

PLANNING STATEMENT

in respect of

**OUTLINE PLANNING PERMISSION
(SOME MATTERS RESERVED)**

ERECTION OF 2NO. DWELLINGS

at

**Land to South of Green Pastures,
The Street, Tivetshall St Mary**

December 2023

Agent:
ROBERTS MOLLOY
architecture & planning

© RM ARCHITECTURAL LTD
Homestead, The Street, Horham
Eye, Suffolk, IP21 5DX

T: 01379 687705
E: info@robertsmolloy.co.uk

1. Introduction

This application seeks outline permission with some matters reserved for later consideration for 2no. detached dwellings on this edge of settlement plot, forming part of the extended garden to Green Pastures, along with a self-build plot to the south (under separate cover), as appropriate for the size of the site and in accordance with the emerging inclusion of the land in the proposed settlement extent of the village. This application seeks approval on the basis of principle of development, highways access and landscaping.

2. Amount of development

The proposal is to establish the principle for two dwellings through this Outline Planning Application with only Access and Landscape being a matter for consideration at this time. All other matters, whilst indicated on the block plan submitted for visual understanding, such as layout of the dwellings, orientation, and scale is a matter for future decision making. The proposal follows the grain of development and is sensitive to its setting and surroundings.

Proposed Site

0.1Ha = 2 Dwellings

Equivalent to 20 per Hectare

These figures show that the number of units of the above sizes can easily be accommodated on the site, whilst providing good levels of parking, manoeuvring and residential and public amenity, landscape provision and safe access. Final size and GEA of the dwelling will be determined in subsequent applications.

3. Layout of development

Layout is a Reserved Matter for which detailed designs will be provided subsequent to the grant of any permission based on the purchasers' requirements and aspirations.

As two plots are proposed, they are anticipated to continue the traditional linear development pattern for the village of ribbon development of individual or attached houses fronting onto a roadway, with the final layout unknown at this time for each plot, but anticipated to be centrally placed within the plot, with parking and turning to the front set behind the established hedge as shown indicatively on Block Plan TTS/08A.

This development and the adjacent (under separate submission and consideration) to the south continue to respect the pattern of development in line with Tivetshall Neighbourhood Plan Policy TIVI: Pattern & Quantity of Development;

“New residential development should respect the form, character and setting of the Neighbourhood Areas established pattern of development, including the open nature and aspects, linear arrangements and style of adjacent housing”

4. Scale

Is not a matter for consideration at this time, however it is anticipated that the buildings will be two-storey dwellings, potentially incorporating integral garages and at least three bedrooms and all in compliance with the National Spatial Planning Guidance and Local Plan Policies.

Any dwellings on site will not cause overlooking issues, as all rooms can open to the front or rear, without overlooking to the north to the adjacent dwelling, all currently within the same ownership but subject to change.

5. Appearance

All detailed design work will follow under a future Reserved Matters Application when layout and appearance and scale is sought. However it would be anticipated that any designs would promote and achieve positive environmental improvement by taking all reasonable opportunities to make a positive contribution to local character and distinctiveness complying with relevant SNC Development Management Policies without seeking to develop a simplified 'generic' new-build development. Any design will be in line with the Local Neighbourhood Plan Policy TIV3: Design guideline and codes;

“All new development in the Neighbourhood Area must demonstrate high quality design, reinforce local character and respect the pattern of development, the rural character and the appearance of the Tivetshalls. Design that fails to have regard to local context or does not preserve or enhance the character and quality of the Tivetshalls will not be supported. To achieve this, development should demonstrate how it has taken account of the Tivetshalls Design Guidance and Codes. Development which does not have regard to local context, or which does not respond positively to the character and aesthetic qualities of the Tivetshalls will not be supported.”

6. Highways

A new access point is proposed to facilitate the development which will require the removal of a small section of hedging to create a Norfolk County Council TRAD5 specification Highways Crossover as shown on the submitted drawing TTS/08A (or subsequent revision) which also confirms that 2.4m x 43m visibility is achievable in both directions within the site ownership and Highways verges at this location which we anticipate should be acceptable to NCC Highways. The increase in traffic movements (6/dwelling/per day) is such that it would not be deemed severe on the highway that it should otherwise be refused as indicated within Paragraph 109 of the NPPF.

