

**Clay Lane Cottage, The Street, Edingthorpe, North Walsham, NR28 9SU**

**Planning Statement**

**January 2024**



## **1. PLANNING STATEMENT**

- 1.1. This Planning Statement supports an application for planning permission at Clay Lane Cottage, The Street, Edingthorpe, North Walsham, NR28 9SU.

## **2. INTRODUCTION**

- 2.1. Planning permission is submitted for:

*‘Demolition of existing buildings relating to previously demolished 1.5 storey dwelling and erection of a 1.5 storey replacement self-build dwelling and open sided cart shed along with associated works.*

- 2.2. The application is supported by the following, responding the council’s validation requirements for an application of this nature:

- Planning statement (this report);
- Design and Access Statement prepared by Vertex Architecture;
- Existing and proposed drawings prepared by Vertex Architecture;
- CGIs / visuals prepared by Vertex Architecture;
- Landscape plan prepared by Vertex Architecture;
- Preliminary Ecological Appraisal prepared by Icen Ecology and dated December 2023;
- Arboricultural Impact Assessment prepared by Talking Elm Tree Services and dated August 2023;
- Foul Drainage Assessment;
- Ventilation and Extract Statement; and
- Waste and Refuse Strategy (within proposed drawings).

## **3. THE APPLICANT AND LOCAL CONNECTION**

- 3.1. The applicants are planning relocate to the area and build their home on this site. The area has a very special meaning to them both and moving to Edingthorpe will enable them to live closer to ageing relatives that have been living in the area for over 35 years and holidaying for 15 years prior.

- 3.2. The opportunity to build and establish a home on this site means that the applicants will be able to be closer to relatives. They also have numerous friends and relations in the area and look forward to making it their home.

## **4. BACKGROUND AND HISTORY**

- 4.1. From historic mapping of the area, it can be concluded that the former Clay Lane Cottage stood on this site since at least 1840, as shown in the map extract below.



***Image above: Tithe Map (1840) from Norfolk County Council historic mapping service. Clay Lane Cottage circled green. Further historic maps are included in Appendix 1***

- 4.2. The home fell into disrepair, partially collapsing, and was ultimately demolished in May 2021, along with a garage and potting shed that also stood on the site. A chicken coop, a brick outhouse, a timber garage and several smaller sheds remain on the site in various states of repair, along with the original flint wall, entrance gate and other domestic landscaping and features.



***Image above: Clay Lane Cottage on 5 May 2021 prior to demolition***



*Image above: structural supports within Clay Lane Cottage on 5 May 2021*

- 4.3. The cottage was occupied right up until demolition, with the tenancy of the last occupant terminated on 20 April 2021 as a result of the dwelling having become uninhabitable.

