



Project No:	2184 - 22
Site Address:	Infill Site South of: ARDEES New Road North Runcton Kings Lynn PE33 0QR
Description of Works:	2 x Detached dwellings and landscaping works incidental to the development area.
Additional Information:	Plan details 2184-22-2 / 2184-22-3 / Design & Planning Statement

1.0 INTRODUCTION

This statement outlines the design proposal for the development site and demonstrates how David Taylor Associates (UK) Ltd has addressed important guidelines from the Borough Council of Kings Lynn & West Norfolk, and the North Runcton Parish Neighbourhood Plan 20176– 2026 as adopted October 2017.regarding design criteria and the impacts of the proposed building on the surrounding area, environment, biodiversity, and the development proposal contribution “or assessment” to the location.

1.1 LOCATION, CONTEXT & ENVIRONMENTAL

The development site is located at:
South of ARDESS New Road North Runcton Kings Lynn Norfolk PE33 0QR

The site “infill” is Located within a built-up area of North Runcton, and which is predominantly rural in nature, and the overall site measures to approximately an overall size of 2,412²m - 0.023 hectares. The Infill parcel of land forms a part of the North Runcton Caravan and Camping club, but as over the years reduced in its use and full occupancy potential. This Infill Site area is denoted as outside of the settlements and sites Boundaries as identified within the SADMP management plan but is identified as a rounding of; of the village boundary and a closed infill to the village on approach via New Road.

North Runcton is a small Hamlet, and which is centred on New Road, Rectory Lane, Common Lane, with All Saints Church and a small village green, encompassed by the main through transport corridors of movement being the A47 and the A10. Over the years a number of small developments have occurred, and these are distinctive with the heritage of North Runcton and as good transport links to all surrounding areas and larger locations such as Kings Lynn and Norwich and with a regular bus service.

The pattern of the village is fluent and infill “or intervening” voids have been in filled with development over the years. The mature landscape of the surrounding areas provides the village a rural enhancement with frequent glimpses to the open countryside, and for the purposes of local government, it falls within the district of King's Lynn and West Norfolk.

There is a significant “and protected” Oak Tree on the site and an Arboricultural assessment is considered a requirement for this site as part of any planning application for consideration. This tree will be retained insitu.

An Ecology Survey has not been carried out and the parcel of land is considered to be of a very low requirement to this planning process.

This Infill Site area is denoted as outside of the settlements and sites Boundaries as identified within the SADMP management plan and there are no environmental or conservation designations for the site which would prevent its consideration for planning consents. The site is also unconstrained and there are no landscape designations that affect the site, and the site area has a slight incline to it off, +/- 9.75m

2.0 SITE ASSESSMENT

The application seeks outline planning consents for the development of a two detached dwellings with landscape works incidental to the development. The dwellings would be of a characteristic and contemporary arrangement with associated landscape works carried out as incidental to the development success.

The general area form and character is predominantly made up of early to mid-19th century and more modern contemporary properties and aesthetics, primarily of a detached nature and with variable building heights in certain locations.

The Principal Street scene from New Road is of a mixed building variety and mixed aesthetics. The general area and street scene is a mix make up of detached and Semi-detached dwellings of bungalows, 2 storey houses, with variable conversions and extensions carried out to a number of properties.

Materials in the vicinity of the site are mixed, with a variety of red / brown brickwork. Roofs are completed with predominantly concrete pantiles of a varying colour and manufacture and glazing in the area is predominantly of a White or brown colour UPVC.

This site presents an ideal infill opportunity to site 2 houses in the positions as shown on the indicative site plan, with integral garages and appropriate sized gardens and access parking areas. The dwelling footprints can accommodate 3 to 4 bedrooms and offer ample area to accommodate extended family members where necessary. The whole site area = 0.023 hectares (2.412²m)

3.0 PLANNING HISTORY

None

4.0 INVOLVEMENT

There has been no direct involvement with the planning department in the form of an informal application regarding this submittal; however general “and in brief” fleeting external discussions been entered into and generally statutory enquires have been carried out with favourable responses being acknowledged.

