heritage assets affected.

The Conservation and Design Officer has reviewed the information available and largely concurs with the findings of the supporting Heritage Statement. The key matters raised within their consultation response can be summarised as follows:

- Securing the long-term viability of The Hunny Bell would be a benefit, preserving the character and overall vitality of the Hunworth and Glaven Valley Conservation Areas.
- The external alterations to The Hunny Bell would have a negligible impact upon its overall appearance and significance.
- The removal of the modern agricultural barn would be positive. The scheme represents an opportunity to animate this space within the centre of the village.
- The proposed layout departs from built forms generally found in the village; however, it would not be out of scale, unduly intensive and would have an informal and rural appearance.
- Dwelling designs are acceptable, knitting together coherently and compatible with adjacent buildings; albeit not breaking new ground agriculturally.
- The impact upon the settings of Listed Buildings would be negligible.
- Urbanising highway intervention within the rural street scene are unwelcome, however the harm would be modest.
- The amended scheme does not substantively alter the initial assessment, however the alterations to Plot 6 are welcomed.

Officers generally concur with the Conservation and Design Officer's conclusions regarding the impact of the proposal on designated heritage assets, subject to the assessment set out below.

Officers have had regard to the Inspector's decision in the recent appeal at Land Adjacent to Bertha Bloggs Cottage, Kings Street (APP/Y2620/W/25/3362900). The Inspector explicitly highlighted that there are no modern estates or cul-de-sacs at Hunworth. Finding the deeply rural atmosphere of the village, the traditional architecture and its form and grain as being very important aspects of its character. The cul-de-sac form of development proposed would represent a departure from this prevailing linear pattern of development along rural lanes. In

the context of the recent Inspector's comments, Officers consider this layout to be slightly more harmful than indicated by the Conservation and Design Officer.

It is appreciated that the proposed residential use differs materially from the form of development considered at appeal. The application site currently accommodates a large agricultural building and extensive areas of hardstanding, elements which are recognised as detracting features within the conservation area(s). Their removal would result in a visual enhancement. In addition, the site occupies a location adjacent to the village green, at the heart of the settlement, and lies alongside the public house and its associated car park.

The deviation in form and grain would, however, continue to result in a degree of harm to the character and appearance of the conservation area. Such harm would fall within the category of less than substantial harm. The harms would be lessened through the retention of key views across the site towards the open countryside beyond, the preservation of existing vegetation where practicable, and the incorporation of additional tree and hedgerow planting. The use of appropriate vernacular materials and sympathetic surface treatments would further reinforce local character. Taken together, these measures would ensure that the development limits its urbanising impacts and responds as positively as possible to its context, retaining a predominantly rural appearance.

When weighing these competing elements, the identified less than substantial harm would be outweighed by the public benefits arising from the proposal. These benefits include the provision of four open-market dwellings and two affordable dwellings, together with planned investment in The Hunny Bell public house to support its long-term viability.

The conditions recommended by the Conservation and Design Officer, relating to materials, construction methods, and fenestration, are considered both appropriate and necessary to secure a high-quality development that preserves the character and appearance of the conservation area.

### Archaeology

Local Plan Policy ENV7 requires development proposals to identify any assets of archaeological significance. An archaeological evaluation is required where sites are known or have the potential to contain non-designated archaeological assets. Where feasible, remains should be preserved in situ through design or engineering solutions; where this is not possible, appropriate excavation and recording must be undertaken prior to development.

Paragraphs 207 and 218 of the NPPF require an appropriate desk-based assessment and, where necessary, field evaluation for developments with archaeological potential. Where archaeological assets are lost wholly or in part, developers must record and advance understanding of their significance, proportionate to the asset and impact, with the results made publicly accessible.

Norfolk County Council's Historic Environment Service (NCCHEs) have highlighted that the proposed development site is located within the historic core of the village adjacent the village green, overlooked by the ring-work castle of probable Norman date. Artefacts of medieval and post-medieval date have been recorded from within the application site and the area to the west. There is potential for previously unidentified heritage assets with archaeological interest (buried archaeological remains) to be present within the current application site and that their significance would be affected by the proposed development.

NCCHEs recommend, and Officers agree, that if planning permission is granted, condition(s) to secure a programme of archaeological mitigatory work is required. 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).

### Summary

Mindful of the requirement to give great weight to heritage assets conservation and giving due regard to Sections 66 (1) and 72 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990, subject to the suggested conditions, the development would accord with the requirements of Policy ENV7 of the Local Plan, and guidance set out within Chapter 16 of the NPPF.

## **7. Residential amenities**

Local Plan Policy ENV6 states that all development will provide a high standard of amenity, including adequate living and working conditions. Development should not place unreasonable restrictions on the continued operation of established authorised uses. Development which caused unacceptable impacts on the amenity of neighbouring occupants, or does not provide for adequate levels of amenity for future occupants will not be permitted. Proposals should take into account the North Norfolk Design Guide SPD having regard to matters including provision of amenity space, privacy and outlook, loss of light, prevention from odours, noise, vibration, dust, air and artificial light. Local Plan Policy ENV8 requires developments to provide appropriate private amenity space.

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.

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.

Paragraph 135 of the NPPF states that developments should create places with a high standard of amenity for existing and future users.

### Neighbouring amenities

There are dwellings located to the north, east and south of the application site, whilst agricultural land lies to the west. Following amended plans, the only works proposed to The Hunny Bell 'site' are the minor external alterations associated with the internal conversion works. These external alterations, alongside the creation of guest rooms, would not result in harm to neighbouring amenities.

Green Farm Barns to the east, particularly 1 Green Farm Barn, would have an altered outlook as a result of the residential element of the scheme. Currently overlooking the agricultural yard, the proposed dwellings would be readily visible from these dwelling's large, glazed openings which front onto Kings Street. The layout of the scheme would retain some views through the site towards the countryside beyond. Plot 1 has been sited to avoid being located directly in front of 1 Green Farm Barn. The degree of separation would avoid harmful overbearing and loss of light impacts. Some mutual overlooking would be possible, however given the angles involved, would be limited and wouldn't result in an adverse privacy impact. Whilst Plot 1 and the rest of the development would be visible and alter the outlook from these neighbouring properties; such changes would not constitute unacceptable impacts in planning terms.