## **5. DEMOLITION AND SALE**

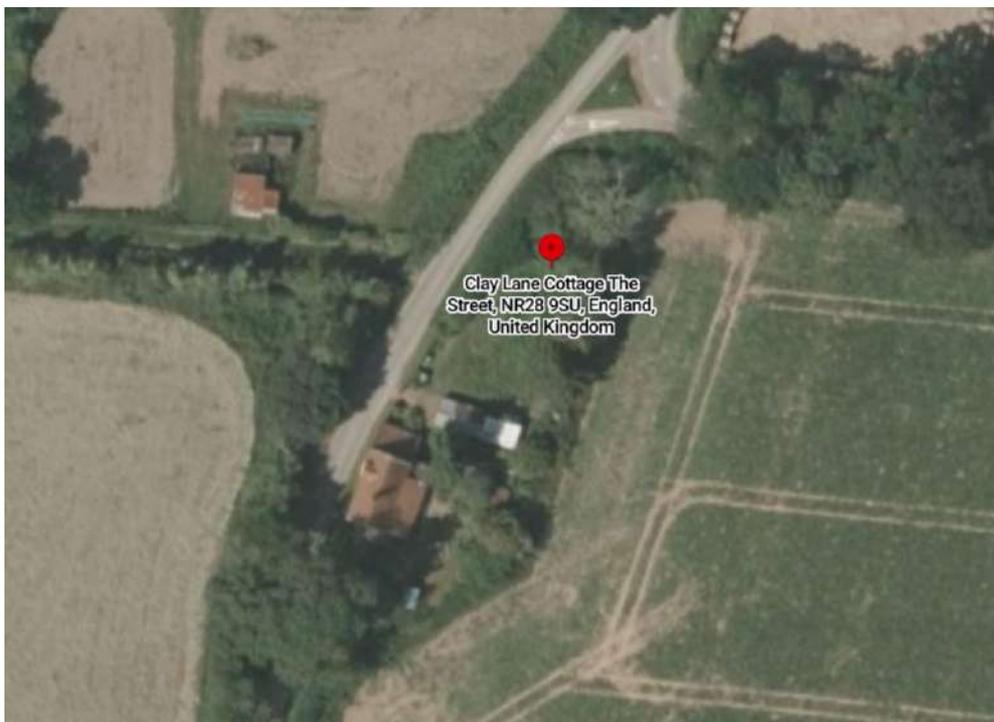
- 5.1. Mrs Shirley Gedge, the previous owner of the property, was elderly, and we understand that following its unfortunate partial collapse she was advised to demolish the cottage due to a public safety risk and sell the site for redevelopment
- 5.2. The demolition was approved by North Norfolk District Council who provided letter and notice under Section 81 of the Building Act 1984. The applicant understands that the condition of the building and its proximity to the road posed a public health risk given it had partially collapsed and was undermined structurally. NNDC ref: DP/WK/210007418. The decision was taken that demolition was the only option in respect of public safety.
- 5.3. The applicant was under offer to purchase this site in August 2021, just before the death of Mrs Gedge later in 2021. We understand that when the property was in probate, a planning application and thereafter a pre-application were submitted to the council, and both withdrawn prior to validation. We have not had sight of these. The property then came back to the market in April 2023 and the applicant purchased it in May 2023, with the proceeds split between three charitable organisations of Mrs Gedge's choosing.
- 5.4. It was therefore always intended to continue the residential use of the site through sale and redevelopment. The site is a visible position in the village and an occupied home here contributes significantly to the area's character, viability and vitality.

## **6. THE SITE**

- 6.1. The circa. 0.23 acre brownfield site was previously occupied by a cottage and outbuildings,

with associated outbuildings and landscaping features remaining today. A schedule of existing and demolished buildings is contained in Appendix 2.

- 6.2. Edingthorpe is an attractive and historic dispersed village with buildings of various scale and design scattered throughout the lanes. The local vernacular is typically coursed flint stone, often in combination with red brick, and clay pantile pitched roofs.
- 6.3. Clay Lane Cottage is located 2 miles north east of North Walsham and 2 miles south west of Bacton. Both provide an excellent range of local services and facilities.
- 6.4. The site is bounded by The Street to the west, Clay Lane to the north and fields used for arable farming on the south / east boundary. It is not within in conservation area and does not contain any listed buildings, nor is it within the setting of any listed buildings.



*Image above: recent aerial image showing Clay Lane Cottage from Microsoft Bing maps*

- 6.5. The site is serviced by electricity and telephone infrastructure and has an existing cesspit. A telephone cable runs north south across the site and is planned for rerouting. There is knotweed on the north east corner of the site which is planned for remediation.
- 6.6. This area is in Flood Zone 1, with an area of low probability of flooding.
- 6.7. The nearest bus stop is in Bacton or North Walsham, providing access to the local bus network. The railway stations at North Walsham (2.5 miles), Gunton (4 miles) and Worstead (4.3 miles) which provide national rail services and connections to both the coast, Norwich and beyond.

## **7. PLANNING HISTORY**

- 7.1. There is no relevant planning history on the councils planning portal. A pre-application and planning application appear to have been made in 2022 but not validated or progressed.