Parking on plot will at least meet the minimum requirement but in most cases exceed this, providing a suitable level of visitor parking as well. Latest policy requirements from NCC Highways are still a little behind but the Electric Vehicle Strategy released in October 2021 states as 'Objective 4' that they will update the standards to ensure that all new development which has its own parking space includes access to charging facilities, however the recently updated Building Regulations (June 2022) requires all plots with dedicated parking spaces on plot to include EV charging points. All of which will be detailed as part of the Reserved Matters Application.

Secure Cycle storage will be achieved on each plot and bin presentation will be in accordance with the other properties along the street, being on collection day the appropriate bin is positioned within the driveway adjacent to the Highway within the entrance.

7. Affordable Housing

In line with Local Plan Policies & NPPF National Policy, Sites of under 0.5Ha or less than 10 dwellings are exempt and therefore no provision for affordable dwellings should be sought from this site. For clarification and to avoid misunderstandings, if we take into account the adjoining site, submitted separately, the cumulative total is still under the affordable housing threshold.

8. Landscaping, Trees & Hedges

Part of the site has been identified as a 'Traditional Orchard' on the Defra UKBAP Habitats mapping. The definition of 'Traditional Orchard' as describes by JNCC introduces the habitat as 'A composite habitat (similar to wood-pasture and parkland), defined by their structure rather than vegetation type, which can include trees, scrub, grassland, ponds, walls, hedgerows and hedgerow trees. Traditional orchards can take several different distribution patterns including small and large patches, along linear boundaries , and trees dispersed among settlements'.



Extract of mapping from Magic Maps DEFRA

As per the Ecology Report;

“Whilst the criterion for the designation of this site as Traditional Orchard is unknown it does not appear to satisfy the definition, being recently planted (post 1975) apple trees set within a domestic garden and without any similarity to wood-pasture or parkland.

Given that the site has BAP habitat designation, enhancement proposals have been designed to recreate an apple orchard of similar size to that previously occupying the site, using traditional varieties of apple tree planted within domestic garden settings (as previous) and set within linear boundaries and across the multiple settlements on the site, which will create an orchard that partially complies with the definition of ‘traditional orchard’.”

Whilst Outline, this submission includes Landscaping for consideration due to the changed nature of the site and the requirements for new planting. Whilst the proposal includes for the retention of the 4no. apple trees shown as GI (across the application site and adjoining site), removal has been accounted for within the Ecologists Report should this be necessary, and additional planting allowed. Replacement Orchard Planting of heritage

varieties (19no. Specimen Trees) will be undertaken within the red line site boundary of this Outline Application, with Landscape a matter for consideration at this time and the wider site area (also included on adjacent development submission for a single self-build) to reinstate orchard habitat as above.

Additional hedge planting is proposed as part of the development along the north boundary as part of the mitigation and net gains approach as well as between both properties in line with the specification on the Drawings and Ecological Report. All other boundaries already well screened with existing hedging.

All other soft landscaping will be domestic in nature and carried out by normal domestic gardening practices. Hard landscaping is identified on the submitted Block Plan comprising of an area of patio and allowance for paths leading to the parking area and connecting the front to the side, although final layout is yet to be determined. Paving will be raised to allow level threshold access from all doors. Parking and Drive will be permeable gravel.

9. Ecology

A Preliminary Ecological Appraisal of the site has been undertaken and has not identified any protected species on site. The Preliminary Ecological Appraisal is submitted under separate cover in support of this application and in compliance with Local Plan and National Guidelines. Ecological mitigation is as illustrated within the Report by JP Ecology and includes appropriate bird and bat boxes which will need to be incorporated on any Reserved Matters submission.

10. Conservation Area & Listed Buildings

The site is not located within or adjacent to a Conservation Area, and there are no Listed Buildings in close proximity which would be affected by the proposal.

11. Context and Consultation

Physical: The proposal site comprises of a parcel of land which has been used in relation to domestic extended garden with veg beds, fruit trees and historically Christmas associated with Green Pastures. The proposal is for a small-scale development, set back from the highway not unduly affecting the character and setting of the road, whilst providing two detached dwellings of a currently unknown size and appearance but based on the indicative footprint, the plot size is suitable for that level of development.

The site is shown below in the aerial extract from Google Maps.



Ino. new access point is shown on this Application for Highways to be consulted as detailed under the separate Highways section but no concerns are anticipated due to the wide verge and straight road affording excellent visibility in both directions.

