

Reference: 06/18/0408/F

Parish: Filby

Officer: Mr G Clarke

Expiry Date: 10-09-2018

Applicant: Mr A Green

Proposal: Erection of three dwellings, garaging, access and associated works

Site: Land corner of Green Lane and Ormesby Lane
Filby

REPORT

1 Background / History :-

- 1.1 The site involved in the application is an area of grassland, that is currently used as paddock, the land is to the north of a former paddock that is being developed with three dwellings that were originally approved in 2017 (06/17/0152/O). The main frontage of the site is to Ormesby Lane and is currently enclosed by a hedge and post and rail fence along the roadside boundary. Earlier this year planning permission was granted for the erection of a pair of semi-detached houses on part of the garden of no. 1 Ormesby Lane which is to the north of the Green Lane junction (06/18/0069/F).
- 1.2 The proposal is for the erection of three, two storey dwellings and garaging with vehicular access off Ormesby Lane.
- 1.3 The site is outside the Village Development Limit as shown on the Local Plan Policies Map.

2 Consultations :-

- 2.1 Highways – No objections subject to conditions regarding access, visibility splays and provision of a footpath across the site frontage.
- 2.2 Parish Council – To be reported.
- 2.3 Strategic Planning - The proposal is for the erection of three dwellings with garaging, access and associated works. The site is located outside the saved village development limits for Filby, which is classified as a secondary village in the core strategy. However the site is well related to the services in Filby, only

being around 200m at the site's furthest extent away from the main road, A1064, in Filby. The proposal would also make a small contribution to the Borough's housing growth in secondary and tertiary villages, as well as the overall housing land supply. In strategic planning terms, I have no objection to the principle of development in this location.

2.4 Neighbours/site notice – no comments received.

2.5 Local Planning Authority Requirements – In order to mitigate the impact of the development on internationally important sites, should the application be approved a contribution at £110 per dwelling is required in line with the Great Yarmouth adopted Natura 2000 Sites policy. The money shall be allocated towards non-infrastructure monitoring and/or mitigation.

3 Policy :-

3.1 National Planning Policy Framework

Paragraph 11: Plans and decisions should apply a presumption in favour of sustainable development.

For **decision-taking** this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

3.2 POLICY CS1 – Focusing on a sustainable future

For the Borough of Great Yarmouth to be truly sustainable it has to be environmentally friendly, socially inclusive and economically vibrant not just for those who currently live, work and visit the borough, but for future generations to come. When considering development proposals, the Council will take a positive approach, working positively with applicants and other partners to

jointly find solutions so that proposals that improve the economic, social and environmental conditions of the borough can be approved wherever possible.

To ensure the creation of sustainable communities, the Council will look favourably towards new development and investment that successfully contributes towards the delivery of:

- a) Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements
- b) Mixed adaptable neighbourhoods, which provide choices and effectively meet the needs and aspirations of the local community
- c) Environmentally friendly neighbourhoods that are located and designed to help address and where possible mitigate the effects of climate change and minimise the risk of flooding
- d) A thriving local economy, flourishing local centres, sustainable tourism and an active port
- e) Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport
- f) Distinctive places that embrace innovative, high quality urban design that reflects positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

Planning applications that accord with this policy and other policies within the Local Plan (and with policies in adopted Neighbourhood Plans, where relevant) will be approved without delay, unless other material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole
- Specific policies in that Framework indicate that development should be restricted

3.3 POLICY CS2 – Achieving sustainable growth

Growth within the borough must be delivered in a sustainable manner in accordance with Policy CS1 by balancing the delivery of new homes with new jobs and service provision, creating resilient, self-contained communities and reducing the need to travel. To help achieve sustainable growth the Council will:

- a) Ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements:
 - Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth
 - Approximately 30% of new development will take place in the borough's Key Service Centres at Bradwell and Caister-on-Sea
 - Approximately 30% of new development will take place in the Primary Villages of Belton, Hemsby, Hopton on Sea, Ormesby St Margaret, Martham and Winterton-on-Sea
 - Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy
 - In the countryside, development will be limited to conversions/replacement dwellings/buildings and schemes that help to meet rural needs
- b) To ensure compliance with Policy CS11, the proportions of development set out in criterion a) may need to be further refined following additional work on the impact of visitor pressures on Natura 2000 sites
- c) Ensure that new commercial development for employment, retail and tourism uses is distributed in accordance with Policies CS6, CS7, CS8 and CS16
- d) Promote the development of two key strategic mixed-use development sites: the Great Yarmouth Waterfront area (Policy CS17) and the Beacon Park extension, south Bradwell (Policy CS18)
- e) Encourage the reuse of previously developed land and existing buildings

To ensure that the Council delivers its housing target, the distribution of development may need to be flexibly applied, within the overall context of seeking to ensure that the majority of new housing is developed in the Main Towns and Key Service Centres where appropriate and consistent with other

policies in this plan. Any changes to the distribution will be clearly evidenced and monitored through the Annual Monitoring Report.