## **8. PRE-APPLICATION WITH NORTH NORFOLK DISTRICT COUNCIL**

- 8.1. A 'Silver' level pre-application request on an earlier design was submitted on 4 August 2023. The pre-application request was submitted on the basis of a replacement dwelling under NNDC Local Plan Policy HO 8 for a replacement dwelling.
- 8.2. Advice was issued on 14 October 2023 (NNDC Ref: IS2/23/1684). The advice was that the proposed development was not currently policy compliant and the fact that the previous cottage on the site was only demolished recently should be taken into account as a material consideration.
- 8.3. The advice is summarised below:
  - Proposals to replace existing dwellings in this location are acceptable in principle and it is suggested that a scheme of proportionate scale to the now-demolished cottage would be permissible (see paragraph 10.7).
  - A new dwelling in this location is also permissible where material considerations justify it.
  - NNDC cannot currently demonstrate a five-year housing land supply.
  - The design as submitted for pre-application would result in a significant increase of built form on site when compared to the modestly proportioned cottage which was on site and should be reduced, and the height revised to 1.5 storeys.
  - Transport matters are dealt with by Norfolk County Council and no comment is provided.
  - The proposal will result in light pollution and the scale and number of window openings should be scaled back.
  - An Preliminary Ecological Appraisal should be provided with any planning application. Enhancement measures for ecology and biodiversity should be incorporated.
  - An Arboricultural Impact Assessment should be provided with any planning application.
- 8.4. As the pre-application request was submitted on the basis of a replacement dwelling under NNDC Local Plan Policy HO 8 for a replacement dwelling no assessment of other planning policies or case for material considerations was made in the pre-application request.
- 8.5. This planning application considers the advice and provides a detailed case for the proposal. The proposal has been designed in a way that would enhance the local area and would be in keeping with the scale and character of the cottage that did stand on the site.

## **9. PUBLIC CONSULTATION**

- 9.1. Neighbours
- 9.2. The applicants have discussed plans with neighbours and the wider community, and in July 2023 a consultation booklet was provided to all houses on The Street, two at 'Stone Corner' on Stable Lane, one on North Walsham Road and also on Edingthorpe Green. These are the closest neighbours with the closest relationship to the site.
- 9.3. The response from neighbours has been overwhelmingly positive and supportive and the

applicants have strong support from the wider community within the Bacton and Edingthorpe Parish area.

9.4. Ward and Parish Councillors

9.5. The Ward Councillor Pauline Porter and Parish Council Chair and Clerk were sent the same pack of documentation sent to the neighbours.

9.6. A meeting took place on site on 18 August 2023 with NNDC Ward Councillor Pauline Porter and Parish Councillor Ian Witham. The following summarises the discussions on site:

- There was great sadness locally when the cottage was demolished - dispersed cottages are an important part of the village. It was accepted that this is now done, and we have to look to the future of the site.
- The principle of replacement dwelling is strongly supported - the site is an important and historic part of the village.
- It was positive that the local vernacular and history had been studied in order to inform the design.
- Cllr Witham thought that locally the replacement may be seen as big, but accepted the previous cottage could not be replaced like for like and would not meet current requirements in relation to room sizes, ceiling height, placement on the plot etc. The rationale of demolishing the outbuildings and condensing the site coverage into the new dwelling and cart shed was understood.
- The cart shed should be placed to avoid harming the ash tree.
- The visibility across the field was important. It was accepted that the ground floor of the property would not be visible due to hedgerows.
- The material palette proposed was traditional and therefore positive. Should consider the chalk render in views across the field.
- The removal of the four non-native fir trees was acceptable and the proposals to retain and reinstate other trees and hedgerows was supported.
- It would be useful to TPO the large ash tree. Rules relating to root protection areas should be adhered to in respect of the cart shed.
- There were no issues raised about the retention of the existing site entrance / crossover and the historic flint wall.
- Whilst unsightly, the use of PV panels on the roof was accepted, given energy efficiency expectations and carbon reduction.

Cllr Witham also carried out a consultation of his own and kindly returned with useful comments on 8 September 2023 which are summarised as:

- Suggested some concession is made to the concerns about the overall size/scale of the proposed building, by proposing some manner of reduction.