The site is located within the 'Great Moulton Plateau Farmland' landscape designation in the South Norfolk Landscape Character Assessment with its key characteristics as shown below in the extract;

KEY CHARACTERISTICS

- **Flat, elevated plateau landform** above the 50m contour with little topographic variation.
- **Extensive arable farmland** with large-scale fields and notable absence of boundaries.
- **A large-scale landscape** of openness and exposure.
- **Isolated and infrequent blocks of mixed woodland**, otherwise woodland is confined to tiny farm copses.
- **A number of greens and commons**, some with associated pond habitats.
- **Expansive skies** are a defining feature with distant views and farm buildings visible in the open landscape.
- **Hedgerows are sparse** with fuller enclosure along roadsides.
- **Hedgerow trees are an important feature**, marking the lines of former boundaries.
- **A140 cuts north-south through the centre of the character area.** Otherwise straight rural roads cut through the area.
- **Grass verges** and occasionally ditches occur along road sides.
- **Timber framed houses and moats.**
- **Large scale farm buildings, water towers, telegraph poles** exposed in this open landscape and **distinct absence of churches.**
- **Sparsely settled with scattered farmhouses**, some linear settlement with absence of centre/ core.
- **Disused airfields are a feature of the plateau** at Shelton and Pristow Green.

As a result, any development in this area should respect the plateau farmland character by maintaining the especially open unsettled character; limiting linear development along roads, but avoiding merging of settlements to maintain individual identities, and conserve the large-scale open views and expansive skies.

The proposal takes these factors into account with the indicative layout as shown, although this is subject to change at the point of Reserved Matters.

Planning Policy:

i.) NPPF & Local Plan Policies

Due to the age of the Local Plan we look to Paragraph 11(d) of the NPPF 2021 which states where the development plan policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. Assessed against this backdrop and those Policies which are relevant and weighted, we see no reasons to prevent development on this site in line with the aims of the NPPF. We also note that within the proposals coming forward the land is identified as part of the settlement boundary extension proposals and therefore would be 'acceptable' sustainable development once that positioned is confirmed in due course.

ii.) 5-Year Land Supply

Despite recent requests for up-to-date data, none has been issued by the Local Authority. No Annual Monitoring Report which contains the Housing Land Supply figure has been published since the period 2020-2021 and we note that in recent Planning Appeals the Inspectorate has noted the Council has not disputed the lack of a robust supply of housing. Therefore, where there is a lack of land supply the tilted balance should be engaged as above.

iii.) Social & Economic

Villages need new permanent dwellings to support the local social network and retain the vitality of the rural areas, which is why small development opportunities have previously been supported opposite and this site forms part of a piece of land forming a proposed boundary extension to the village. The government is in favour of promoting a healthy rural economy and housing growth in rural locations as promoted and included in the Revised NPPF. The Local Authority has been actively seeking additional development opportunities just as this throughout the district for settlement extensions to facilitate small levels of new housing.

Relevant factors for consideration in a case such as this are: impact upon the character and appearance of the locality, and impact upon neighbour amenity. The development of this land does not have any materially adverse impacts on character and appearance, the site has limited visibility from the south and east due to the established hedges and adjoining property. Wider views from the north will be possible when travelling along the Highway, but this has been considered as part of the assessments for the extension to the settlement and it is assumed that no substantial impact that would out way the benefit of development within the incoming settlement boundary extension has been identified as part of this submission.

iv.) Sustainable Development Justification

This application is for development on land at Tivetshall St Mary, a Village with a Settlement Boundary (proposed to be extended to include this land) with a population of circa 300 across 117 households (census 2011). Since 2019 merging with Tivetshall St Margaret to form Tivetshall. These settlements are identified as an 'Other Village' in Policy 16 of the Joint Core Strategy (JCS). As such it will have a defined development boundary within which very limited infill development can occur without affecting the form and character of the village.

The development will be of a proportionate scale to promote sustainable development in rural areas, currently adjacent to the settlement boundary and within the proposed extension currently under assessment as part of the emerging plan. Housing should be located where it will enhance or maintain the vitality of rural communities, whilst avoiding isolated homes in the countryside, all of which these two development plots can achieve.

NPPF Paragraph 8 States, there are three overarching objectives to sustainable development: economic, social and environmental – interdependent and requiring pursuing in mutually supportive ways to secure net gains across the objections.

