

Reference: 06/13/0643/F

Parish: Bradwell

Officer: Mr G Clarke

Expiry Date: 17-02-2014

Applicant: Mr D King

Proposal: Residential development of 28 dwellings including all site works

Site: Land to south of Kings Drive
Bradwell

REPORT

1. Background / History :-

- 1.1 The site involved in the application is a triangular area of land to the south of the Kings Drive development which is currently under construction. The site is bordered on the south and west by the unmade track, Clay Lane and open fields to the east. The site is outside the current Village Development Limit for Bradwell.
- 1.2 A planning application for development of the site was submitted in 2013 (ref: 06/13/0232/F) but this was withdrawn following comments made by the Historic Environment Service and the need for an Environmental Impact Screening Opinion.

2. Consultations :-

- 2.1 Highways – no objection in principle subject to some amendments to the layout and size of garages and also the improvement of part of the cycle path on Beccles Road.
- 2.2 Parish Council – No objections but would need to ensure that surface water will be adequately drained. Also trees and amenity/play area would need to be included in the development.
- 2.3 Neighbours – no comments received.
- 2.4 Environment Agency – No objection subject to a condition that no development shall take place until a surface water drainage scheme for the site has been submitted and approved.

- 2.5 Environmental Health – A site investigation needs to be carried out and restrictions on the hours of work imposed.
- 2.6 GYB Services - Each property will need a bin storage area.
- 2.7 Natural England – No objection.
- 2.8 Essex & Suffolk Water – No objection.
- 2.9 Strategic Planning – The site is outside the settlement boundaries and therefore contrary to the 2001 Local Plan however the site is located in Bradwell which is identified in the draft Core Strategy as a settlement which will see significant growth. The site is between the strategic allocation and the edge of Bradwell and is a logical extension to the Kings Drive development. The site has been included in the Strategic Housing Land Availability Assessment.
- 2.10 Norfolk County Council – Contributions will be required towards Education, Fire Service and Library provision, see attached letter.
- 2.11 Anglian Water – The sewerage system at present has available capacity for this development.

3. Policy :-

3.1 POLICY HOU4

PROPOSALS FOR RESIDENTIAL DEVELOPMENT IN EXCESS OF 10 DWELLINGS WILL BE REQUIRED TO COMPLY WITH THE FOLLOWING CRITERIA. *

- (A) THE SITE SHOULD BE IN OR ADJACENT TO AN EXISTING SETTLEMENT;
- (B) THE DEVELOPMENT SHOULD NOT EXTEND INTO OPEN COUNTRYSIDE UNLESS SPECIAL JUSTIFICATION IS GIVEN (FOR EXAMPLE, WHERE SIGNIFICANT ENVIRONMENTAL OR AMENITY GAINS COULD BE ACHIEVED TO THE BENEFIT OF THE COMMUNITY);
- (C) SATISFACTORY ACCESS COULD BE MADE AVAILABLE AND TRAFFIC GENERATED BY THE PROPOSAL WOULD NOT HAVE A SIGNIFICANT EFFECT ON THE LOCAL HIGHWAY NETWORK THAT COULD NOT BE AMELIORATED BY FURTHER INFRASTRUCTURE PROVISION OR IMPROVED PUBLIC TRANSPORT LINKS;
- (D) THE DEVELOPMENT WOULD BE OR HAS THE POTENTIAL TO BE WELL SERVED BY PUBLIC TRANSPORT;

- (E) THERE WOULD BE NO LOSS OF SITES OF LANDSCAPE OR WILDLIFE IMPORTANCE;
- (F) THERE WOULD BE NO LOSS OF BEST AND MOST VERSATILE AGRICULTURAL LAND OR AREAS OF SPECIAL LANDSCAPE VALUE;
- (G) THERE WOULD BE NO HARM TO THE HISTORIC ENVIRONMENT; AND,
- (H) SITES SHOULD NOT BE SUBJECT TO COASTAL (MARINE) EROSION OR BE SUBJECT TO FLOOD OR BE ON LAND OF KNOWN INSTABILITY.