5.0 EVALUATION

There are no development boundaries for North Runcton, being that of a smaller Hamlet, however this infill site is recognised as being outside of the settlement boundary.

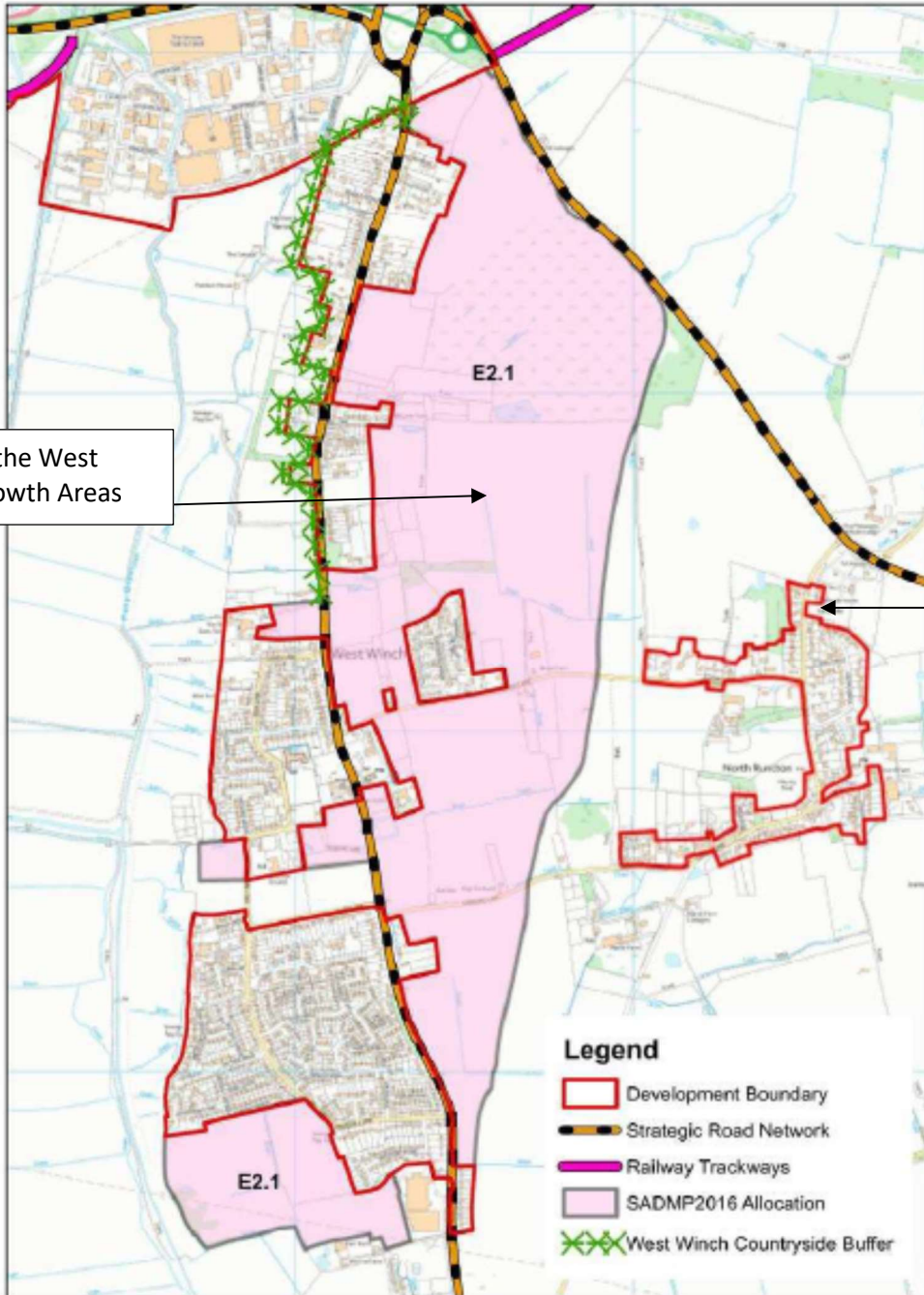
It is recognised that Infill development makes an important contribution towards housing supply, character, and delivery, and it enables more people to live in desirable sustainable locations. It is also important to remember that such development needs to be appropriately located and of an appropriate nature.

