



# Alby Billiards Club

## Planning Statement

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Planning Places Ltd have been appointed by Mike Lee Architectural Services, to produce a Planning Statement to support the proposed demolition and replacement of the former Billiard Hall with two semi-detached custom/self-build dwellings.

This Planning Statement should be read in conjunction with the architectural drawings from Mike Lee Architectural Services, the Arboricultural Impact Assessment from AT Coombes, and the Ecological Impact Assessment from Glaven Ecology.

## **1.0 The Application Site**

- 1.1 The former Billiard Hall is located within the rural settlement of Alby. Alby is primarily comprised of linear development along the northern boundary of Town Green Road, with other elements of the build form of the settlement located in a more dispersed nature. This pattern of development preserves the agricultural field boundaries which characterise the rural appearance of the locality. Within walking distance of the application site are the two churches: All Saints Church to the West, and St Ethelbert's Church to the East. Additionally, within walking distance to the East lies The Reading Room and Southeast is the Norfolk Children's Book Centre.
- 1.2 Looking more closely at the application site, the linear development is comprised of 11 dwellings, plus the existing Billiards Club. The existing dwellings are a mix of single and two-storey buildings of fairly typical brick and tile construction. To the North of the dwellings lies equine fields and a number of sheds and horse related development. Less than 100m from the site lies two bus stops, both being served by the number 2 bus going from Aldborough, Alby, Felmingham, and North Walsham and the number 3 bus going Aldborough, Alby, Aylsham, Coltishall, Hoveton and Wroxham. The small and previously developed site is adjacent to existing linear residential development to the West and equine development to the North. To the East and South of the site lies existing roads then agricultural land.
- 1.3 At just over 1.1km to the Northwest lies the local school and a further approximately 350m from the school lies the Service Village of Aldborough where there are local facilities including a surgery, a pub serving food and takeaway, a post office, and a range of small businesses from FunSwim to Wright & Sons to Muttz Cuts. The local school can be reached from the site using the Alby with Thwaite FP5 Public Right of Way (PROW) or via Dovehouse Lane.
- 1.4 To the Southeast, approximately 1.3km from the application site is Alby with Thwaite where more services are located, including a café and tearoom, local takeaway, service station selling essentials, and a range of businesses from a Camping Park to a garage and a caravan dealership. From here it is less than 1km into Erpingham itself. The services in Alby with Thwaite can be reached from the application site by the Alby with Thwaite FP6 PROW or via a number of roads.
- 1.5 Overall Alby is located between the town of Aylsham and the coastal town of Cromer, within North Norfolk. The area surrounding Alby is largely rural, with Aldborough being



the nearest Service village and Roughton being the next closest at just under 4km away.



## 2.0 Site Planning History

2.1 PO/20/1927 - Erection of 2 semi-detached dwellings following demolition of former snooker hall (outline application with all matters reserved) – Refused on 18<sup>th</sup> December 2020 for the following two reasons:

1. The proposed dwellings would be within an area designated as Countryside where there is a general presumption against residential development and in a location with no services and poor access to a full range of basic services. The future occupiers would therefore be dependent on the car to be able to reach such services. The proposal would therefore not be sustainable development. In the opinion of the Local Planning Authority there is no justification to permit the erection of the additional dwelling in the Countryside contrary to policies SS 1 and SS 2 of the adopted North Norfolk Core Strategy and paragraph 78 of the National Planning Policy Framework (February 2019).
2. In the opinion of the Local Planning Authority due to the existing building's construction of timber boarding and having numerous potential access points, it has the potential to support nesting birds and roosting bats. The surrounding unmanaged vegetation on site also may have the potential to support protected and priority species. As a protected species survey/ecological impact assessment has not been submitted with the application it is not possible to

conclude whether or not the proposal could result in harm to protected species or if so, this could be addressed through suitable mitigation and enhancement. It therefore cannot be concluded that the proposal would comply with policy EN 9 of the adopted North Norfolk Core Strategy

## 3.0 The Planning Policy Context

- 3.1 Although a previous development has been refused, it is considered that neither of the reasons for refusal are relevant to this proposal, as discussed below. It is worth noting also, that since the earlier decision (PO/20/1927), the NPPF has been revised. At the national level, the National Planning Policy Framework (NPPF) is a material consideration. Particular attention to be given to the following relevant sections:

National Planning Policy Framework

Section 2 Achieving sustainable development

Section 5 Delivering a sufficient supply of homes

Section 11 Making effective use of land

Section 12 Achieving well-designed places

Section 15 Conserving and enhancing the natural environment

- 3.2 Paragraph 2 of the NPPF States that “Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 3.3 Paragraph 12 of the NPPF states that Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
- 3.4 Paragraph 38 of the NPPF states “Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”
- 3.5 Paragraph 48 of the NPPF states that:

Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

- b) 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
  - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
- 3.6 Paragraph 60 of the NPPF states “To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”
- 3.7 Paragraph 62 of the NPPF states “Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).”
- 3.8 Paragraph 69 of the NPPF states “Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:
- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
  - b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;
  - c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and
  - d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.”
- 3.9 Paragraph 79 of the NPPF states “To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”
- 3.10 Paragraph 85 of the NPPF states “Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact

on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”

- 3.11 Paragraph 92 of the NPPF part C states “Planning policies and decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”
- 3.12 Paragraph 111 of the NPPF states that “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”
- 3.13 Paragraph 119 of the NPPF states that “Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.”
- 3.14 Paragraph 120 of the NPPF states that “Planning policies and decisions should:
  - a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
  - b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
  - c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
  - d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and
  - e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.”



- 3.15 Paragraph 123 of the NPPF states that “Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:
- a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework; and
  - b) make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space.”
- 3.16 Paragraph 129 of the NPPF states that “Design guides and codes can be prepared at an area wide, neighbourhood or site specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.”
- 3.17 Paragraph 130 of the NPPF states that “Planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
  - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
  - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
  - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”
- 3.18 Paragraph 131 of the NPPF states “Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to

climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”

- 3.19 Paragraph 134 of the NPPF states “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:
- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
  - b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”
- 3.20 Paragraph 152 of the NPPF states “The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”
- 3.21 Paragraph 174 of the NPPF states: Planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
  - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
  - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
  - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
  - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air

and water quality, taking into account relevant information such as river basin management plans; and

- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

- 3.22 The Local Development Plan is comprised of the Core Strategy (2008) and the relevant policies are as follows:

North Norfolk Core Strategy

SS 1 Spatial Strategy for North Norfolk

SS 2 Development in the Countryside

SS 3 Housing

SS 4 Environment

SS 10 North Walsham

EN 2 Protection and Enhancement of Landscape and Settlement Character

EN 4 Design

EN 9 Biodiversity & Geology

EN 10 Development and Flood Risk

EC 7 The Location of New Tourism Development

CT 3 Provision and retention of Local Facilities and Services

CT 5 The Transport Impact of New Development

CT 6 Parking Provision

- 3.23 Additionally, North Norfolk also has a number of relevant SPDs, including the North Norfolk Design Guide and the Norfolk Parking Standards.

## **4.0 The Application of Policy**

### **4.1 Principle of Development**

- 4.1.1 The application site is located in the Countryside, where development is tightly controlled by policies SS1 and SS2 of the Core Strategy. Nevertheless, the location has sustainable merits, which are explored in detail below.

- 4.1.2 The small and previously developed site is adjacent to existing linear residential development, (to the West), and equine development (to the North), with roads to its East and South, forming the corner plot. Therefore, the site could be considered appropriate for in-fill development, utilising previously developed land whilst not establishing precedence due to the specific circumstances of this case and retaining development within this small area of land isolated from the wider rural setting.

- 4.1.3 Paragraph 79 of the NPPF states that in order to promote sustainable development in rural locations, housing should be sited where it enhances or maintains the vitality of rural communities. The location of the site is neither physically nor functionally isolated, and therefore paragraph 79 is applicable as a material consideration in assessing such a proposal. Furthermore, paragraph 85 of the NPPF provides that in rural contexts,

businesses and community facilities can be acceptable beyond settlements and in places not well served by public transport.