- Incorporate more extensive "flint" detail, into the external walls of the building overall, maybe gaining inspiration from St. George's Close at Bacton, plus some chalk render, where appropriate.
  - Consider the use of "Antique" Norfolk red pantiles, for the roof.
  - Do away with the dark grey material, as shown on the plans, and instead use brick/flint for all external walls.
- 9.7. All of these comments have been addressed in the revised proposals submitted herewith. A more detailed account of the responses are included in the email correspondence in Appendix 3.
- 9.8. In advance of the planning application, the Design and Access Statement and Computer Generated Images of the proposals were provided to Ward Councillor Pauline Porter, Parish Councillor Witham and Parish Councillor Gill Cullingford (having been co-opted to the parish council in the time between the initial consultation and the preparation of the final plans) on 21 December 2023.
- 9.9. Parish Councillor Cullingford responded on 26 December 2023 to seek clarification on the proposed hedging being native, commend the increase in the amount of flint proposed over the original plans and flagged up the presence of Japanese Knotweed. Cllr Cullingford also suggested either increasing the use of flint or using a lighter material for the wall running from the garage to the house within the site. This has been reviewed by the applicant and a native hedgerow has been incorporated in its stead as seen in the application documents.
- 9.10. Cllr Witham responded on 6 January 2024 and felt the revised proposal was a significant improvement and had taken into account local views. He agreed with Cllr Cullingford on the wall between the house and the cart shed and the need for native species in the proposed hedges.
- 9.11. The applicant is pleased to have worked closely with the local community and the Ward Councillor and Parish Councillors to bring forward a scheme that has significant local support.

## **10. POLICY CONTEXT**

10.1. The Site is in an area of North Norfolk that is designated by the North Norfolk Core Strategy ("the Local Plan") as 'Countryside'.

10.2. Policy SS 2 of the Local Plan ('Development in the Countryside') states:

*"In areas designated as Countryside development will be limited to that which requires a rural location and is for one or more of the following...:*

*the extension and replacement of dwellings;"*

10.3. Of the exceptions in SS 2, *"the extension and replacement of dwellings"* is applicable in this case. This is dealt with by Policy HO 8 of the Local Plan, which, in full, is as follows:

*"Proposals to extend or replace existing dwellings within the area designated as Countryside will be permitted provided that the proposal:*

- *would not result in a disproportionately large increase in the height or scale of the original*

*dwelling, and*

- *would not materially increase the impact of the dwelling on the appearance of the surrounding countryside.*

*In determining what constitutes a 'disproportionately large increase' account will be taken of the size of the existing dwelling, the extent to which it has previously been extended or could be extended under permitted development rights, and the prevailing character of the area.*

*For the purposes of this policy 'original dwelling' means the house as it was built, or as existed on the 1st July 1948, whichever is the later."*

- 10.4. The policy is met for a replacement dwelling on the site in this case as the policy aim and objective must be to retain the scale and character of North Norfolk's rural communities in the countryside in order to be in keeping with 'Core Aim 3' of the Local Plan, which aims, amongst other things, *"To provide for the most efficient use of land without detriment to local character and distinctiveness"*, and *"To protect and enhance the built environment"*.
- 10.5. In addition, the policy makes interchangeable use of "existing" and "original" when referring to the previous dwelling on the relevant site.
- 10.6. This interpretation is legitimate as (a) there was an occupied dwelling on the Site until very recently; (b) that dwelling had been there for in excess of 150 years and was very much in keeping with the character of the local area; and (c) it was only demolished due to being in a state of disrepair such that it was no longer safe, with part of the building having collapsed, meaning that immediate demolition for reasons of public safety (with a view to future replacement) was the only reasonable option.

#### Pre-application advice

- 10.7. The pre-application advice provided in October 2023 does not fully address the argument that this would be a replacement dwelling – not strictly of course, but essentially given the facts - but then does proceed to state: *"The design as submitted would also result in significant increase of built form on site when compared to the modestly proportioned cottage which was on site."* This suggests that if a scheme was proposed that was proportionate to the now-demolished cottage in location and scale, then the development would be permissible. This application proposes a replacement of commensurate scale and character.

#### Emerging planning policy

- 10.8. The New North Norfolk Local Plan has been submitted under Reg 19. The thrust of relevant policies referred to herewith align with the current adopted position.

#### Old North Norfolk District Council planning policy

- 10.9. It is worth noting that historic local planning policy, Policy CTY 3 of Planning Policy Statement PPS21 (Replacement Dwellings), which informed the current Policy HO 8, stated: *"In cases where a dwelling has recently been destroyed, for example, through an accident or a fire, planning permission may be granted for a replacement dwelling. Evidence about the status and previous condition of the building and the cause and extent of the damage must be provided."*
- 10.10. In this case the occupied dwelling has partially collapsed and become uninhabitable, leading

to its demolition following assessment that it was not structurally sound and posing a public safety risk due to its proximity to the road.