The overall size of the site “and its position” provides an opportunity for an attractive sustainable development, “an enhancement to the location” and which would be making the continued best use of the land whilst providing much needed valuable housing and growth to the localised areas. The layout proposal submitted represents the efficient and continued use of land for a modest development and which would reflect local preferences.

Infill and rounding off development can make an improvement to the street scene where a gap has been left, and it also provides the opportunity for growth without spoiling the form and character of the settlement. Therefore, as DM3 C.4.5 advise ‘s very modest housing growth for Smaller Villages and Hamlets will be permitted in the form of limited infill development, as set out in the Policy, and rural exception sites which provide affordable housing for local people.

Primary issues considered are as follows:

- Development in Smaller Villages and Hamlets
- An appropriate layout and design of building that reflects the existing locality and environmental advice and recommendations which includes the prevention to excess land flooding. (Principle of Development)
- Development that does not compromise the residential or visual amenity of adjacent land uses. (Impact upon the Character and appearance of the area)
- The implications for development of the land given its location.
- The existing land use, and the compatibility of development with these land uses, and impact upon neighbour amenity.
- The character and setting of the immediate locality, and issues of street scene and layout.
- Highway safety issues.



Indicates the West Winch Growth Areas

Infill Site

Inset E2 West Winch

Evaluation cont.....

Primary issues which have been addressed in the proposal are as follows:

- An appropriate layout and design that reflects the existing locality.
- Development that does not compromise the existing residential or visual amenity and enjoyment of adjacent land uses.
- The implications for development of the land given the location and the existing land and occupation, and the compatibility of the project proposals upon neighbouring land uses.
- The character and setting of the immediate locality, and issues of street scene and layout, and Highway safety issues.

Kings Lynn & West Norfolk local plan implies that new development will be permitted in such areas providing it is well designed and pays due regard to the building characteristics of the locality and surrounds, and it is therefore suggested that this proposal would be appropriate.

It is suggested that this site and location is a retained and sustainable proposal which would be appropriate and would deliver high quality homes to the character of the locality.

The design and materials to be used would reflect the character of the locality.

Relevant Policies to this proposal and for consideration would be the Site Allocations and Development Management Policies Plan (2016)

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM3 – Development in Smaller Villages and Hamlets

DM15 – Environment, Design and Amenity

DM17 – Parking Provision in New Development

DM19 – Green Infrastructure/Habitats Monitoring and Mitigation

Local Development Framework – Core Strategy (2011)

The following policies of the SADMP are considered relevant to the determination of this planning application:

CS01 – Spatial Strategy Policy

CS02 – Settlement Hierarchy

CS08 – Sustainable Development

CS10 – The Economy

CS11 – Transportation

CS12 – Environmental Assets

The (NPPF) provides the presumption in favour of sustainable development and approving development proposals that accord with the policy guidelines and recommendations.

The overall size of the site “and its position” provides an opportunity for an attractive and sustainable infill development, “an enhancement to the location” and which would be making the continued best use of the land whilst providing much needed valuable homes and growth to the localised areas.

National Planning Policy

The following sections from the NPPF that are considered relevant to the determination of this planning application:

- 2: Achieving sustainable development
- 5: Delivering a sufficient supply of homes
- 9: Promoting sustainable transport
- 12: Achieving well-designed place

The relevant sections of the PPG that are considered relevant to the determination of this application includes:

- Determining a planning application
- Design

The King's Lynn and West Norfolk Local Development Framework Core Strategy.

The Core Strategy sets out the spatial planning framework for the development of the Borough up to 2026 and provides guidance on the scale and location of future development in the Borough. It contains strategic policies on a range of topics that include the environment, employment, infrastructure, and housing and the Core Strategy, was adopted by the Council in 2011.

The Site Allocations and Development Management Policies Plan.

The purpose of the SADMP is to complement and facilitate the implementation of the Core Strategy by providing detailed policies and guidance and The NPPF sets out a presumption in favour of sustainable development and approving development proposals that accord with the development plan.