Appleton House to the north would share its access with the new development. Sited within the northern section of its plot, the degree of separation between it and the proposed dwellings would ensure that impacts are minimised. Plots 1 – 3 would allow views over the garden of this dwelling, however again the degree of separation along with intervening vegetation would limit the privacy impacts to acceptable levels.

The cessation of the agricultural use at the site would be a minor benefit to neighbouring properties in relation to matters of noise, odours and disturbance.

The development would not result in unacceptable impacts on the amenity of neighbouring occupants, and the proposals would accord with the requirements of Local Plan Policy ENV6.

### Future occupants

#### *External amenity*

Each of the six proposed dwellings would be provided with their own private external amenity areas. Plots 2 and 3, the two-bedroomed affordable dwellings, would have the smallest rear gardens, however both would exceed the footprint size of the dwelling. All six of the dwellings would have gardens which exceed the minimum targets set out within the Design Guide.

#### *Noise impacts*

A Noise Technical Note was submitted in support of the application following Officer requests for further assessment. This report provides an overview of noise environment expected from the proposed development. As The Hunny Bell is currently closed, typical operations for a public house of this size were used and included consideration of noise from the operation of the car park; customers using the pub garden; and noise from extraction plant and chiller unit. The assessment concludes that the public house would generate low levels of noise at the new dwellings and would not result in adverse impacts. In order to effectively screen noise, a close boarded fence is recommended between the pub garden and car park and the proposed dwellings.

The Environmental Health Officer has reviewed the information available, including the Technical Note and has raised no objection to the proposed development. They recommend that the acoustic barrier (close boarded fence) be secured by condition, along with the predicted noise levels for the chilled and kitchen extract.

Officers broadly concur with the Environmental Health Officers recommendations and consider that the suggested conditions are necessary to protect residential amenities, and the ongoing viability of the public house.

### *Public Open Space*

Local Plan Policy HC2 states that all new major developments of 10 or more dwellings, or where the site area is 0.5 hectares or more, shall provide on-site open space, or contribute towards off-site open space, in accordance with the Council's standards. All new open space and outdoor sport and recreation facilities shall be suitable, useable, well located, accessible, and designed with appropriate management arrangements in place. Policy HC2 is supported by the adopted 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.

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 application site extends to 1.07 hectares, exceeding the 0.5 threshold for requiring open space provision/contributions. The proposal seeks to deliver 235m<sup>2</sup> of Amenity Green Space on-site, whilst financial contributions would be provided towards the other open space typologies in the local vicinity. The siting, scale and design of the on-site Amenity Green Space is considered appropriate for a scheme of this nature.

A more detailed breakdown of the open space obligations is set out within the community infrastructure requirements section below. The provision of these elements, along with management and maintenance details all need securing within the Section 106 agreement. Subject to these matters being secured through the legal agreement, the proposals would comply with Policy HC2 in respect to open space requirements.

### *Accessible and adaptable homes*

Local Plan Policy HOU8 requires all new dwellings to be designed and constructed in a way that enables them to be adapted to meet the changing needs of their occupants over their lifetime and complies with the Accessible and Adaptable Standards as set out within Building Regulations. All new dwellings should meet M4(2) standards, whilst on schemes of 20 units or more, a minimum of 5% should meet M4(3) standards. Exemptions will only be considered if it can be demonstrated that the physical characteristics of the site prevent compliance, or it would significantly harm the viability of the scheme. Design & Access Statements should detail how each dwelling type would comply with the requirements.

Whilst the Design & Access Statement submitted in support of this application does not refer to M4(2) standards, amended plans submitted during the application detail how each Plot would achieve the required standards. In line with the policy aims, a planning condition is required to secure these standards are delivered.

### *Minimum space standards*

Local Plan Policy HOU9 requires all new dwellings to comply with or exceed the Nationally Described Space Standards. Design & Access Statements should detail how each dwelling type would comply with the requirements.

Similar to the above, the Design & Access Statement doesn't detail these elements, however a subsequently submitted plan details how each Plot would meet or exceed the required minimum space standards. Officers have reviewed the proposed floorplans and no objections are raised in respect to their compliance with HOU9's requirements.

### *Summary*

Subject to conditions noted above the proposed dwellings would provide suitable amenities for future occupants, and the proposals would accord with the requirements of Local Plan Policies ENV6, ENV8, HOU8 and HOU9.

## **8. Biodiversity and Geodiversity**

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.

Local Plan Policy ENV4 seeks to ensure that the ecological impacts of development are appropriately considered as part of the planning process. Proposals should result in net gains for biodiversity and incorporate enhancement features, including the provision of nests and roosts. Habitat fragmentation should be avoided whilst creation of coherent ecological networks through the Nature Recovery Networks will be supported. Adverse impacts on biodiversity must be addressed in accordance with the hierarchy detailed in Policy CC10.

Development resulting in a likely significant effect on a European site, should only be permitted where the proposal is in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended) in order to ensure adverse effects on integrity, alone or in-combination, are ruled out and any necessary mitigation secured. Development likely to have a direct or indirect adverse effect on Nationally & Locally Designated Sites will only be permitted where it can be demonstrated that the need and benefits of the development clearly outweigh both the adverse impacts of the notified special interest features of the site and any adverse impact on the wider network of natural habitats.

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. 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. Opportunities to incorporate biodiversity improvement in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

The proposals have been supported by a suite of ecology information, including a Preliminary Ecological Appraisal (PEA) and a Reptile Survey Report. The PEA sets out the appraisal

undertaken to establish the sites ecological value. This includes consideration of protected species such as Bats, Reptiles and Barn Owls. The PEA recommended further Reptile surveys be undertaken given the presence of suitable habitat within the site. The Reptile Survey Report details this assessment and concludes that no reptiles were observed and are likely absent at the site. No additional mitigation measures are recommended in this respect.