10.11. Conclusion of replacement policy

10.12. The applicant considers the proposal complies with the objectives of the relevant national and local policies including specifically Policies SS2 and HO 8 in respect of replacement dwellings in the countryside.

10.13. Notwithstanding, there are material considerations specific to this proposal that must be taken into account by the Local Planning Authority, North Norfolk District Council, which should be weighed into the planning balance when deciding on whether or not to grant this proposal planning permission.

Material Considerations

10.14. As per section 38(6) of the Planning and Compulsory Purchase Act 2004, determination does not need to accord with the development plan where “material considerations indicate otherwise”.

10.15. The Government’s Planning Practice Guidance (at Paragraph: 006, Reference ID: 21b-006-20190315) provides that *“the scope of what can constitute a material consideration is very wide and so the courts often do not indicate what cannot be a material consideration.”*

10.16. The North Norfolk Core Strategy itself states, *“Material considerations may be all sorts of factors relating to the location of the proposal, specifics of the application, or its surroundings.”*

10.17. In this case it can be demonstrated that there are material considerations, which will mean that the proposed development is in the public interest.

10.18. Permitting this planning application will ensure that the district maintains its housing stock, supports the vitality of the rural community within which it sits. The fact is that all of the considerations relating to permitting a dwelling on this site results in maintaining the baseline or an improvement on the property that stood there before.

10.19. Particularly relevant material considerations include inter alia:

- I. Site history of an occupied cottage being on the site for over 150 years prior to demolition in 2021;
- II. Remediating the harm to the landscape and area’s character as a result of the previous cottage being demolished;
- III. Strong local support;
- IV. Self-build opportunity;
- V. Remediation of invasive species on site;
- VI. Conformity with the objectives of NNDC Strategic policies and Development Control policies;
- VII. Conformity with the objectives of the NPPF; and

VIII. Lack of five year housing land supply.

Each of these are covered in turn in the section that follows.

### ***I. Site history***

- 10.20. The history of the site and the fact that, until very recently, it would have fallen within the strict interpretation for exception for development in the countryside under the North Norfolk Core Strategy Policy SS 2 as a 'replacement dwelling'. This point is particularly relevant when one considers how long a property stood on the Site (since at least 1840 and continuously occupied so far as can be reasonable understood).
- 10.21. The dwelling that stood on the site was only demolished as it had become structurally unsound, was in a state of disrepair such that it was no longer safe, with part of the building having collapsed rendering it uninhabitable, meaning that immediate demolition for reasons of public safety (with a view to future replacement) was the only reasonable option. The demolition was undertaken lawfully, but seemingly without understanding of the owner at that time as to the process for replacement of the dwelling. The applicant understands that the age and situation of the owner at that time meant there were no accessible funds to repair or refurbish the property and in order to make safe, the only option was demolition to prevent the property falling into the road and protect public safety.
- 10.22. The recent site history as set out in section 4 and 5 of this note can be pointed to as it is clear that the intention has always been for the site to be redeveloped, and the previous dwelling to be replaced.

### ***II. Remediating harm to the landscape and area's character***

- 10.23. It is in the public interest that the site be redeveloped for its historic use as to leave it in its current state (i.e., dilapidated structures on an open rural site) would be more harmful to the setting of the hamlet and the community there than for a new dwelling to be built on the same plot, which respects and enhances its surroundings, which is what is being proposed.
- 10.24. The site is a visible position in the village and an occupied home here contributes significantly to the area's character, viability and vitality. In addition, substantial weight should also be given to such an opportunity to develop a brownfield site in accordance with Section 11 of the NPPF (see paragraph 10.116 – 10.119).

### ***III. Strong local support***

- 10.25. Very strong support has been vocalised by the local community following extensive public engagement with neighbours in Edingthorpe, Ward Councillor, Parish Councillor and the wider Bacton and Edingthorpe community. Full details are set out in Section 9 of this report.
- 10.26. It is clear that there is a local desire for this site to be redeveloped and not left empty as a scar on the landscape of Edingthorpe. The local support has cited the desperate need to maintain housing stock, investment and population growth to the village to sustain it.
- 10.27. There is great social value in building a home on this site to maintain the housing stock that has been temporarily lost, and ensure ongoing contribution into the village's (and wider rural community's) viability and vitality. This has been overwhelmingly evident in discussions with the local community.