North Runcton & West Winch Parish Council Neighbourhood Plan

The objectives and observations of the Neighbourhood Plan have been concluded on a variety of sources to support the information required and these include.

- The strategic Environmental Scoping Report
- The existing BCKLWN Local Plan
- The new and emerging BCKLWN Local Plan 2019 (which proposes development through to 2036).
- The Norfolk Minerals and Waste Core Strategy and Development Management Policies (DPD) which forms part of the Development Plan for Norfolk.
- The West Winch Growth Area/s

Primary issues which have been addressed in the proposal are as follows:

- Community Vision and Objectives
- Key Principles in addressing the Location and accommodation that would be appropriate.
- Local Heritage (WA02) and sustainable drainage (WA04)
- Design Principles for North Runcton (WA07)
- Provision for vehicle parking and movement (WA10) Provision for Bicycles (WA11)
- Adequate Outside Space (WA12)
- Bin Storage (WA13)

- **DM3 – Development in Smaller Villages and Hamlets**

- (C.4.5) The Borough Council has identified that there is a potential need, in addition to general rural development, for a modest amount of development in smaller villages and hamlets to reflect local preferences (in conformity with the Government's localism agenda), allowing the settlements to adapt to changing needs and to help deliver the National Planning Policy Framework's aim of Significantly boosting the supply of housing. Therefore, very modest housing growth for the Smaller Villages and Hamlets will be permitted in the form of limited infill development, as set out in the Policy, and rural exception sites which provide affordable housing for local people.
- (C.4.3) Policy CS06 (Development in Rural Areas) indicates more modest levels of development (relating to the larger 'Key Rural Service Centres' and 'Rural Villages') will be permitted to meet local needs and maintain the vitality of these settlements where this can be achieved in a sustainable manner. Core Strategy Policy CS02 '(Settlement Hierarchy)' states development in 'Smaller Villages and Hamlets' will be limited to specific identified needs only.

Relevant Local and National Policies

- National Planning Policy Framework: Delivering a choice of high quality homes.
- Core planning principles (roles and characters of different areas)
- para 50: Delivering a wide choice of high quality homes.
- para 54 & 55: Housing in rural areas
- para 69: Localism.

Paragraph 130 of the NPPF sets out a number of factors that planning policies and decisions are expected to achieve, including that developments should function well and add to the overall quality of the area, be visually attractive as a result of good architecture, layout, and appropriate and effective landscaping, whilst also being sympathetic to the local character and history, including the surrounding built environment and landscape setting.

In line with the requirements of policy CS10, the proposed designs will respond appropriately to the surroundings, and which will recognise the existing character of the area. The designs will be carried out from further robust assessment of the site and area and the context in which it can and will be seen. The buildings will sit comfortably in their surroundings, making use of this underutilised space and providing accommodation that leaves space around it and respects the site's size and location.

The proposed designs will be of a high sustainable standard and will fit in well within the surroundings, having no detrimental impact on the surrounding character of the area due to their locations, Orientation, and design layouts.

The proposal is considered to comply with the respective elements of the NPPF and the Council's design policies.

Paragraph 8 of the NPPF sets out three objectives to achieving sustainable development;

- an economic objective – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available to support growth, innovation, and improved productivity, and by identifying and coordinating the provision of infrastructure;
- a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an environmental objective – to contribute to protecting and enhancing our natural, built, and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change.

This scheme proposal satisfies all three of these objectives.

“Sensitive infilling of small gaps within small groups of houses or minor extensions to groups may also be acceptable though much would depend on the character of the surroundings and the number of such groups in the area”.

Although the site is rural in nature it is well related to Kings Lynn and surrounding areas and service centres which provide all key facilities. The development would not constitute an infringement on the countryside due to its well defined residential boundaries and the submitted layout describes a well detailed site and homes which will provide a positive addition to the local area and allow families to live sustainably in the local area.

- **Area Images in close proximity to the Infill Site**



The Site and Oak tree location & the Site and New Road to the North



The Site and tree location & the site and New Road the the South



The Site and properties either side of the open area

- A Variety of mixed dwelling aesthetics in close proximity to the Infill Site



6.0 DESIGN

In terms of design and impact on character and appearance of the amenity and street scene, it is noteworthy that there are no specific local design criteria's set out in the core strategy or any supplementary planning documents. It is however accepted that development should be in keeping and therefore matters of design, style, size, scale, and massing are to be considered.