* The above criteria may in exceptional circumstances not relate to all of the allocated sites.

3.2 POLICY HOU9

A DEVELOPER CONTRIBUTION WILL BE SOUGHT, AS A PLANNING OBLIGATION UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 TO FINANCE THE EARLY PROVISION OF FACILITIES REQUIRED AS A DIRECT CONSEQUENCE OF NEW DEVELOPMENT.

(Objective: To ensure adequate community and public services are available to new residents which are needed as a direct consequence of the development proposal.)

3.3 POLICY HOU15

ALL HOUSING DEVELOPMENT PROPOSALS INCLUDING REPLACEMENT DWELLINGS AND CHANGES OF USE WILL BE ASSESSED ACCORDING TO THEIR EFFECT ON RESIDENTIAL AMENITY, THE CHARACTER OF THE ENVIRONMENT, TRAFFIC GENERATION AND SERVICES. THEY WILL ALSO BE ASSESSED ACCORDING TO THE QUALITY OF THE ENVIRONMENT TO BE CREATED, INCLUDING APPROPRIATE CAR PARKING AND SERVICING PROVISION.

(Objective: To provide for a higher quality housing environment.)

3.4 POLICY HOU16

A HIGH STANDARD OF LAYOUT AND DESIGN WILL BE REQUIRED FOR ALL HOUSING PROPOSALS. A SITE SURVEY AND LANDSCAPING SCHEME WILL BE REQUIRED WITH ALL REQUIRED WITH ALL DETAILED APPLICATIONS FOR MORE THAN 10 DWELLINGS THESE SHOULD INCLUDE MEASURES TO RETAIN AND SAFEGUARD SIGNIFICANT EXISTING LANDSCAPE FEATURES AND GIVE DETAILS OF, EXISTING AND PROPOSED SITE LEVELS PLANTING AND AFTERCARE ARRANGEMENTS.

(Objective: To provide for a high quality of new housing development.)

3.5 POLICY NNV5

IN THE AREAS AROUND SETTLEMENTS SHOWN ON THE PROPOSALS MAP AS 'LANDSCAPE IMPORTANT TO THE SETTING OF SETTLEMENTS' THE COUNCIL WILL PERMIT DEVELOPMENT PROVIDED A DEVELOPER CAN DEMONSTRATE ESSENTIAL NEED OR THAT THE DEVELOPMENT WOULD NOT IMPINGE ON THE PHYSICAL SEPARATION BETWEEN SETTLEMENTS PARTICULARLY BETWEEN GREAT YARMOUTH AND CAISTER AND GORLESTON AND HOPTON WHICH ARE MAJOR GATEWAYS TO THE TOWN, OR GIVE RISE TO ANY OTHER SIGNIFICANT ADVERSE IMPACT.

(Objectives: To protect the setting of settlements and prevent urban sprawl.)

3.6 POLICY NNV10

IN CONNECTION WITH NEW DEVELOPMENT THE BOROUGH COUNCIL WILL, WHERE APPROPRIATE, EXPECT THE RETENTION, RESTORATION AND CREATION OF LANDSCAPE FEATURES AND WILDLIFE HABITATS.

(Objective: To enhance the variety and quality of landscapes.)

4. **National Policy: National Planning Policy Framework (NPPF)**

- 4.1 The presumption in favour of sustainable development is set out in paragraph 4.
- 4.2 Paragraph 49 states that: 'Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.'
- 4.3 In paragraph 216 the NPPF states that decision-takers may also give weight to relevant policies in emerging plans according to:
 - The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
 - The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - The degree of consistency with the NPPF.

5. **Emerging Local Plan: Draft Core Strategy (Regulation 19, 2013)**

5.1 Policy CS2:

This policy identifies the broad areas for growth, sets out the sustainable settlement hierarchy for the borough and two key allocations. Bradwell is identified as a Key Service Centre in the settlement hierarchy and is expected to see significant growth over the plan period.

5.2 Policy CS4:

This policy specifies the mix of housing required in new residential development.