- **an economic objective** – *contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and improved productivity; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- **a social objective** – *supporting 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** – *contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

Further explanation as to the assessment of any Planning Application against these objectives is set out in Paragraph 9; They are not criteria which every decision can or should be judged and that whilst Planning decisions should play an active role in guiding development towards sustainable solutions, they must also take into account local circumstances – to reflect “*the character, needs and opportunities of each area*”.

Economic

The erection of dwellings on this edge of settlement site would provide a marked benefit to the local economy and the existing services by helping raise demand within the village and adjoining villages for services such as shops and post office, schools and community facilities – all assisting with longer term viability of key services. The construction phase of the development would provide short term economic benefit to local builders and tradespeople, due to the expected size and type of housing proposed, provide employment opportunities for existing local gardeners and domestic cleaners.

The government is in favour of promoting a healthy rural economy and housing growth in rural locations and has recently issued guidance in the latest NPPF review which suggests LPA’s should moving forward acknowledge and allow more development outside existing rural settlements and in locations that are not necessarily well served by public transport where it complies with other policies.

There are limited employment opportunities within the village, proposed housing can have dedicated study/office space which can provide opportunities for work-from-home, and small start-up business enterprises. It is anticipated that workers may have to travel to larger centres for employment possibilities and is well connected for access to trains into London, Cambridge and Norwich.

Social

With regard to the social aspect of the sustainability of the location, it has been accepted by Committee members at previous meetings that within any rural location there is a

reliance on the motor car, whether a small hamlet or a larger service centre village, and this should not be a stumbling block to suitable rural development, as highlighted revised NPPF (Paragraph 89), particularly where development has been identified to come forward over the next local plan period.

This development therefore satisfies Paragraph 83 of the NPPF - supporting a prosperous rural economy, by promoting the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship (Paragraph 88(d)).

Paragraph 89 acknowledges that supporting local services can be through nearby development, not only contiguous to the services in question, but: “*where there are groups of smaller settlements, development in one village may support services in a village nearby*”. Logically, journeying between villages to support local services is no different to journeying from a nearby rural location to a local village.

Travel habits and statistics

The site is well situated for good access to the market towns of Diss and Harleston and associated villages linked to the A140, a strategic route for travel within the region for the transport of goods, services and people between key centres of employment and leisure.

Department of Transport 2017 National Travel Survey (NTS) states that shopping was the second most common reason for travelling, accounting for 19% of the total average trips travelled per person in England – the average distance of a shopping trip was 4.3 miles. The distance travelled into Long Stratton is less than 5 miles, which has Doctor’s, Pharmacy, Butchers, Convenience store and Post Office, numerous food outlets including, Restaurants, Chinese, fish and chips, pubs and café, and additional sports and recreation facilities. Service Villages of Pulham Market and Pulham St Mary are between 2.7 and 3.7mi away and offer limited services, all accessible by car or cycle.

The most common reason for travelling according to the survey is for leisure at 26% of total trips. Commuting has seen a year-on-year fall since 2002 of 12%, attributed to home working and flexible working practices. The development based on indicative dwellings used to show footprint vs amenity can incorporate good-sized home office to allow working from home.

The NTS advises that short walking, and cycling have increased – adding to the sustainability of the location which is within easy cycling distance of all local facilities. The 2017 survey also highlights the decline in bus patronage on local services through the reductions to local authority supported services. There is now the possibility that, although there is demand for public services, the funding to support them is not in place and this should not therefore mean a village is deemed unsustainable. A desktop database search shows currently that there is a Bus Stop adjacent and opposite to the A140, a 0.6-0.8miles (<15min) walk from the site, and gives restricted access to local towns and villages, and Norwich via the following network routes – 2; 8; High Suffolk CT, and as detailed in the Neighbourhood Plan, all subject to change.

The closest Primary school is in the village, a 6-minute walk from the proposal. The alternative Primary School is in Pulham Market, which is 3 miles. The nearest Secondary School is Long Stratton High School (5.5mi) or Diss High School (6mi) all within catchment, along with Harleston.

Environmental

Traffic movements: The development does not negatively impact on the environment as to outweigh the benefits brought as there is no introduction of additional traffic into an area where none already exists as the site forms part of the main linear extents of the village. Average movements are calculated based on TRICS data which specifies an allowance of 6 movements/day per dwelling. Overall net increase of up to 12 movements is negligible whilst the use of electric vehicle charging points help to push forward the use of more sustainable vehicle transport, reducing the 'unsustainability' often associated with rural housing.