3.4 POLICY CS3 – Addressing the Borough’s housing need

To ensure that new residential development in the borough meets the housing needs of local people, the Council and its partners will seek to:

- a) Make provision for at least 7,140 new homes over the plan period. This will be achieved by:
 - Focusing new development in accessible areas and those with the most capacity to accommodate new homes, in accordance with Policy CS2
 - Allocating two strategic Key Sites; at the Great Yarmouth Waterfront Area (Policy CS17) for approximately 1,000 additional new homes (a minimum of 350 of which will be delivered within the plan period) and at the Beacon Park Extension, South Bradwell (Policy CS18) for approximately 1,000 additional new homes (all of which will be delivered within the plan period)
 - Allocating sufficient sites through the Development Policies and Site Allocations Local Plan Document and/or Neighbourhood Development Plans, where relevant
 - Ensuring the efficient use of land/sites including higher densities in appropriate locations
 - Using a ‘plan, monitor and manage’ approach, which uses a split housing target to ensure that the plan is deliverable over the plan period (as shown in the Housing Trajectory: Appendix 3), to ensure the continuous maintenance of a five-year rolling supply of deliverable housing sites
- b) Encourage the effective use of the existing housing stock in line with the Council’s Empty Homes Strategy
- c) Encourage the development of self-build housing schemes and support the reuse and conversion of redundant buildings into housing where appropriate and in accordance with other policies in the Local Plan
- d) Ensure that new housing addresses local housing need by incorporating a range of different tenures, sizes and types of homes to create mixed and balanced communities. The precise requirements for tenure, size and type of housing units will be negotiated on a site-by-site basis, having regard to the

Strategic Housing Market Assessment, Policy CS4 and the viability of individual sites

- e) Support the provision of housing for vulnerable people and specialist housing provision, including nursing homes, residential and extra care facilities in appropriate locations and where there is an identified need
- f) Encourage all dwellings, including small dwellings, to be designed with accessibility in mind, providing flexible accommodation that is accessible to all and capable of adaptation to accommodate lifestyle changes, including the needs of the older generation and people with disabilities
- g) Promote design-led housing developments with layouts and densities that appropriately reflect the characteristics of the site and surrounding areas and make efficient use of land, in accordance with Policy CS9 and Policy CS12

3.5 POLICY CS14 – Securing appropriate contributions from new developments

New development can result in extra pressure being placed on existing infrastructure and local facilities. To ensure that the necessary infrastructure is delivered the Council will:

- a) Ensure that the Council's Infrastructure Plan is appropriately updated as part of the plan making process
- b) Prepare a Supplementary Planning Document on Planning Obligations to set out the appropriate range and level of contributions, and matters for which they will be sought
- c) Assess all development proposals and encourage early engagement with service/utility providers to establish whether any infrastructure or infrastructure improvements are needed to mitigate the impacts of the proposed development
- d) Ensure that the relevant improvements to local infrastructure are made by the developer. Where this is not practical financial contributions will be sought
- e) Seek appropriate contributions towards Natura 2000 sites monitoring and mitigation measures
- f) Make certain that new developments for which a planning obligation is necessary does not take place until a planning obligation agreement has