#### **IV. Self build**

- 10.28. The application is for a 'Self-build and Custom-built' home as defined in the Self-build and Custom Housebuilding Act 2015 (as amended) and can contribute toward the council's obligations in that respect.
- 10.29. The legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act. Self-build and custom-build housing - Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing.
- 10.30. The 'Right to Build' places two legal obligations on Local Authorities in England:
1. Under the Self-build and Custom Housebuilding Act 2015 all Local Authorities in England must keep a register of people and groups of people who are seeking to purchase serviced plots of land in the authority's area and to have regard to that register when carrying out their functions.
  2. The Housing and Planning Act 2016 requires all Local Authorities in England to grant sufficient 'development permissions' to meet the demand for Custom and Self-build housing in their area, as established by their register, on a rolling basis. Permissions equivalent to the number of people on the register from 1st April 2016 to 31st October 2016 should be granted by 31st October 2019. Permissions equivalent to the number of people on the register from 31st October 2016 to 31st October 2017 should be granted by 31st October 2020 and so on.
- 10.31. Under Section 2A of the Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016), and associated secondary legislation, local planning authorities are under a duty to grant a sufficient number of suitable permissions to meet the demand for self- and custom-built housing within their area. This demand is to be measured by the number of new applicants entered on the local Self-Build Register in each base period; and that number must be matched by new suitable permissions granted within 3 years of the end of each relevant base period. Under Section 2 of the same Act, authorities must have regard to the Register when carrying out their planning functions, including making decisions on planning applications.
- 10.32. Paragraph 62 of the National Planning Policy Framework (the Framework) identifies 'people wishing to commission or build their own homes' as a distinct section of the community, for which the size, type and tenure of housing needed should be assessed and reflected in planning policies.
- 10.33. Policy SS3 of the local plan requires that, "*the accommodation needs of a range of households of different sizes, ages and incomes will be met by ensuring that the type of housing built contributes to meeting identified needs.*" NPPF paragraph 61 expects strategic policies to meet a range of different housing needs, such as housing suitable for older people, people with disabilities, or those wishing to build their own homes. The proposal will help the Council to meet its obligations under the 2015 Self-Build and Custom Housebuilding Act, which requires the Council to grant permission for enough self-build dwellings to meet demand.

#### **V. Remediation of land with invasive species**

- 10.34. Japanese Knotweed is currently present on the site and the development will make the remediation of this viable, ensuring that it is dealt with and therefore prevented from

spreading further.

***VI Conformity with objective of NNDC Strategic policies and Development Control policies***

10.35. An assessment of the relevant Strategic policies and Development Control policies follows and it is concluded that the proposals are within general conformity.

10.36. NNDC policy context at paragraph 2.4.11 of the Core Strategy states:

*“The combined effect of the Strategic policies and the Development Control policies is to support the vitality and viability of town centres, protect the character of villages, maintain the vitality of rural communities, achieve sustainable development and minimise carbon emissions through a variety of measures including:*

- *reducing the need to travel, especially by car;*
- *improving access for all to housing, jobs and services;*
- *reducing energy use;*
- *reducing carbon emissions;`*
- *promoting renewable energy sources; and*
- *promoting high quality and inclusive design, designed for the climate it is likely to experience over its intended lifetime”*

10.37. Each of the points in this text is considered in turn below.

*‘Support the vitality and viability of town centres’*

10.38. The site is approximately 1.4 miles from the settlement boundary of North Walsham, defined as a Principal Settlement with Large Town Centre. North Walsham has all services required including primary, secondary, and higher education, chemist, doctors, dentists, supermarkets, grocers, cafes and restaurants, hairdressers, post office, public houses etc.

10.39. As this is located approximately 30 minutes walk, 8 minute cycle ride and 4 minute drive from the site, the proposal will contribute to the vitality and viability of North Walsham.

*‘Protect the character of villages’*

10.40. The current loss of a home in the village and the remaining gap in the landscape is negatively contributing to the village of Edingthorpe and the surrounding area. This proposal will redevelop the site to provide a sensitively designed home that will fit seamlessly into the historic rural landscape for generations to come, and enhance the character of the village.