Policy DM15 and the North Runcton & West Winch Parish Council Neighbourhood Plan addresses the main criteria for the Environment, Design and Amenity requirements and it is considered that this proposal responds positively in regards of scale and layout to the setting, and which would be complimentary to the street scene of New Road

The site is predominantly an infill site, and which sits between the dwelling ARDEES to the north and a modest bungalow to the south with North Runcton Caravan Park located to the east.

Given the mixed aesthetics and variable designs in the area the proposal is to develop the site with 2 dwellings which will offer designs and spacious layouts of a high standard to reflect the mixed and variable variety of local aesthetics and variable character of the area.

The front facades would be designed to an aesthetic format and balance complimentary and sympathetic to the locality and adjoining properties and would be designed to have minimal impact upon the built-up surroundings and would not impede or affect adjoining landowners.

The proposal is a site infill consideration for 2 x two storey dwelling house's and which would not be intrusive or incongruous or sit out of place in terms of design or scale and would visually be an enhancement to the area "the infill areas" and principle view via New Road.

The buildings would have a more modern contemporary presence, and which would incorporate a modern mix of materials. The designs "*to follow via a reserved matter planning application*" will offer fenestrations to the main living areas and will be concentrated to minimise any impact and potential significant impact on neighbouring occupiers to neighbouring" properties. The dwellings would be sited to ensure greater distance is maintained to the boundaries and which will create more recreational / garden and vehicle turning areas.

Plot 1 would be of a 3 to 4 bedroom unit with spacious parking and garden recreation areas to the front and rear, and plot 2 would be of a 3 to 4 bedroom unit with spacious parking to the front and rear and with integral garage's. The principle Oak Tree would be retained within the front garden area's and excavations would be designed to be none intrusive where located within the root protection area.

The overall depths of the dwellings would be to a similar depth of those in the locality and which enables better living accommodation and spacious movement and enjoyment. The location of the dwellings would incorporate more than adequate space between and around the building for garden recreational use, general storage, communal bin storage and ample vehicle parking and turning and the dwellings will be screened and enhanced by the oak tree position.

The buildings will be designed to high energy performance standards and ensure comfort of room occupancy throughout, with adequate higher levels for mean of egress, and the building internal room areas will accord "and exceed" with the National minimum space standards, and all room areas will be designed to allow for disabled manoeuvrability and inclusive occupancy.

The new dwellings would be developed to high energy performance standards and with a of use modern, efficient materials and sustainable principles throughout to justify the embodied energy of the build against lifetime energy savings made.

The dwellings would include:

- Air Source Heat Pumps
- High Levels of fabric insulation and airtight construction
- Mechanical ventilation and Heat Recovery
- Low energy light fittings
- Rainwater Collection Butts connected to the surface water drainage system.
- Water saving taps and utilities with flow regulating access valves.
- Dual flush sanitary systems
- (Superior High Energy Glazing) to all windows and doors
- Solar PV Systems to the roof planes and generating approx 355W of energy in strong sunlight conditions.
- Sustainably sourced soft wood joinery
- Electric Vehicle Home charging infrastructure

The heat/energy loss of all individual elements of the buildings development such as walls, floors, windows, roofs etc. will all been designed to either meet or exceed the requirements of the building regulations and statutory guidance and this will equate to a vast improvement in energy efficiency and lower running costs over the life span of the houses.

The core principles of Passive House standards would be adopted to ensure that Quality, Comfort, and energy efficiency are achieved.

7.0 AMOUNT & FORM

The proposal represents a continued efficient use of the land and coupled with this would present an enhancement to the visual appearance of the area and street scene of New Road. This proposal will also maintain affordable accommodation on the private market and would cause no material impact to neighbour properties or amenities, in terms of loss of light, noise or privacy loss.

8.0 USE

The use of the land for residential development is clearly advantageous in terms of the existing amenity and outlook of adjacent residential dwellings, and there would be sufficient space within the site curtilage to provide a level of obscured storage and vehicle movement and parking for the proposed users.