The Ecology Officer has considered the information available, including the submitted reports and has raised no objection in relation the developments on-site ecological impacts. Disappointment has been raised to the loss of a Barn Owl roost/breeding site. Conditions are recommended to secure various mitigation and enhancement measures, including those set out within the PEA, as well as the provision of new Barn Owl nesting facilities.

Officers concur with the Ecology Officers assessment and suggested conditions regarding these on-site ecological impacts. Subject to such conditions the development would accord with Policy ENV4 in respect to these matters.

### Recreational impacts

Local Plan Policy ENV5 states that planning permission will be granted subject to demonstration that no adverse effect on the integrity of European sites from recreational disturbance when considered alone or in-combination would occur. Contributions will be required towards a scheme of avoidance and mitigation measures in accordance with the Norfolk Green Infrastructure & Recreational Impact Avoidance & Mitigation Strategy (GIRAMS).

The GIRAMS Strategy 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 LPAs meet with the Conservation of Habitats and Species Regulations 2017 (as amended).

The application site falls within the North Coast sites, Norfolk Valley Fens sites and The Wash sites 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 new net residential and tourism development 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 £315.58 per net new residential dwelling and is index linked. Tourist accommodation, such as the proposed guestrooms to be created within The Hunny Bell, is on a ratio of a six bed-space to one dwelling of the tariff.

The proposals would result in the creation of six new dwellings. The tariff for these would be £315.58 x 6 = £1,893.48. Additionally, the tariff required for the four guest rooms to be created within The Hunny Bell would equate to £420.77 (8 bedspaces = 1.33 tariff). Overall, the required GIRAMS tariff for this development would be £2,314.25 (Index Linked). As this payment hasn't already been received, this will need to be included within the Section 106 agreement required as part of this development.

The Council, as Competent Authority have completed a Habitat Regulations Assessment for the planning application and has concluded, on the basis that the required tariff payment would be secured by legal agreement, the development would not have an adverse effect on the integrity of the European Sites identified above from recreational disturbance, when considered 'alone' and 'in combination' with other development.

### Biodiversity Net Gain (BNG)

Local Plan Policy CC10 states that qualifying development must achieve a minimum of 10% Biodiversity Net Gain over the pre-development values. Proposals should be accompanied by a biodiversity net gain strategy that establishes the pre-development biodiversity value; demonstrates that the mitigation hierarchy (i. Avoidance ii. Mitigation iii. Compensation) has been followed; provides predicted biodiversity outcomes; complies with Biodiversity Gain Hierarchy; and details how the net gain will be maintained for at least 30 years after the development is completed.

This application has been supported by a Biodiversity Gain Plan, Biodiversity Gain Statement, BNG Baseline Plan, Proposed BNG Plan and the Statutory Biodiversity Metric Calculation Tool and Condition Assessment.

Following review by the Council's Ecologist, amendments to the BNG information were submitted to address the issues identified. Having considered the amendments, the Ecologist is satisfied with the BNG information provided at this stage. Officers concur with this position.

The baseline BNG value of the site is agreed. Whilst a proposed BNG plan has also been provided, this is not approved at this stage, but such a plan would be required as part of the biodiversity gain condition process. The standard BNG conditions and Informatives are recommended. As the onsite habitats to be created would be 'Significant' the requirement for a Habitat Management & Monitoring Plan (HMMP) to discharge the biodiversity gain condition is highlighted. Additionally, a BNG monitoring fee is required to ensure habitat delivery of the 30-year BNG period. This fee, currently £2,925 for a site of this scale/complexity, would need to be secured by legal agreement.

Subject to the necessary conditions and obligations, the proposals would comply with the requirements of Policy CC10 in respect to BNG matters.

### 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 Local Plan Policies ENV4, ENV5 and CC10, Chapter 15 of the NPPF and The Conservation of Habitats and Species Regulations 2017 (as amended).

## **9. Arboriculture**

Local Plan Policy CC12 states that the retention of existing trees and hedgerows and the provision of new trees and hedgerows including street trees within a proposal will be supported. Development which results in the loss of protected trees, hedgerows or woodland will only be permitted in exceptional circumstances. Where proposals seek to retain existing trees/hedgerows, appropriate protection provision must be made throughout the duration of the development, to ensure no harmful impacts.

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 application has been supported by an Arboricultural Impact Assessment (AIA). The report sets out that twelve individual trees and four groups of trees are present on site. Initial plans would have resulted in the loss of a particularly good quality B1 Walnut tree, a tree which is valued and raised locally as notable. Following amendments to the scheme, this tree would now be retained. Hedgerow G3 has the potential to be Important under the Hedgerow Regulations. The proposed link between The Hunny Bell and the residential element would necessitate the removal of a section of this hedgerow. This and the works to the entrance around Tree 11 need to be further considered as part of a required Arboricultural Method Statement. This will need to have regard to the latest site layout and include a Tree Protection Plan which also reflects this.

Within their latest consultation response, the Tree Officer has raised no objection to the latest proposals, subject to securing the Method Statement and Protection Plan as noted above. Officers support this position and consider that subject to the condition(s) to secure the required Arboricultural Method Statement and Tree Protection Plan, the development would accord with Local Plan Policy CC12.

## **10. Highways and Parking**

Local Plan Policy CC9 states that development will be well located and designed to minimise the need to travel and maximise the use of sustainable forms of transport appropriate to its particular location. Proposals should provide safe and convenient access on foot and by cycle, public and private transport addressing the needs of all. Outside of settlement boundaries direct access onto a Principal Route will not normally be supported. The exiting road networks should be able to accommodate the expected nature and volume of traffic generated by the proposal, without detriment to the amenity or character of the area. Development will be supported where it would not cause an unacceptable impact on highway safety and any residual cumulative impacts on the road network would not be severe. Proposals resulting in significant traffic should be supported by Travel Plans, Transport Statements or Transport Assessments depending upon the nature and scale of the development.

### Access

The application was initially supported by a Transport Statement which provided an assessment of the originally submitted scheme of ten dwellings. Whilst many aspects of the scheme have subsequently changed, some of the findings of the Transport Statement remain relevant.