5.3 Policy CS18:

This policy allocates land south of Bradwell as a strategic site for 1000 dwellings and commercial development. This does not include the site at Kings Drive, Bradwell, however it is located between the strategic allocation and the edge of Bradwell.

6. Assessment :-

- 6.1 The application is for the extension of the existing estate road from Kings Drive and the erection of 28 dwellings, the development will consist of a mixture of seven, 2-bedroom houses, thirteen, 3-bedroom houses and eight, 4-bedroom houses. The design and materials will be similar to those already built on Kings Drive. The Kings Drive development is nearing completion and the application for building on this land is a logical extension to that development.
- 6.2 The Parish Council has raised concerns over surface water drainage and the Environment Agency (EA) is also concerned that the development should not increase the risk of flooding elsewhere. The EA has asked for a condition that development should not begin until a surface water drainage scheme has been submitted and approved and subject to this condition there is no objection to the development.
- 6.3 Highways have asked for some minor changes to the layout and the size of garages and parking spaces they have also asked for further improvements to the cycle-path along Beccles Road. The agent has been made aware of these comments and amended drawings are awaited.
- 6.4 A development such as this would normally require an element of affordable housing, in this case the developers have put a case forward that the site would not be financially viable if this was enforced and have asked that the requirement for affordable housing is relaxed.
- 6.5 Although the site is outside the existing Village Development Limit for Bradwell and is therefore contrary to the current Local Plan, it is identified in the draft Core Strategy as a site that is potentially deliverable and there is no

objection to development going ahead prior to the formal adoption of the Core Strategy.

7. RECOMMENDATION :-

- 7.1 Approve – subject to Highways requirements and standard conditions regarding contamination, landscaping, etc. The requirements of the Section 106 agreement regarding contributions to infrastructure improvements and play space/open space should be subject to negotiation with the developer.

via e-mail

G Clarke
GYBC

NCC contact number: 0344 800 8020

Textphone: 0344 800 8011

cc J Blackwell – Children's Services

cc T Prince – Children's Services

cc J Walker – Cultural Services

cc P Bond – Norfolk Fire Service

cc M Tracey - ETD

Please ask for: Zoe Betts

Date: 20 December 2013

My Ref:

P.DEV.1.06.66

Tel No.:

01603 223308

Email:

zoe.betts@norfolk.gov.uk

Dear Mr Clarke

**Planning Obligations: Proposed Residential Development
Kings Drive, Bradwell
Application No. 06/13/0643/F**

Thank you for consulting the County Council on the potential infrastructure, service and amenity requirements arising from this proposal.

The comments attached are made "without prejudice" and are an officer-level response to your consultation. The contributions sought are based on 28 dwellings.

It should be noted that the attached comments are only valid for six months from the above letter date and therefore the County Council would expect to be re-consulted if the proposal is not determined in this period. The contribution figures are given on the basis that they will be index linked from the time the application is determined by committee in order to maintain their value in real terms.

The infrastructure, service and amenity requirements arising from new development are set out in the County Council's adopted Planning Obligations Standards. The County Council would raise an objection if the attached list of requirements were not satisfactorily dealt with in a legal agreement with the applicant.

Continued.../

Please could you keep me informed of:

- Any obligations sought from the applicant; and
- The final planning decision on this site including any "conditions" relevant to the County Council (e.g. regarding fire hydrants).

Should you have any queries with the above comments please call me on (01603) 223308 or Stephen Faulkner (Principal Planner) on (01603) 222752.

Yours sincerely

Zoe Betts
Planner

Encl

Potential County Council Planning Obligations - Proposed Housing Development

Address: King's Drive, Bradwell (28 Dwellings)

Application No.06/13/0643/F

Date: 20 December 2013

1. Education

- 1.1. It is understood that the proposed development comprises 28 no. multi-bed houses. The County Council does not seek education contributions associated with 1-bed units and only seeks 50% contributions for multi-bed flats. Therefore in net education terms this represents the equivalent of 28 dwellings, which will generate:

1. Pre-School – 3 children (3 – 5)
2. Primary School – 7 children (5 – 11);
3. High School – 5 children (11 - 16); and
4. Sixth Form – 0 pupils (16 - 18).