- 4.1.4 As described earlier, the site is within walking distance of local amenities and services, with the local school being under a 15-minute walk away (approximately 1.1km). Within 1.3km of the site lies both Alby with Thwaite and Aldborough, where a range of local services and amenities can be found. Both locations are accessible via PROW's and roads, where bikes are a common occurrence, as Alby is a popular cycling location. Additionally, less than 100m from the site are two bus stops with regular busses which further support alternative means of transportation compared to a private motor vehicle.
- 4.1.5 Although the proposal would not be wholly supported by policies SS1 and SS2 of the 2008 Core Strategy, the site, however, is demonstrably in a sustainable location, where the reliance on the use of a private car by residents of the proposed dwelling is reduced. The proposal also makes effective use of brownfield land as prescribed in policy SS3 of the Core Strategy.
- 4.1.6 Furthermore, the dwelling would provide for additional use of local facilities and services, thereby helping to ensure their vitality by sustainable means, to considerable benefit of this rural community. This proposal is therefore supported by paragraph 79 of the NPPF and policy SS3 of the Core Strategy.
- 4.1.7 The principle of development can therefore be established, as the proposal represents sustainable residential development of an appropriate scale in an appropriate location, in accordance with paragraph 79 of the NPPF. Notwithstanding policies SS1 and SS2 of the development plan, which must be read in light of the subsequent and much more recent NPPF, in accordance with NPPF paragraph 11.

## **4.2 Emerging Local Plan Policies**

- 4.2.1 Policy SD 3 would be applicable to this site as a proposal for small-scale residential development. It states:

“Outside defined development boundaries in areas designated as Countryside residential development will be permitted only where it accords with other policies in this Plan, or:

1. the proposal is for small scale development of typically no more than five dwellings; and,
2. the site comprises of previously developed land; and,
3. development of the site would result in infilling or rounding off in a predominantly built up area.”

- 4.2.2 Criterion 1 is met by the proposal being for just two dwellings; criterion 2 is met as explored below; and criterion 3 is met by the site being a small parcel of land located adjacent to existing linear residential development, continuing and finishing this pattern. Furthermore, the site is cut off from the surrounding agricultural land and open fields by the equine development to the North, and is further segregated from the



countryside with roads to its Eastern and Southern boundaries forming the corner plot. The proposal therefore adheres to an in-fill to existing built form.

- 4.2.3 With respect to a proposal for another form of residential accommodation, including tourist accommodation and potentially other forms of specialist accommodation, drafted policy SD 4 could potentially permit development at this site. Draft policy ECN 3 would also appear to support employment-generating tourist accommodation.
- 4.2.4 It is my understanding that draft policy SD 2 would not likely be specifically applicable for this proposal – either as a dwelling or as tourist accommodation – unless the proposal involved affordable housing or other community benefit.

## 5.0 Loss of Local Facilities

- 5.1 For the purposes of policy CT3, the loss of the billiards club would be classed as a local facility, and therefore the policy states that the loss of this use would not be permitted unless:
- alternative provision of equivalent or better quality is available in the area or will be provided and made available prior to commencement of redevelopment; or
  - it can be demonstrated that there is no reasonable prospect of retention at its current site; and if it is a commercial operation that a viability test has demonstrated that the use is no longer viable and that all reasonable efforts have been made to sell or let the property at a realistic price for a period of at least 12 months.
- 5.2 The existing building is in need of repair work, and as such would require financial investment to re-commence the existing use. Given the size and scale of the facility, the required investment would render the business unviable, especially in light of the average income from a single table. The premises have been vacant for the last 3 years, with no interest generated during this time for its purchase for its current use. As such, it is considered that the loss of this building would be permitted under policy CT3 of the Core Strategy.
- 5.3 It is considered that the premises could be extended, to create a larger table provision internally, potentially making a more viable business model, however this would require significant capital investment. However, this strategy is considered unsound, as there are competing clubs locally<sup>1</sup>, and no guarantee that increased table provision would

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<sup>1</sup> Over 10 clubs within 30km of the site, and many more pubs and bars offering table provision in excess of the below dedicated facilities:

9km – New Road Bowls and Snooker Club, North Walsham

10km – The Morley Club, Sheringham

21km - Norwich Snooker Academy, Unit 24F, Earl Road, Rackheath Industrial Estate, Rackheath, Norwich, Norfolk, NR13 6NT