Construction: The final proposal will have to meet current sustainability criteria for new houses, in line with the recently implemented Building Regulations which require new-build to produce 30% less CO₂. The essence of sustainable design is to reduce energy consumption, not just find alternative sources of energy. Features include maximising solar gain in winter and minimising in summer – this is done through design of glazing, orientation and strategic positioning of materials with high thermal mass within the house, facing the sun, and use of solar shading features where necessary. LED light fittings and low water consumption fittings are some of the other features incorporated into all new dwellings.

Biodiversity: Should the principal of development of the site to separate residential use through full planning be established then appropriate Conditions & Reserved Matters details to ensure the enhancement to the natural flora and fauna around the site, through management of existing planting and creating defined new areas of planting, all to promote wildlife diversification, can be achieved to secure the net biodiversity gains as outlined in the submitted Plans and Ecology Report.

12. Recreational Mitigation

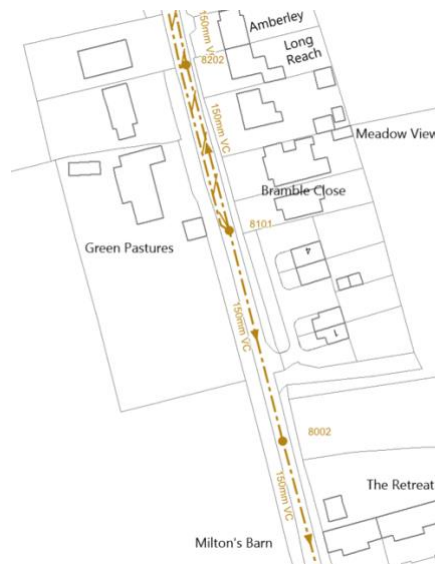
In line with all new applications and developments across Norfolk, any grant of permission would be subject to a signed Unilateral Undertaking to fund Green Infrastructure and Recreational Avoidance Mitigation. A Shadow HRA is submitted confirming which zones are affected as a result of the proposed development and we await the U/U from the SI06 Officer at South Norfolk Council for signing in due course.

13. Contamination

An Environmental Report accompanies the application under separate cover. No Contamination risks are identified across the site which forms a small parcel of extended garden land. No Contamination as part of any site visits has been identified whilst the standard Condition for unexpected Contamination is expected to be applied to any Application, no further works should be necessary to confirm suitability.

14. Foul Water Drainage

The proposed units will be served by the mains sewer network. It is proposed to connect into the sewer at the manhole identified on the asset maps as 8101 which has a depth to invert level of 1.45m. This site is not affected by the ongoing nutrient neutrality issues as Tivetshall St. Mary is outside of the catchment areas.