Following amended plans, the existing access serving The Hunny Bell would remain existing. The agricultural access would be re-purposed to serve the proposed six dwellings, Appleton House and retain an agricultural access to the field to the west. The access would be widened, as would Kings Street in order to better accommodate the passage of two-way vehicles. Visibility splays are also shown on the plans.

Having considered the proposals, the Highway Authority have raised no objections in relation to the proposed access. Officers do not take an alternative view, however, consider that further details of the works to the access and Kings Street are required prior to being undertaken to ensure that these are safe, and be as visually compatible with the rural character as possible. Such details can suitably be secured by condition. Furthermore, conditions are necessary to secure surfacing, drainage and visibility requirements. Subject to these conditions, in respect to access, the development would accord with the aims of Local Plan Policy CC9.

### Trip generation

Trip/movement data has been provided in support of this application. This was based upon the initially proposed ten dwellings, and therefore doesn't necessarily reflect the latest proposals for six dwellings. The assessment considers that the overnight accommodation within The Hunny Bell would not introduce new traffic to the network, and would function much as it did before. TRICS data for the initially proposed ten dwellings would suggest that approximately 60 two-way additional traffic movements per day would have been created. The Transport Statement considered these additional movements to be low, not changing the low speed, low traffic character of the road.

Within their consultation response the Highway Authority state that the residential development would engender 36 daily vehicle movements. This would be more than the sites existing agricultural use. As a result of the increased use of the site and associated footfall, the Highway Authority recommend offsite improvements, albeit without specifying what these would entail.

Expanded consideration of accessibility matters is set out within the section below. However, in relation to vehicular trip generation, it would appear from the Highway comments that there are no overriding concerns in relation to highway safety matters. Having regard to paragraph 116 of the NPPF, there is also nothing to suggest that the residual cumulative impacts on the road network would be severe.

Officers therefore expect that the nature and volume of the traffic generated by the development could be accommodated by the existing road network. Neither would it cause an unacceptable impact on highway safety and the residual cumulative impacts on the road network would not be severe. In respect to trip generation, the development would accord with the aims of Local Plan Policy CC9.

### Accessibility

The Transport Statement acknowledges that Hunworth is not well served by pedestrian facilities, albeit does suggest that it does have access to some key services and facilities by low carbon modes of transport.

The Highway Authority have objected to the development on the basis that the site is remote from local services and does not provide off-site facilities for pedestrians / people with

disabilities to link with existing provision or local services. They consider that the residential development of the site would conflict with the aims of sustainable development, the need to minimise travel, and the ability to encourage walking, cycling, use of public transport and reduce the reliance on the private car as represented in national and local policy.

Officers broadly agree with the Highway Authority in relation to accessibility matters. In reaching this view, consideration has been given to a recently dismissed appeal adjacent Bertha Bloggs Cottage, a site located approximately 200m to the north of the current application site, along Kings Street. In considering the accessibility of Hunworth as part of that appeal the Inspector found:

- As a result of the sparsity of facility/service provision locally, future occupants would need to travel frequently, probably a few times a day, to larger settlements to meet every day needs such as shopping, leisure, employment, education and health.
- Walking to facilities/services would not be likely, whilst cycling may be an option for a few, thus shouldn't be relied upon.
- The bus service would provide an option for some, but is a secondary consideration in the movement hierarchy. Car ownership within an affluent area such as Hunworth would also likely be high, suppressing the desire/need to use public transport.
- It is highly unlikely that future occupants of the scheme would travel regularly by sustainable modes. Car use would be high, and residents would not glean the health benefits of active travel and carbon emissions would soon add up.
- Sustainable transport would not be prioritised, as per paragraph 115 of the NPPF.
- Even when accounting for the rural setting, this is a particularly unsustainable location for housing in terms of access to services and facilities. The proposal would also be at odds with Local Transport Plan 4 Strategy 2021-2036, which seeks to locate development in locations with good links to local services to reduce traffic and ensure greener solutions.

Considering the foregoing, it is highly unlikely that future occupants of this scheme would travel regularly by sustainable modes, and car use would be high. The conclusions reached by the Inspector on matters relating to health benefits and carbon emissions are also relevant for this proposal. Sustainable transport would not be prioritised, as per paragraph 115 of the NPPF. The proposals would conflict with the aims of Policy CC9 to well-located development to minimise the need to travel and maximise the use of sustainable forms of transport, provide safe and convenient access on foot, by cycle and by public transport, addressing the needs of all. Conflict also arises with the NPPF's aims set out within paragraphs 96, 109 and 117 to facilitate access to public transport, and to encourage walking and cycling. The conflicts identified in respect to these matters weigh against the scheme.

### Parking

Local Plan Policy HC7 states that proposals should provide adequate, safe and secure vehicle and cycle parking facilities within plots/curtilages to serve the needs of the development, avoiding inappropriate on-street parking, highway safety impacts and amenity concerns. Such provision should be in accordance with the Norfolk County Council's Parking Guidelines as a starting point, which may be varied to reflect local conditions where appropriate. Vehicle and cycle parking should be integrated as a key element of design in development layouts to ensure good quality, safe, secure and attractive environments; taking into account the requirements of the North Norfolk Design Guide SPD.

### *Vehicular*

Spaces should have dimensions of 5 x 2.5m, widened to 3m where adjacent a wall or fence, and lengthened to 6m where there is a wall, fence or garage at the end of the space.

#### - Proposed dwellings

Norfolk County Council Parking Guidelines require two spaces to be provided for two or three bedroomed dwellings. Four bedroomed properties require three spaces. One visitor space should be provided for every five dwellings.

The proposal consists of two two-bed, two three-bed and two four-bed dwellings. Having reviewed the layout, it can be confirmed that each plot would be provided with the sufficient quantum of parking in line with the Parking guidelines. Two visitor spaces have also been shown on the plans and can be conditioned, complying with the standards. Each space has also been demarcated, and the spaces conform to the dimensional requirements. There would be sufficient manoeuvrability room provided within the layout to allow vehicles to turn and exit the site in a forward gear.