21km - Broadland Snooker Centre, Reepham Road, Norwich, Norfolk, NR6 5NX

22km - West End Cue Club, 20 West End, Costessey, Norwich, Norfolk, NR8 5AG

24km - Woodside Snooker Centre, 125-129 Woodside Road, Norwich, Norfolk, NR7 9HA

actually result in increased revenue, as demand is uncertain. Especially in light of the large clubs (New Road Bowls and Snooker in North Walsham, and The Morley Club in Sheringham) offering multiple tables as well as ancillary bars and adequate car parking in under 10km of the site. Furthermore, given the sites rural location, and limited parking provision, only residents from Aldborough, Alby, Alby with Thwaite, or Erpingham, would likely visit on foot, with other users having to drive from further afield, resulting in a dependency upon private transport to sustain a larger business model.

- 5.4 Interestingly, the loss of this facility would improve the viability of the other existing nearby facilities, where patrons that would have used Alby Billiards Club would access the other remaining clubs. As such, the loss of this facility would better secure the long-term future of other local facilities.

## 6.0 Self/Custom Build dwellings

- 6.1 The application proposes two self/custom build dwellings in an area where no local self or custom build plots are available. The Core Strategy has no relevant policies relating to custom or self-build dwellings, therefore the NPPF becomes relevant with paragraphs 62, whereby planning policies should reflect the needs of different groups within the community, including those “wishing to commission or build their own homes.” Under Section 1 of the Self Build and Custom Housebuilding Act 2015, Local Authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. Local Authorities are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand.
- 6.2 North Norfolk District Council currently have an established need for 15 plots, with 8 of these having been carried over from last year.<sup>2</sup> As such, there is an existing unmet need to provide for custom/self-build plots as per the above regulations. The application proposes two such plots and as such would meet not only an identified need, but a need that has failed to be addressed for over the last year.

## 7.0 Previously developed land

- 7.1 The site, being land, which is occupied by an existing billiards club, parking and other elements of hard standing is clearly previously developed land. Section 11 of the NPPF emphasises that local planning authorities should place an emphasis on the development of brownfield land, and in further accordance with that chapter, the re-use of this small parcel of land for housing would be an effective use of the land.

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24km - Rileys Norwich, 77-87 Magdalen Street, Norwich, Norfolk, NR3 1AA

24km - Clarkes Snooker Club, 85 Barker Street, Norwich, Norfolk, NR2 4TN

28km - Pot Black Snooker Club, Cattle Market Street, Fakenham, Norfolk, NR21 9AW

30km - Woodside Snooker Centre, 18-19 Bertie Ward Way, Dereham, Norfolk, NR19 1TE

<sup>2</sup> Please see Annex 2.

## 8.0 Small site

- 8.1 Paragraph 69 of the NPPF states that “small ... sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should ... support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.”
- 8.2 Therefore paragraph 69 would constitute a supporting, material consideration in assessing this application for two dwellings on this small, sustainable site.

## 9.0 Low-Carbon & high-quality design

- 9.1 The proposal by virtue of being high-quality custom dwellings, which would include considerable environmental/energy benefits (in terms of low-carbon construction and on-site energy saving/renewable generation aspects). As such, the proposal would be an exemplar for innovative or high-standard design/construction in this rural area, which is further supported by paragraphs 134 and 158 of the NPPF.

## 10.0 Character and Appearance

- 10.1 The application proposes development that would continue the existing linear pattern created from the houses along Church Road. Therefore, the proposed development of two semi-detached dwellings would adhere to the existing grain of development. Furthermore, given the previously developed nature of the site, and its setting (surrounded by roads, equine development, and housing) the development of the site would form a natural infilling and continuation of the characteristic linear development.
- 10.2 The proposed dwellings are in outline, with all matters reserved, meaning that the end design will be customisable through the reserved matters process for the end occupier. This allows for flexibility in the finished design; however, a design code could be conditioned regarding the design or materiality across the two at this stage of the process. It is considered that the streetscene is one of a varied design, with different dwelling types and materials being prevalent. As such, it is considered a wide range of materials and design features could be incorporated that would be both sympathetic to the local vernacular, whilst increasing the local quality of design.
- 10.3 As such, it is considered that the proposal is in accordance with NPPF paragraphs 132 to 134 as well as EN4 of the Core Strategy and the North Norfolk Design Guide.