- 1.2. The current situation at local schools is as follows:

School	Capacity	Numbers on Roll (May 2013)	Spare capacity No. of places
Nursery Provision (3-5)	214	254	+40
Hillside Primary School (5-11)	210 (excluding mobiles)	225	-15
Homefield Primary School (5-11)	210	210	0
Woodlands Primary Academy (5-11)	420	382	+38
Lynn Grove High School (Academy) (11-16)	1143	1115	+28

- 1.3. The Department for Children, Schools, and Families (DCSF) provide a range of "basic need multipliers" (2008) which take into account the different school age ranges (see below).

Sector	Basic Need Multiplier Cost Per Place (2009)
--------	--

Nursery (3-5)	5,822
Primary Sector (5-11)	11,644
High School Sector (11-16)	17,546
Sixth Form (16-18)	19,029

- 1.4. While this is a relatively small development (28 dwellings) and there appears to be some spare capacity within local schools, the proposal needs to be considered in the context of the other recent major development proposal in Bradwell (Application No. 06/13/0652/Outline) for 850 dwellings.

Two of the three Primary phase schools in Bradwell are full to capacity and the third is now taking almost up to their admission number. Taking both applications into account it is considered that contributions should be made towards the primary sector as follows:

$$7 \text{ (places generated)} \times £11,644 \text{ (DfE multiplier)} = £81,508$$

- 1.5. Should you have any queries with the above figures or comments please call Jane Blackwell (Children's Services Department) on 01603 222287 or email her at jane.blackwell@norfolk.gov.uk

3 Fire Service

- 3.1 Norfolk Fire Services have indicated that the proposed development will require 1 hydrant (on a minimum 90mm main) at a cost of £868.52 per hydrant. Therefore the total costs will be **£868.52**.

- 3.2 Please note that the onus will be on the developer to install the hydrants during construction to the satisfaction of Norfolk Fire Service and at no cost. Given that the works involved will be on-site, it is felt that the hydrants could be delivered through a planning condition.

- 3.3 Should you have any queries please call Trish Bond (Norfolk Fire Service) on 01603 819714 or email on patricia.bond@fire.norfolk.gov.uk

4 Library Provision

- 4.1 A development of 28 dwellings would place increased pressure on the existing library service particularly in relation to library stock, such as books and information technology. This stock is required to increase the capacity of Gorleston library. It has been calculated that a development of this scale would require a total contribution of £1680 (i.e. £60 per dwelling).
- 4.2 Should you have any queries with the above comments please call John Walker (Cultural Services) on 01603 223900 or email on john.walker@norfolk.gov.uk

5

Environment

- 5.1 There may also be a requirement for landscaping and future maintenance of planted areas on highway land. Where there are mature trees, hedges or other vegetation bounding the site and these are growing on land to be adopted as part of the highway, a commuted sum will be required to cover their future maintenance.
- 5.2 Should you have any queries with the above comments please call Heidi Thompson on 01603 222773 or email on heidi.thompson@norfolk.gov.uk
- 5.3 Future maintenance of biodiversity areas should also be considered. A commuted sum may be required where appropriate to cover the future maintenance of existing and new areas habitat. These may require different management to the standard landscaped areas.
- 5.4 Should you have any queries with the above comments please call Heidi Thompson on 01603 222773 or email on heidi.thompson@norfolk.gov.uk

6

Highways and Transport Provision

- 6.1 I understand that you have consulted the County Council's highway engineer separately on this application.

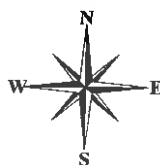
SITE NOTICE X 2

06/13/0643/F



GREAT YARMOUTH
BOROUGH COUNCIL

Planning and Business Services,
Town Hall, Great Yarmouth,
Norfolk. NR30 2QF



Scale = 1:2500 @ A4

© Crown copyright and database rights [2013]
Ordnance Survey [100018547]