#### - Works to The Hunny Bell

In line with the Parking Guidelines, Public Houses require 1 space per 5sqm of public area. The current layout of The Hunny Bell would require 33 spaces based on the being 161sqm of public area. There are 38 existing spaces within The Hunny Bell car park. The proposal would reduce the public areas to 99sqm, thus requiring a reduced total of 20 spaces. Guest Houses require 1 space per bedroom plus 1 space per full time equivalent. The four guest rooms would therefore generate a requirement for 4 further spaces. Whilst the number of full-time equivalents required for the operating of the guest rooms is not known, it is unlikely to significantly exceed 2 or 3.

The proposals seek to retain The Hunny Bell's existing 38 parking spaces. The proposed development would result in a requirement for approximately 27 spaces. Disabled parking spaces are already provided. The existing provision therefore remains sufficient to accommodate the amended public house layout and complies with the relevant parking guidelines.

### *Electric Vehicle (EV) Charging*

Local Plan Policy CC8 requires new development to provide appropriate provision for electric vehicle charging points in line with Building Regulation requirements. This currently equates to one charging point per dwelling.

Drawing 37a indicates that each dwelling would be provided with an electric charging point in line with policy requirements. To ensure that this provision is made, and that they have an acceptable visual appearance, a condition is required to secure further details. Subject to such a condition, the proposals would comply with Policy CC8.

No EV charging points are shown for The Hunny Bell. As the development would not generate a requirement for new parking spaces, there is no policy basis to require their provision. An

informative can be included to encourage the installation of EV charging facilities as part of the wider project proposed for The Hunny Bell.

### *Cycle parking*

Norfolk County Council Parking Guidelines require two secure covered cycle spaces per dwelling.

Each dwelling would provide cycle parking within garden sheds as detailed on Drawing 37a. Details of these sheds, along with their provision can be secured by planning condition. The Hunny Bell would require two cycle parking spaces. Sufficient space exists within the immediate garden areas of the public house to accommodate this requirement. With the condition noted above in place, the development would accord with the requirements of Policy HC7 in respect to cycle parking.

## **11. Flood Risk and Drainage**

Local Plan Policy CC7 seeks to ensure that flood risk is evaluated in development proposals and requires the appropriate management of surface and foul water disposal in order to reduce flood risk. The policy expects development to avoid areas of flood risk where possible, and to incorporate sustainable drainage systems (SuDS). All proposals must also ensure no increase in flood risk elsewhere.

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). 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.

### Flood risk and surface water drainage

The site is classified as Flood Zone 1 (at the lowest risk of flooding). The latest site area now exceeds 1ha, given the inclusion of the area to the north and west. In line with Policy CC7 of the Local Plan and footnote 63 (paragraph 181) of the NPPF, and as the site exceeds 1 hectare, a site-specific flood-risk assessment should be provided.

Areas along the north of the existing yard, and within Kings Street fall within Environment Agency climate change surface water flood risk zones. Including areas greater than or equal to 1 in 30 (3.3%) chance of flooding from surface water in any year between 2040 and 2060. The proposed dwellings are sited outside of these areas, which mostly covers the access and existing ditch.

The application has been supported by a Flood Risk & Drainage Technical Note, produced by Rossi Long Consulting. The assessment considers fluvial flood risk, albeit largely focuses on

surface water flooding and drainage matters. The report concludes that the site is at a low risk of risk of fluvial flooding, and at a very low risk from surface water.

Officers have considered the information provided. Further information was requested during the consideration of the application, and a supplementary technical note largely addressed the questions raised. Informal discussions with the Lead Local Flood Authority have taken place, the site however falls below their thresholds for bespoke comments.

In relation to the surface water drainage strategy for the residential area, Officers are generally content that sufficient evidence has been provided to demonstrate that the development would appropriately manage surface water. The removal of the existing concrete agricultural hardstanding within the site would be a benefit in relation to surface water run-off.

In terms of the proposed drainage strategy, the only outstanding matter which requires further consideration are the groundwater levels around the location of the proposed crate soakaway. A condition is required to secure further groundwater monitoring during the wetter months to confirm that the previous reading (taken in August) can be relied upon. If monitoring supports the previous data, no amendments to the scheme would be required. If the monitoring shows groundwater at a higher level – thus reducing the unsaturated zone below acceptable levels, the condition would require an updated surface water scheme to be submitted and approved prior to commencement of the development. Given the size of the site, it is considered likely that an alternative scheme could be achieved without affecting the layout, thus the condition is considered to be reasonable. Condition(s) will also secure the timely delivery of the works and their ongoing management and maintenance.

The proposals also include the creation of a flood mitigation swale within the agricultural land to the west of the proposed housing development. The aim of this, and the dished area near to the retained field access, is to intercept surface water run-off, providing an area for it to collect and eventually infiltrate into the ground. This should reduce the flooding experienced locally during heavy rainfall events. Sufficient evidence has been provided to support these works, demonstrating that they will be effective in mitigating flooding. Condition(s) are required to secure the timely delivery of these works, alongside the ongoing management and maintenance of these features.

The surface water drainage scheme appropriately follows the drainage hierarchy and relevant guidance on the use of SuDS. Water run-off would be captured on-site and dealt with on-site to ensure that flood risk elsewhere is not increased. Subject to securing the scheme, and the updating monitoring requirements by condition, the development would accord with Policy CC7 in respect to surface water drainage. Indeed, the proposed flood mitigation works in combination with the surface water drainage strategy should result in a reduction of the flooding which can occur on Kings Street. This is an additional benefit to the proposals which carries modest weight in favour of the development given the documented existing flooding concerns, including those raised within the representations received from local residents.

### Foul water

The Building Regulations establish a hierarchy for foul drainage, with connection to the public foul sewer system as the first priority. Only where a public sewer is not available should alternative means of foul water disposal be considered. In this instance, there is no public foul sewer in the vicinity of the site.

The proposal includes the installation of two package treatment plants (PTPs). One PTP would serve the residential development and be located within the area of open space on the site, while the second would replace the existing septic tank currently serving The Hunny Bell. Drainage fields associated with both systems would be located within agricultural land to the west and north of the site.