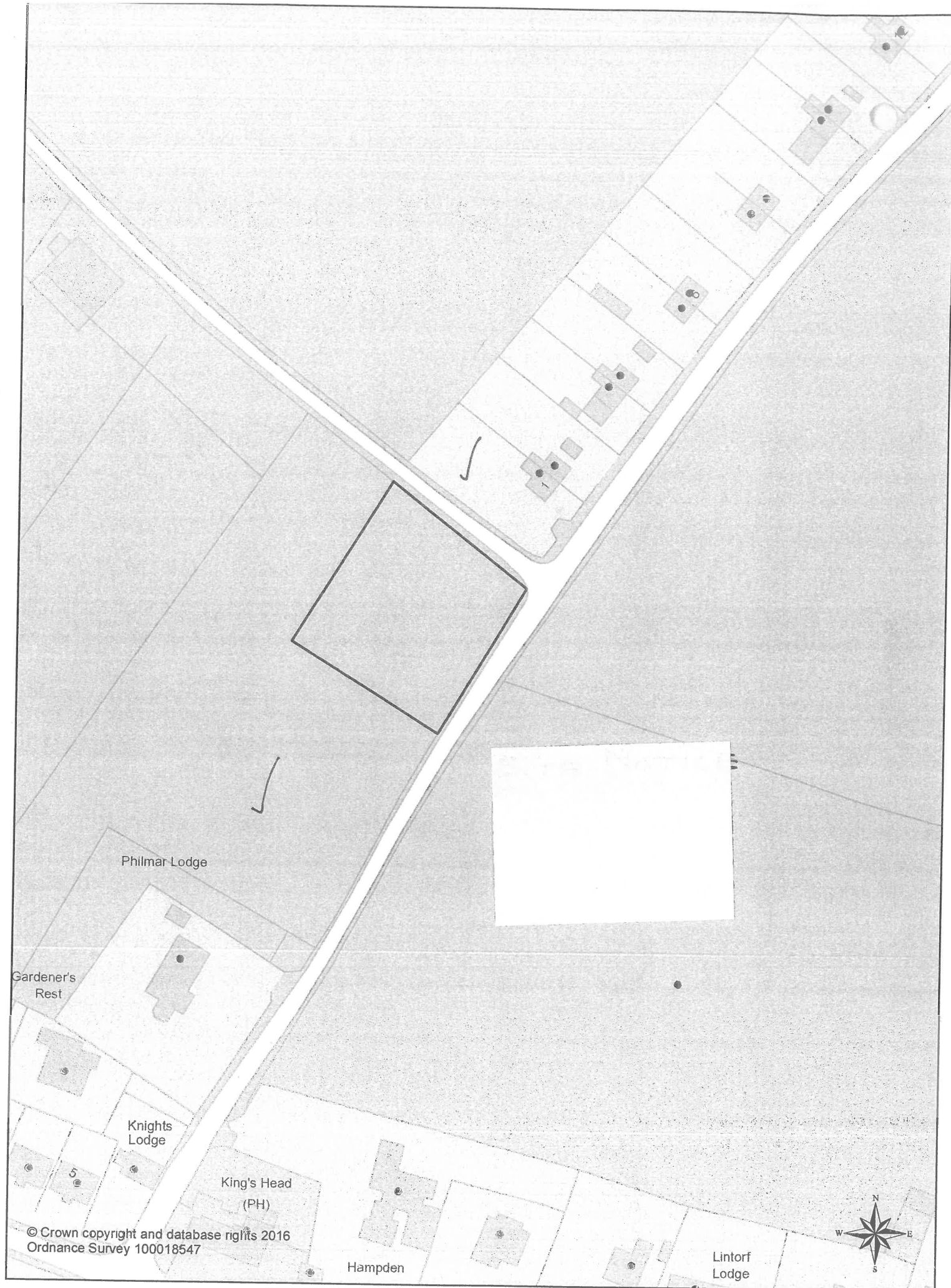
been secured and approved. Payments should be made in a timely and fair manner to minimise the impact on existing services and infrastructure

4 Assessment :-

- 4.1 The application site is between 53 and 59 metres wide and 43 metres deep, the proposal is to divide the site into three plots with each plot having its own access from Ormesby Lane. The dwellings will be similar in design to the recently approved development on the land to the south. The layout drawing shows a new footpath across the site frontage which will join the new path that was required for the adjoining development; this will result in there being a complete footpath across the frontage of both sites.
- 4.5 The land to the south is currently being developed and planning permission has been granted for a pair of semi-detached houses on land to the north of Green Lane so the proposal will not have any adverse effect on adjoining/nearby dwellings. There is a line of semi-detached houses further to the north along Ormesby Lane, so the application site will be an infilling of the gap between the existing houses and the development site to the south. Providing the site is suitably landscaped it is not considered that it would have a significant adverse effect on the character of the village.
- 4.4 Filby is identified as a Secondary Village in Policy CS2 of the Core Strategy where approximately 5% of new development will take place, there have been several new developments within the village that have been constructed recently or are under the course of construction but this does not automatically preclude further development and each site has to be considered on its merits taking into account the location, possible adverse effects on neighbouring dwellings and the landscape.
- 4.5 The site is outside the Village Development Limit but as of April 1st 2017 the Borough has a 4.13 year supply of housing land and this is a significant material consideration in the determination of this application. If a local planning authority cannot show that they are meeting this requirement, their policies with regards to residential development will be considered to be out of date. Therefore paragraph 11 of the NPPF is engaged which states that there is a presumption in favour of sustainable development unless any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the National Planning Policy Framework taken as a whole.
- 4.7 Taking the above into account it is considered that it would be difficult to justify refusal of the application and the recommendation is to approve.

5 RECOMMENDATION :-

- 5.1 Approve – the proposal conforms with Paragraph 11 of the NPPF and the aims of Policies CS1, CS2 and CS3 of the Great Yarmouth Local Plan: Core Strategy.
- 5.2 Approval should be subject to the conditions required by the highway authority regarding the provision of a footpath, visibility splay, vehicular access and parking.
- 5.3 The planning permission should not be issued until the appropriate Natura 2000 payment has been secured.



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