*‘Maintain the vitality of rural communities’*

10.41. The proposed new home is on the site of a home demolished in 2021 due to its partial collapse. The loss of a home is of significant detriment to the local community in terms of loss of housing stock and its negative economic and social impact on the local rural community. It is vital that this negative impact is only temporary. In addition to the assessment of vitality below, the provision of jobs, housing and services is also relevant.

10.42. The proposal will support the vitality and viability of Bacton, the boundary of which 1.8 miles away, defined as a Coastal Service Village. The village is 40 minutes walk, 11 minutes cycle and 5minutes drive.

10.43. Bacton and Edingthorpe Parish in which the site sits has many services required day to day including:

- Church at Edingthorpe- runs numerous community events throughout the year in addition to the usual religious programming, a significant part of the community, hosting coffee morning, Christmas fayres, music events, flower day.
- Park at Highbanks, Edingthorpe by the pond which has facilities to picnics
- Mobile library at Edingthorpe Green
- Church at Bacton
- Bacton Superstore (very well-equipped shop with local delivery service, post office, lotto, off licence, local and branded produce, laundrette, cash machine, etc.)
- Mobile post office in front of Bacton Village Hall
- Bacton Fish and Chip Shop
- Café Carmel
- Cliff Top Inn, Bacton
- Watsons Café Bacton
- Village Pizza and Kebab Bacton
- Poachers Pocket, Bacton
- Oriental Chinese Restaurant and Takeaway
- Beachside Massage, Bacton
- Coastal Reflexology, Church Road, Bacton
- North Norfolk Crafts and Gift Shop
- Olde Hall Swimming Pool facility
- Eden Garage– car repairs
- Gooch's Garage – car repairs
- Starfish Preschool

10.44. There are also a huge range of contractors and services such as gardening, window cleaning, home maintenance, electricians, plumbers, handymen etc in the local area, all of which are supported by the operation of a home.

10.45. In addition, the following local groups and activities rely on a stable local rural population provided through housing to keep going:

- Bacton Art Group
- Bacton Book Group
- Bacton Football Club
- Bacton Gardening Club
- Bacton History Group
- Bacton Sewing Bees (sewing group)
- Bacton Theatre Group
- Coastal Walking Group
- Craft and Create group
- East Coast Line Dancing group
- Medau
- Needles, Pins and Paper – crafting group
- Pilates
- Witton and Ridlington Women's Institute

10.46. Local community initiatives such as beach cleans, flood risk help and advice, and beach / dog

/ flood wardens are also reliant on a strong and active local community in this rural area. For example, the Bacton and Edingthorpe Parish Council currently has space for four additional councillors – this relies on the active local population and therefore housing stock.

'Achieve sustainable development and Minimise carbon emissions through a variety of measures, including:'

- 10.47. Paragraph 8 of the NPPF 2023 states: *“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).”*
- 10.48. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.
- 10.49. An assessment of the social, economic and environmental benefits of the proposals is set out in paragraph 10.80 – 10.99.
- 10.50. 'Reducing the need to travel, especially by car'
- 10.51. The applicant has chosen this site to set up home due to its easy cycling distance to Bacton and North Walsham for day-to-day shopping needs, onward transport links and recreation such as the beach, as well as where close family members are located.
- 10.52. The proposal will create no greater car use than the dwelling that stood on the site before and it is a material consideration that this existed until recently. The proposal will offer improvements from the previous home by way of more sustainable transport options being encouraged.
- 10.53. Nonetheless the site is ideal location for active, sustainable modes of transport via the Quiet Lanes on which the site is located. Quiet Lanes are designated minor rural roads intended to pay special attention to the needs of walkers, cyclists, horse riders and the mobility impaired (Campaign for the Protection for Rural England (CPRE) 2006). This enables easy cycling and walking to the nearby village amenities in Edingthorpe and the Bacton Coastal Service Village whilst avoiding main roads. The route to Bacton is entirely along Quiet Lanes and comes out by the Bacton Superstore, just 15 minutes cycle.