Having reviewed the submitted information, officers are satisfied that the proposed use of PTPs to manage foul water flows from the development is acceptable. Given the absence of a public sewer, the use of PTPs, being the next option within the drainage hierarchy, is considered appropriate. An assessment of ground conditions has been undertaken and confirms that the site is suitable for the proposed drainage fields.

As the detailed design, sizing, specifications, and precise siting of the drainage fields will be controlled through the building regulations process, it is not considered necessary to duplicate this control through planning conditions. However, conditions requiring the installation, ongoing management, and maintenance of the PTPs themselves are considered necessary and appropriate.

Subject to these conditions, the proposed development is considered to accord with Policy CC7 in respect of foul water drainage.

Additionally, nutrient neutrality requirements do not apply to the site, as local hydrological flows do not enter the protected River Wensum or Broads catchments, but instead drain to the River Glaven and subsequently into the North Sea at Blakeney.

## **12. Contaminated Land**

Policy CC13 of the North Norfolk Local Plan requires development on land that is known or suspected to be contaminated to be supported by proportionate investigation and risk assessment, and, where necessary, appropriate remediation to ensure the site is safe and suitable for its proposed use. This approach ensures that development does not result in unacceptable harm, manages the legacy of historic land uses, and safeguards environmental quality and public health in line with sustainable development objectives.

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.

The application is supported by a Desktop Study Report which assesses the potential environmental impacts arising from the existing and historical uses of the site in relation to the proposed development. The report concludes that there are no significant environmental constraints that would preclude development; however, it recommends that intrusive subsoil investigations be undertaken to further assess contamination risks and confirm site suitability for future users and the environment.

The Environmental Health Officer has reviewed the information available, including the Desktop Study Report, and concurs with its conclusions. No objection is raised to the proposed development, subject to the submission and approval of an intrusive contamination

investigation and associated reporting, in accordance with the recommendations of the Desktop Study Report.

Officers agree with the findings and recommendations of both the Desktop Study Report and the Environmental Health Officer. It is considered that the requirement for intrusive investigations and any necessary remediation can be appropriately secured by planning condition, to be discharged prior to the commencement of development. Subject to the imposition of this condition, the proposal would comply with Local Plan Policy CC13 and relevant guidance within the NPPF.

### 13. Community infrastructure requirements

Local Plan Policy HC4 requires that development proposals make appropriate provision for, or contributions towards, the delivery of community infrastructure needed to support the development and mitigate its impacts. This includes infrastructure such as education, healthcare, transport, green infrastructure, open space and other community facilities, with requirements to be addressed through planning obligations, conditions or other mechanisms where necessary. The policy seeks to ensure that infrastructure is delivered in a timely manner, is proportionate to the scale and nature of development, and meets the statutory tests of being necessary, directly related and fairly and reasonably related in scale and kind, while taking account of development viability and the Infrastructure Delivery Plan.

Considering the matters set out within the sections above and below, the following planning obligations are necessary to make the development acceptable and will need to be secured by Section 106 agreement:

- **Two affordable dwellings** – Plots 2 and 3 as shown on HUN 1 – 14f
- **GIRAMS contributions of £2314.25** (Index linked)
- **Open Space – On-site provision of 235m2 Amenity Green Space** (as shown on HUN 1 – 14f) + management and maintenance requirements of this space.
- **Open Space – Off-site financial contributions** as per the following (Index linked):
  - **Allotments £2,558**
  - **Parks and Recreation Grounds £19,516**
  - **Play Space (Children) £3,221**
  - **Play Space (Youth) £1,309**
  - **Natural Green Space £5,796**
- **Works to The Hunny Bell** in line with proposed plans (HUN Ph 1 – 02 Existing Barn Refit Option 1 – Creating 4 new Bedrooms).
- **BNG Monitoring fee (£2925)** associated with the on-site delivery and provision of BNG as these gains are considered to be significant. A HMMP a would be required to discharge the biodiversity gain condition
- **S106 Monitoring fee (£2000)**, based upon number of obligations.

To have confidence that the development will deliver these obligations as part of the wider works in a timely manner, appropriate triggers for their provision or payment will need to be agreed as part of the legal agreement.

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**

### Asset of Community Value

The Hunny Bell site is listed as an Asset of Community Value (ACV) under the provisions of the Localism Act 2011. While such a designation does not of itself place any restriction on the lawful use or development of the land, nor confer any right of veto over redevelopment, it is capable of constituting a material consideration in the determination of a planning application where relevant to land-use matters. The weight to be afforded to ACV status is a matter of planning judgement in the particular circumstances of the case, having regard to the Development Plan and other material considerations.

In this case, the proposal seeks to introduce guest accommodation as an ancillary use to The Hunny Bell as a public house, with the stated intention of improving its financial viability and helping to facilitate its re-opening. Weight is given to the appellant's evidence that investment in the building, creating four guest rooms, would diversify income streams and support the continued operation of the public house as the primary use. In this context, the ACV status lends support to the principle of sensitively investing in the asset where this serves to secure its future and does not undermine its community function. The proposed expenditure and enhancement of the premises would materially improve the prospects of the public house re-opening and reinforce its role within the community.

It would not be reasonable to impose a condition requiring the public house to re-open, as the planning system controls the use and development of land rather than the operation or commercial decisions of a business. Such a condition would be unenforceable and outside the proper scope of planning control, as confirmed by the courts. However, it is reasonable to secure the completion of the approved physical works to The Hunny Bell by a defined stage of the wider development. This would ensure that the investment and associated community benefits are delivered in a timely manner without seeking to control the subsequent operation of the use.

As confirmed by established case law, ACV listing is not determinative, but may attract positive weight where proposals actively support the retention and viability of a valued community facility. In this case, the financial investment into The Hunny Bell as an ACV is welcomed, and the works proposed can be appropriately secured by a planning obligation, meeting the statutory tests of necessity, relevance to the development, and proportionality. Such works are a benefit to the wider scheme and can be afforded weight in support of the development.