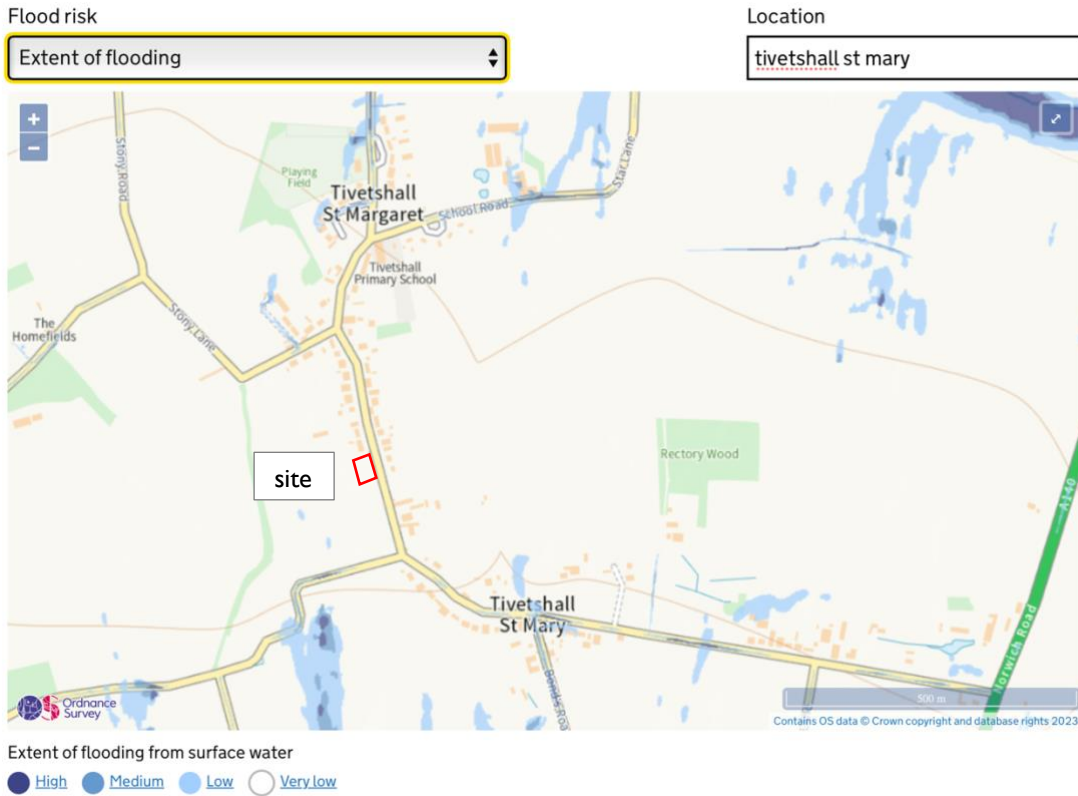
15. Surface Water Drainage

Anticipated that the site can be served by an individual soakaway in the garden which will be confirmed in due course as part of Reserved Matters Submission

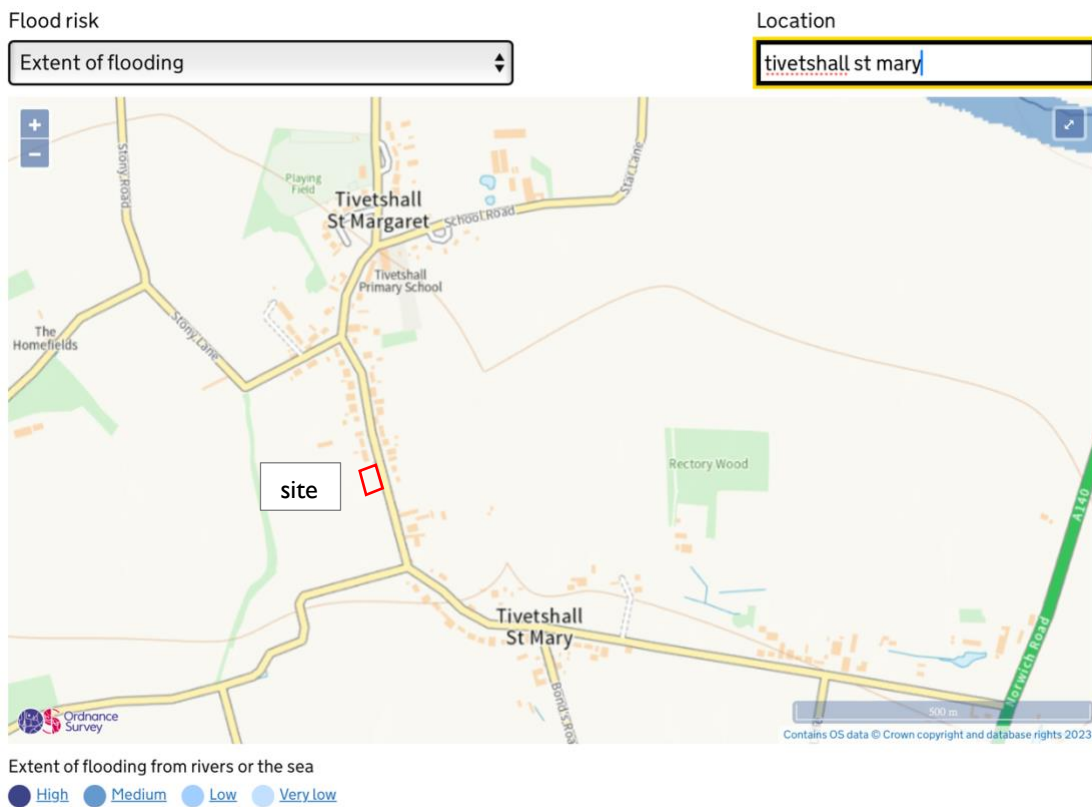
16. Access for emergency services

External circulation routes: No constraints to access from the road.
Safe and final egress from buildings: No constraints

17. Flood Risk - Environment Agency Flood Map.



Site, Building & Access not at risk from Surface Water



Site & Access not at risk from Flooding from Sea & Rivers