9.0 SCALE

The dwellings eaves and ridge heights will be designed with the neighbouring two storey dwelling ARDEES as a reference. The new dwellings will fit comfortably to the road scene and will have minimal impact on the character of the area.

Plot 1 0.12 Hectares - Plot 2 0.11 Hectares

Further levels and visual dimensions to the scale would form a part of the reserved matters application to follow.

10.0 APPEARANCE

It is proposed that the dwellings will be constructed in Brickwork which would be complimentary to the local aesthetics and would be of 65mm Audley Antique type, or that of a similar quality with soldier course brickwork to principle openings. An element of render infill and composite cladding would also be implemented.

Roof tiles would be of Marley "or that of similar quality" Ludlow Major type with a granular finish and of an old English dark red colour. Facia and soffit board would be fixed to the eaves and gable end sections and would be finished in a UPVC Cladding.

All Glazing would be of casement type anthracite finish with Black finished composite doors to the front elevations. Bi-fold concertina doors would be located to the rear elevations and the overall glazing as depicted will offer a high energy aesthetic balance and presence to the principal facades and will have a strong visual presence.

Glazing will be avoided to the side Gable end areas so as not to impose and overlook to the neighbouring properties.

By developing the site in this way, it will provide an element of harmony and contemporary outlook to the surrounding areas and will also offer further interest provided by the shading and textures incorporated into the overall design. The side and rear facades will have strong aesthetic elements and presence, and by developing in this way, it will provide an element of harmony and outlook to the surrounding areas.

This proposal represents a reasonable, sustainable, and creative development to the setting of this site and one that will provide functional and attractive homes, and which will maximise and harness the visual surrounds of this current "and open" location.

11.0 THE PARTY WALL Etc ACT 1996

The civil administration of the Party Wall etc Act 1996, would be determined at the full design and planning application stage.

12.0 ACCESS / PARKING

The speed limit within the vicinity of New Road is 30mph and Visibility in both the critical and non-critical directions is considered satisfactory at the main driveway locations.

Vision splays will be improved by re-orientating the front boundary wall of ARDEES and the boundary frontage of the bungalow to the south. Both properties are in the ownership of the client, and this can be achieved without legal consideration.

The driveways and parking areas will be of permeable resin bond finish and in accordance with the new approved document S, an appropriate vehicle charging point will be located to the properties with appropriate infrastructure installed to allow additional charging units to be added when required.

13.0 DRAINAGE AND FLOOD PREVENTION METHODS

The site falls outside of an identified site area on the Environment Agency Flood maps for planning, but an area which would benefit from flood defences in regards of surface water accumulation. The area is not vulnerable to flooding.

The surface water drainage systems would be installed to create attenuation systems which are environmentally friendly and SuD's compliant, and rainwater collection butts will be located to designated rain water pipes which will ensure that collected roof run off rain water can be re-used to garden and other associated planting areas.

Flood Resilient Measures would be implemented to the ground floor areas and would incorporate:

- Internal Floor levels will be set no lower than 300mm above the external finished ground levels,
- Ground underside of block & beam floors will be tapered and tapered to form a fall to a central drain area to disperse of an event of built up flood waters.
- Walls at the ground floor would be of a cavity construction with internal solid render and plaster finishes up to first floor (top side) level with dot and dab boarding continuing thereafter.
- AFS Flood Sentry vent guard airbrick covers will be provided and made available to close of any air vent units in the event of any flooding.
- Forge Ant-Flood Valves "or similar" will be installed to the foul drainage system so as to prevent flood waters throwing back into the building areas.
- Overflow pipes will be located a minimum 450mm above finished floor levels.
- Power points / Switches are to be located no lower than 450mm above the

finished floor levels, and light switches, Thermostats, consumer units are to be located no lower than 1.200m above the finished ground floor levels.

14.0 DISABLED ACCESS & Liability Testing (2015)

The proposed development would be constructed fully in accordance with Part M of the Building Regulations in respect of disabled access & manoeuvrability and access points would be provided from flat and level surfaces. Given the level nature of the site, it should provide easy access to all parts of the site and provide a public benefit through the construction of accessible hard-standing areas.