### Integrating effectively with The Hunny Bell

Local Plan Policy ENV6 requires development to achieve and maintain a high standard of amenity, without preventing or unreasonably restricting the continued operation of established and authorised uses on neighbouring sites. This approach is reflected in paragraph 200 of the NPPF, which states that planning decisions should ensure new development is effectively integrated with existing businesses and community facilities (including public houses). It further emphasises that established uses should not be subject to unreasonable restrictions as a result of subsequent development, and that where an existing use could have a significant

adverse effect on new development, the applicant, as the “agent of change”, is responsible for providing appropriate mitigation.

Given the close physical proximity of the proposed dwellings and their associated gardens to The Hunny Bell public house, officers requested the submission of a Noise Impact Assessment. Following review of the submitted Technical Note, Environmental Health Officers confirmed that the proposed development can be satisfactorily integrated with the existing operation of The Hunny Bell. To mitigate potential noise and disturbance, an acoustic barrier in the form of a close-boarded fence is recommended. These measures are considered reasonable and appropriate, particularly as the applicant owns both The Hunny Bell and the site where the new dwellings are to be located.

Subject to conditions securing the provision and retention of this acoustic barrier, officers consider that the proposal accords with the requirements of paragraph 200 of the NPPF and Local Plan Policy ENV6 in respect of safeguarding the amenity of future occupants while protecting the continued operation of the public house.

### Viability

Local Plan Policy HC4 requires that any development proposal seeking to depart from policy requirements on viability grounds must be supported by a viability assessment. In this instance, the applicant is not seeking to depart from policy; rather, the proposals seek to deliver a policy-compliant scheme in respect to infrastructure requirements. On this basis, the development accords with the requirements of Policy HC4.

The applicant has submitted a number of viability assessments in support of the application. These have been subject to independent review by the Council’s appointed viability consultants as part of the determination process. Having considered the submitted evidence, and following their own appraisal, the independent consultants have concluded that the scheme is viable and capable of supporting the required planning obligations.

Accordingly, work on the Section 106 agreement has commenced. A completed and executed agreement will be required to be in place prior to the grant of planning permission.

### Loss of Agricultural Land

The application site comprises The Hunny Bell, its associated car park and garden, together with areas of agricultural land, a significant proportion of which is covered by hardstanding. The land is classified as poor quality (Grade 4) agricultural land and therefore does not constitute best and most versatile land. As such, the proposed development would not conflict with paragraph 187 of the NPPF in this regard.

### Fibre to the premises

Local Plan Policy HC5 states that all new dwellings, and commercial buildings over 100sqm, shall be provided with fibre connections in accordance with the National Building Regulations. Where such connections are demonstrated not to be practical or viable, alternatives such as superfast fibre should be provided.

The applicant has confirmed that Fibre is already available within Hunworth, however no evidence has been provided to demonstrate that this is the case.

Further information is required to demonstrate compliance with Policy HC5 and can be suitably secured by condition. Should full fibre not be provided in line with the policy's requirements, evidence and justification for taking an alternative approach will be necessary. Subject to such condition, the development would accord with Policy HC5.

#### Mineral Safeguarding

The application site falls within a Mineral Safeguarding Area whereby Policy MP11 of the Norfolk County Council's Minerals and Waste Plan is the relevant. This policy seeks to ensure that existing mineral deposits are safeguarded from needless sterilisation. In this instance, given that the scale of the application site, and that a significant part is already developed, there would be no significant mineral implication, and no substantive conflict would arise with Policy MP11 of the Minerals Plan.

#### Fire Hydrants

Norfolk Fire and Rescue Service require the provision of at least one fire hydrant 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.

#### Pre-commencement conditions

The recommendation proposes pre-commencement planning conditions and 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 Local Planning Authority will serve notice upon the applicant to seek agreement to the imposition of such a condition. The notice will be served once conditions are finalised following the outcome of the development committee meeting.

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

As noted above, 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.

It is relevant to note that the Council are currently able to demonstrate a 7-year housing land supply, having adopted its Local Plan in December 2025 which was found to be up-to-date and in conformity with the NPPF. Paragraphs 7–11 of the NPPF set out that the purpose of the planning system is to contribute to the achievement of sustainable development, which has three interdependent dimensions: economic, social and environmental. These dimensions are considered below in the context of the Development Plan and other material considerations.

#### Economic role

The economic dimension of sustainable development involves contributing to a strong, responsive and competitive economy by supporting growth, innovation and productivity, including the expansion of existing businesses.

The proposal would secure investment in The Hunny Bell public house, an Asset of Community Value, including the provision of four guest bedrooms to support its long-term commercial viability. This would contribute positively to the rural economy, support tourism, and assist in safeguarding the valued local facility. The timely delivery of these benefits can be secured through planning obligation. These benefits attract moderate weight in favour of the proposal.

Limited additional economic benefit would arise during the construction phase through local employment and expenditure associated with both the alterations to the public house and the housing development. While these benefits are recognised, they are short-term and attract only limited weight.

### Social role

The social dimension of sustainable development seeks to support strong, vibrant and healthy communities by providing a sufficient supply of homes, meeting the needs of present and future generations, and fostering social interaction and well-being.

The development would deliver six dwellings, including two affordable homes, equating to 33.3% of the scheme and exceeding Local Plan requirements. The provision of affordable housing represents a clear social benefit given identified local need. 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. Further social benefit arises from the retention and enhancement of a valued community facility through investment in the public house. These matters weigh meaningfully in favour of the proposal.

The proposed dwellings would depart from the established pattern and form of development locally. This harm is reduced through other aspects of the design. Overall, the proposed layout, mix, scale and appearance of the proposed dwellings are considered to appropriately respond to the surrounding context. Further material and detailing information, alongside a soft and hard landscaping scheme, to help integrate the development into its village setting, can be secured by condition. The provision of on-site open space would allow for some limited informal recreation, whilst also providing ecological and visual benefits. The development would also provide the required financial contributions to go towards enhancing existing facilities within the vicinity. These matters are neutral in the balance.