## 11.0 Amenity

- 11.1 The application proposes two semi-detached dwellings capable of exceeding minimum space standards, as well as providing good sized amenity spaces that exceed the

minimum requirements of the North Norfolk Design Guide. Furthermore, the site is located in a great location with easy access to the surrounding countryside with several local walks along the nearby PROWs. Given the proposed dwelling sizes, it is considered entirely feasible that good internal room sizes can be secured, as well as plenty of natural lighting from fenestration.

- 11.2 Regarding neighbours, the proposed dwellings would be located a suitable distance from numbers 11 and 12 Church Road. As such, given the relative separation distance and the likely boundary treatments, it is considered that no overlooking, overshadowing, or overbearing would result from the proposed development. It is therefore considered that the proposal would have an acceptable impact on neighbouring and future occupiers amenity in accordance with policy EN4 of the Core Strategy.

## **12.0 Sustainability and Renewable Energy**

- 12.1 The application is in outline; however, a sustainability statement has been prepared by the architect, and is attached as Annex 1 of this Planning Statement.
- 12.2 In summary, the application proposes a range of renewable technologies as well as good practices to minimise energy usage as well as maximise natural light gain and heat retention. It is considered that as such, the proposal will result in two environmentally sustainable dwellings, with a minimal carbon footprint and great long term energy efficiency credentials.

## **13.0 Access and Parking**

- 13.1 Safe access and egress is achievable with the necessary visibility splays. As such, it is considered that the proposal would have an acceptable impact upon the highway network, whilst also providing adequate onsite secure cycle and car parking in accordance with policies CT5 and CT6 of the Core Strategy.

## **14.0 Ecology and Biodiversity**

- 14.1 *Ecological Impact Assessment*  
An Ecological Impact Assessment has been undertaken by Glaven Ecology. The Assessment states that the proposed development would be acceptable and that a number of enhancements could be incorporated into the proposal to aid local ecology.
- 14.2 *Arboricultural Impact Assessment*  
An Arboricultural Impact Assessment has been prepared by AT Coombes Associates which assesses the impact of the proposed development. In summary, all trees on site can be retained and protected.



- 14.3 Overall, the proposed development would not be detrimental to local ecology or wildlife. Instead, the proposed development, through the reserved matters stage and detailed landscaping plans could result in a net gain for biodiversity across the site with a complimentary planting regime. At this stage, the proposal would not detrimentally impact any protected species or existing vegetation, and as such has the potential in resulting in a positive for biodiversity in accordance with policies SS4 and EN9 of the Core Strategy and paragraph 174 of the NPPF.

## **15.0 Waste and Recycling**

- 15.1 It is considered given the provision of a large garage, and the space on site that adequate refuse storage is provided, which would also mean that rubbish is concealed and not left publicly visible. On collection days refuse can be wheeled to the front of the site in a similar manner to the neighbouring dwellings.

## **16.0 Flood and Drainage**

- 16.1 The application site falls within Flood Zone 1 and there are no known instances of detrimental surface water flooding. As such the proposal is considered to be in an appropriate location that would not result in a risk to life of future occupiers or neighbouring occupiers in accordance with policy EN10 of the Core Strategy and Section 14 of the NPPF.

## **17.0 Conclusion**

- 17.1 Overall, the application proposes a mostly policy compliant development, that not only adheres to the local development plan, but is clearly aligned with both the emerging development plan and the National Planning Policy Framework. The application would see the erection of two semi-detached self/custom build dwellings in a sustainable location, on previously developed land, resulting in an appropriate, low density infill proposal.
- 17.2 Furthermore, the application would tidy up an unattractive site, whilst supplementing the local rural economy and directly enhancing the viability of other local billiard and pool facilities. The application therefore constitutes a proposal which provides significant public benefits, makes the most efficient use of the land, and ultimately provides two, high quality, self/custom build dwellings for active families desiring a sustainable and semi-rural lifestyle.