A liability "or needs test" in accordance with Part M (2015) is not provided as part of this application proposal.

15.0 (ENVIRONMENTAL) Air, Sound & Overheating Quality & Management

It is not anticipated that this development proposal would have any significant impact on the air quality management (AQMA) of the area. The development proposed is not anticipated to increase "or lead to" an increase of annual daily traffic, or an increase "or change" to traffic speed.

Acoustics, Ventilation and Overheating design principles will be evaluated in the design layout to prevent noise ingress to the occupants and adjoining neighbours along with overheating of the additional areas to the building maintaining acoustic and thermal comfort throughout.

16.0 CRIME AND DISORDER (Crime & Disorder Act 1998 and as amended by the police reform Act 2002)

Under Section 17 of the Crime and Disorder Act 1998, Local Authorities are required to consider the potential implications of development on antisocial behaviour and crime and has a general duty under Section 17 "to do all that it reasonably can to prevent crime and disorder in its area."

Crime prevention methods will be taken into consideration within the dwelling designs and given locations; these will include,

- The open spaces provide due regard for natural surveillance.
- External Doors would be to a security enhanced PAS 24 standard and weather resistant to PAS 23 Standard, with all external Windows security enhanced and tested to meet BS 7950 1997 & BS 6375 Part 1 & 2. Doorsets will be to be certified to PAS 23-1:1999 General performance standard for door assemblies.
- Door locking systems would be compliant to BS EN 1303 Grade 5 security and grade 0 attack resistances. Certified to BS 3621:2007, BS 8621:2007 or BS 10621:2007.
- Glazing to doors would be of laminated glass and Doorsets would be certified to the draft amendment of PAS 24:2007

17.0 SUSTANABILITY STUDY & OBJECTIVES

Interpretation of a sustainable development is one that meets the needs of the present without compromising the ability of future generations to meet their own needs.

sustainable development involves seeking positive improvements in the quality of the built, natural, and historic environment, as well as in people's quality of life whilst improving the conditions in which people live, work, travel and take leisure; and widening the choice of high quality homes and opportunities for achieving sustainable development in different areas.

North Runcton is a popular hamlet primarily in a rural area and as regular bus services to Kings Lynn and the wider areas. There has been notable growth over the years and as such various local business and public services have increased and expanded, albeit it Kings Lynn and The Hardwick shopping areas are the primary locations for commercial use. The village hall is a popular location and the North Runcton Caravan site is fully occupied all year round and which attracts tourists visitors from throughout the UK.

North Runcton is a relatively small location situated to the south of the A47 main corridor of traffic movement between Kings Lynn and Middleton and is located approximately 4 miles from the centre of Kings Lynn, and 1.5 miles to the Hardwick Shopping retail park.

The pattern of the village is fluent and infill "or intervening" where voids have been in filled with development over the years. The mature landscape of the surrounding areas provides the area a rural enhancement with frequent glimpses to the open countryside and it is recognised that windfall development "such as this proposal" makes an important contribution towards housing supply and delivery throughout the Borough, and that It enables people to live in desirable sustainable locations.

The development would comply with the current building regulations and would be designed to meet with a minimum standards as advised within the approved documents which aims to reduce the environmental impact within the dwellings but also to the development as a whole. Areas of development would exceed compliance where advised under the design criteria. Sustainable technologies and ASHP's are proposed with high levels of fabric insulation to ensure low running costs in the future, and the proposed high standards of construction and long term sustainability benefits would provide positive additions to the area and wider community.

18.0 CONCLUSION

This site provides a wonderful opportunity to provide an infill site of 2 energy efficient contemporary homes in an established, pleasant community, with commercial and public service providers in the locality.

The design proposal has demonstrated the site comfortably accommodates two new dwellings with adequate amenity spaces whilst not dominating the existing land and rural character surrounding the site. The dwellings will be of a high energy efficient standard and designed to allow occupation throughout a lifetime with generous spaces to allow for any future adaptation potential to allow for disabled support.

The scheme has taken into consideration the site constraints and design complications and it is suggested that this proposal would be appropriate.