The social benefits of housing delivery are moderated by the site's unsustainable location. Hunworth has very limited access to services, facilities and public transport, meaning future residents would be heavily reliant on private car travel to meet everyday needs. This limits opportunities for social interaction, active travel and inclusive access to services, and conflicts with the NPPF's objective of promoting healthy, inclusive communities. In this respect, the social role is partly undermined by the locational characteristics of the site.

### Environmental role

The environmental dimension of sustainable development seeks to protect and enhance the natural, built and historic environment, mitigate climate change, and make effective use of land.

Modest environmental benefit arises from the proposed surface water drainage and flood mitigation measures, which are likely to reduce existing flooding within Kings Street and improve local resilience to climate change impacts.

The development would deliver a suitable access onto the existing highway network, and the level of trips generated would not result in an unacceptable impact on highway safety or network operation. Appropriate vehicular and cycle parking provision would be made within the site. Financial contributions towards GIRAMS would be secured by legal agreement, thus ensuring that the protected sites are not further degraded. Conditions are also capable of addressing outstanding matters relating to water efficiency, surface water drainage, landscaping, Biodiversity Net Gain, archaeology and materials. These matters are neutral in the balance.

The proposal conflicts with the Local Plan spatial strategy (SS1 and SS2) by introducing housing within the countryside, where development is not supported in principle. Sustainable transport would not be prioritised, and the proposals would conflict with the local plans aims to well-located development to minimise the need to travel and maximise the use of sustainable forms of transport, provide safe and convenient access on foot, by cycle and by public transport, addressing the needs of all. Significant weight is afforded to these conflicts, particularly as the Council can demonstrate a 7-year housing land supply. The car dependent nature of the location further undermines the environmental objectives set out within Policies CC1 and CC9 relating to climate change mitigation and sustainable transport.

Furthermore, in the absence of detailed information, it has not been possible to assess whether the energy hierarchy set out in Part 1 of Policy CC3 has been followed. The absence of a compliance statement is directly contrary to Part 2 of the policy. This conflict with one of the Council's key climate change and resilience policies weighs against the development. Conditions can be used to secure further information which would reduce the extent of this harm.

There is a mixture of pros vs cons in heritage terms. Securing the long-term viability of The Hunny Bell is considered a benefit, which would help in preserving the character and overall vitality of the Hunworth and Glaven Valley Conservation Areas. Whilst the urbanising highway intervention within the rural street scene, and departure from the pattern of built form found in the village would result in modest harm. The less than substantial harm identified to the character and appearance of the affected conservation areas is given considerable importance and weight, however as set out within the heritage section of this report, such harm is outweighed by the public benefits accruing from the scheme.

### Overall conclusion

The proposal conflicts with a number of the policies contained within the Development Plan, particularly in respect of its locational sustainability, including countryside protection policies and the site's poor accessibility to services and facilities by sustainable modes of transport. These harms are acknowledged and attract significant negative weight in the planning balance.

However, they are considered to be outweighed by the combined benefits of the scheme. In particular, significant weight is afforded to the investment in The Hunny Bell public house, an Asset of Community Value, the delivery of six dwellings including an above-policy level of affordable housing provision, and the inclusion of measures to address and reduce existing surface water flooding concerns. These benefits constitute material considerations of sufficient weight to justify a departure from the Development Plan in this instance.

On balance, the proposal is considered to represent sustainable development, and approval is therefore justified subject to the completion of the Section 106 agreement and the imposition of appropriate planning conditions.

## **RECOMMENDATION:**

### **APPROVAL subject to:**

- 1. The completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to secure the following:**
  - **Two affordable dwellings**
  - **Works to The Hunny Bell public house to create 4 guest bedrooms**
  - **Norfolk Green Infrastructure and Recreational Impact Avoidance Mitigation Strategy GIRAMS - £2,314.25 (Index Linked)**
  - **On-site provision of 235 square metres of Amenity Green Space, alongside its future management and maintenance**
  - **Financial contribute towards off-site open space provision/enhancement in vicinity of site:**
    - **Allotments - £2,558 (Index Linked)**
    - **Children Play Space - £3,221 (Index Linked)**
    - **Natural Green Space - £5,796 (Index Linked)**
    - **Parks and Recreation Grounds - £19,516 (Index Linked)**
    - **Youth Play Space - £1,309 (Index Linked)**
  - **Biodiversity Net Gain Monitoring fee of £2,925 (Index Linked)**
  - **Council S106 Monitoring fee £2,000 (Index Linked)**
- and;**
- 2. The imposition of conditions to cover the matters listed below and any others considered necessary at the discretion by the Assistant Director for Planning, and;**
- 3. If the Section 106 agreement isn't completed and the permission isn't issued within 3 months of the date of this Committee meeting then the Assistant Director for Planning 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. Time limit for commencement
2. Approved plans and documents
3. External materials
4. Fenestration and architectural details
5. Site levels and finished floor levels
6. Boundary treatments, including noise attenuation fencing
7. Hard and soft landscaping
8. Landscape implementation and maintenance
9. Landscape replacements
10. External lighting
11. Arboricultural Method Statement and Tree Protection
12. Archaeological investigation, mitigation, reporting and archiving
13. Ecological mitigation measures
14. Biodiversity enhancement features (birds, bats, etc.)
15. Construction Environmental Management Plan (CEMP)
16. GIRAMS condition
17. Biodiversity Net Gain implementation condition
18. Surface water drainage scheme (SuDS) and management and maintenance
19. Groundwater monitoring for drainage
20. Securing flood mitigation works and management and maintenance
21. Foul drainage and package treatment plants
22. Access construction and highways works details
23. Visibility splays
24. Residential parking provision, including visitor spaces
25. Cycle parking provision
26. Electric vehicle charging points
27. Plant and equipment noise controls
28. Energy efficiency and carbon reduction – pre-development calculations
29. Energy efficiency and carbon reduction – SAP and EPC calculations
30. Low-carbon / renewable energy technologies
31. Water efficiency standards
32. Accessible and adaptable dwellings (M4(2))
33. Contaminated land investigation, remediation and verification
34. Fibre-to-the-premises provision
35. Fire hydrant provision