Annex 1 – Sustainability Statement

# **Sustainability Statement**

## **2no. Proposed New Dwellings at**

### **Church Road, Alby**

23/08/2021

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Sustainability and energy efficiency are a key consideration of the proposal.

In respect of the energy efficiency the first points to consider are the requirements for the external envelope of the dwellings. We therefore take the Building Regulations Approved Documents into consideration, Part L1A, Conservation of fuel and power 2010, 2013 edition incorporating 2016 amendments.

The energy performance of the dwellings will be assessed using the Government approved SAP2012 methodology. The limiting fabric parameters for the various elements are shown as follows.

Roof: 0.20 W/m<sup>2</sup>K

Wall: 0.30 W/m<sup>2</sup>K

Floor: 0.25 W/m<sup>2</sup>K

Party wall: 0.20 W/m<sup>2</sup>K

Windows and doors: 2.00 W/m<sup>2</sup>K

Air permeability: 10.0m<sup>3</sup>/h m<sup>3</sup> at 50 Pa

The proposed 'U' values for the various elements are shown as follows.

Roof: 0.10 W/m<sup>2</sup>K

Wall: 0.17 W/m<sup>2</sup>K

Floor: 0.11 W/m<sup>2</sup>K

Party wall: 0.20 W/m<sup>2</sup>K

Windows and doors: 1.20 W/m<sup>2</sup>K

Air permeability: 3.0m<sup>3</sup>/h m<sup>3</sup> at 50 Pa

Critical junctions around openings and differing elements are to be constructed in accordance with the relevant selection of Accredited Construction Details to ensure control of thermal bridges. This will enable the proposed dwellings to have a reduced heat loss value, being better insulated with no external gaps to allow external cold air to enter the building. This will overall reduce the demand for internal heating during cold periods.

## **Design**

The proposed dwellings shall be constructed in such a way as to incorporate as many Passive Haus principles as possible. Dwellings are located to maximise solar gain, without conflicting with the character and appearance of the streetscene. Additionally, fenestration placement shall be located to also maximise solar gain and avoid poor outlook or shadowing which would result in more reliance upon internal illuminations.

## **Joinery and Materials**

Doors and windows are to be timber, from a certified source with Forest Stewardship Council (FSC) and Programme for the Endorsement of Forest Certification (PEFC) accreditation. Materials are to be responsibly sourced from sustainable suppliers where possible.

Insulation materials are to have zero ozone depletion potential (zero ODP) and low global warming potential. This will further reduce the footprint and impact of the dwellings upon the wider environment.

## **Electrical**

Any external lights are to be dedicated energy efficient fittings with luminous efficacy greater than 45 lumens per circuit watt, security lighting to have a max wattage of 150W and PIR devices and daylight sensors. Furthermore, any external lighting shall be fitted with 'caps' and 'shrouds' ensuring minimal light spillage reducing light pollution and impact upon local ecology. A by-product of this will mean a more focused source of light reducing the need for a proliferation of external lighting.

Internal lights are to be 100% dedicated energy efficient light fittings.

White goods should achieve either an A or B rating.

A smart meter is to be installed with energy consumption data displayed to inform the future occupants on their energy usage, so they can actively respond to lower energy usage.



**Renewable Technologies.**

Individual air source heat pumps (ASHP) will be installed to suit the size of each dwelling, this will serve under floor heating to the ground floors and radiators to the first floor. This will feed a pre insulated hot water cylinder, sized as appropriate. Photovoltaic panels are also to be installed to the south facing roofs. Size of array to be calculated during the SAP assessment to accompany the building regulation submission.

### Bicycle Storage

Rear garden sheds will be provided for adequate and secure cycle storage. For 2 cycles provide 2m x 1.5m. These shall be designed from durable and sustainable materials, ensuring they do not require excessive maintenance or unnecessary replacement.

### External Clothes Drying

Externally there will be a secure clothes drying space with a minimum of 6m of drying line provided.

### Home Office

It is suggested that a space will be available for a home office. The area will have adequate ventilation and daylight. Suitable power sockets and telephone points to allow for telephone and broadband.

### Indoor Water Use

Water consumption should be limited, it should be no more than 105 litres per person per day. Kitchen taps to have flow restrictors to 6 litres/min. Provide bath (150 litre capacity to overflow). Basins to have flow restrictors to 6 litres/min. Dual flush WC's providing 6/4 litres to be installed. Showers to have flow rate of 9 litres/min.

### External Water Use.

Rainwater collection to be by means of rainwater butts.

### Refuse Strategy

The local authority operates a fortnightly, alternating wheelie bin collection for domestic refuse. Black wheelie bins being provided for non-recyclable waste, green wheelie bins for recyclable waste and brown bins provided for garden waste which will then be composted. Internally, storage bins for non-recyclable and recyclable waste, each no smaller than 7 litres and with a minimum total capacity of 30 litres and situated within the kitchen cupboards of each dwelling.

An adequate external storage space for at least 3no. 240 litre wheelie bins will be provided by the local authority for collection.

### Home user Guide.

A home user guide incorporating operation and maintenance manuals is to be provided for the end user to enable the best and most efficient operation of the mechanical and electrical installations.

## Conclusion

This statement sets out the intentions of the applicant to provide a pair of dwellings that are highly energy efficient. Fabric energy efficiency will be excellent, controls of space heating and water heating installations will be highly effective in ensuring that energy is not wasted and only called upon when required. Ventilation will be similarly controlled. Accredited construction details will be followed to alleviate issues with cold bridging. Renewable technologies will be utilised. CO<sup>2</sup> emissions will be greatly reduced. Following the above guidelines an Energy Performance Certificate (EPC) rating of A would likely be forthcoming. Therefore, each dwelling will perform far in excess of the level required under the current building regulation standards. This therefore means they will require a lower cost for heating and living in, aiding in the fight against fuel poverty whilst encouraging a more sustainable lifestyle for future inhabitants and providing two high quality family homes.

## **MIKE LEE ARCHITECTURAL SERVICES**

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## Annex 2 – Email correspondence from Chris Brown at North Norfolk District Council.

Hi Alastair,

The need for 15 plots is established on the current register period 31 October 2020 to 30 October 2021, of which 8 persons had not established their need for a self-build plot in previous register periods.

To my knowledge, no permissions have yet been granted which bring forward self-build plots that people may acquire on which to construct a home (30 plots pending approval at Fakenham). As ever, there is context for this.

The Council has received very few planning applications (two or three to my knowledge) where an element of the proposal involves the provision of serviced self-build plots. This does not include single building plots which of course have always been able to be come forward and be 'self-built'. Even in those two or three cases I recall issues with validation or applications being withdrawn.

There is a current and future policy mechanism for bringing forward self-build opportunities:

The Council has tried to allow for self-build by requiring that a proportion of plots be provided on major development schemes in return for available incentives (such as a reduction in the amount of affordable housing to provide on large schemes) which result in the quick delivery of housing. Our [Housing Incentives Scheme](#) incorporates this requirement but I understand that take-up of the scheme has petered out in recent years. The scheme will run until the new Local Plan is adopted (estimated late 2022).

Our emerging Local Plan policy on housing mix includes that a proportion of self-build plots must be offered on sites over a certain size.

In the absence of an adopted policy requirement for serviced custom and self build plots as part of a developments housing mix, planning officers will negotiate for self and custom build opportunities where appropriate. As you know, [PO/17/0680](#) is set to provide up to 30 serviced plots for self and custom build purposes at Fakenham, subject to reserved matters application.

I hope this helps.

Kind Regards

Chris Brown  
Project Support Officer (Planning Policy)

**Chris Brown**  
Project Support Officer



**Digital Finance Project  
of the Year for COVID-19  
Business Grants**



SRV Performance Awards 2021

**FINALIST**

EXCELLENCE IN INNOVATION  
(SERVICE DELIVERY)

North Norfolk District Council

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- Consultation strategy
- Design and Access Statements
- Development briefs
- Development feasibility
- Enforcement matters
- Listed building consents
- Master planning
- Neighbourhood planning
- Regeneration
- Planning applications
- Planning appeals
- Strategic land

#### Sectors:

- Agriculture
- Agricultural diversification
- Commercial
- Community and Social
- Conservation
- Education
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- Heritage
- Housing
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