***Image above: Quiet Lane entrance at Edingthorpe Green.***

- 10.54. The principle of a 20-minute neighbourhood is recognised by the Town and Country Planning

Association (TCPA) among other organisations and is perfectly achieved on this site with everything required day to day accessible by sustainable transport modes, including onward longer distance travel links by train and bus.

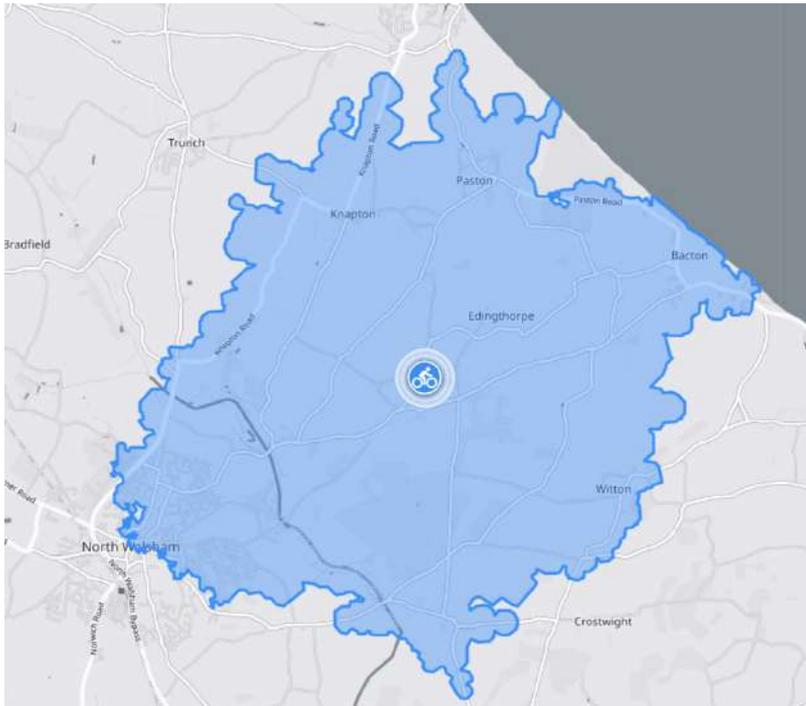
10.55. Facilities by foot within 15 mins:

- The church is a 1-mile distance / <20 min walk / <4 min cycle - runs numerous community events throughout the year in addition to the usual religious programming, a significant part of the community, hosting coffee morning, Christmas fayres, music events, flower day.
- Park at Highbanks, Edingthorpe by the pond which has facilities to picnics (0.6 miles / <15 mins walk).
- The Mobile Library comes regularly (every four weeks on a Tuesday) to The Chapel, Edingthorpe Green, a 0.3 mile / <6 minute walk from the site.
- There is a 'phone box library' outside The Lanterns on The Street, which is a book exchange for the community (0.2 miles / 3 minutes walk).
- Post box (0.2 miles / <3 minutes walk).
- Fresh produce and provisions are available from farms locally including Green Farm – 0.2 miles / <5 minute walk
- Miles of public footpaths and recreational walks from immediately opposite the site.
- Bacton Woods – 0.9 miles.
- There is numerous facilities in the village and the development enables rural communities to be supported – as set out in paragraphs 10.41 - 10.46 above.
- The shop and post office that used to once be in Edingthorpe has since closed – vital community services which rely on viable rural communities. Thankfully these services remain in Bacton, within a good walk or easy cycle of the site.

10.56. Facilities within 15 mins by bike:

- North Walsham (Principal Settlement with Large Town Centre) with all services required including primary, secondary, and higher education, chemist, doctors, dentists, supermarkets, grocers, cafes and restaurants, hairdressers, post office.
- Bacton (Coastal Service Village).
- All facilities listed in paragraphs 10.43 - 10.45 above.
- Bus stops - there are 12 bus stops within 2 miles. The nearest being Pond Lane, Paston Green, which is 1.24 miles down Quiet Lanes. These provide connections to North Walsham, Cromer and beyond, to train stations for onward journeys by public transport.
- Public House – The Bluebell, North Walsham – 1.7 miles
- Bacton Beach – 2.6 miles.

- Pigneys Wood – 1.5 miles.



**Image above: Map of accessible areas within 15 minutes or cycling (source: TravelTime)**

- 10.57. The above image illustrates the area accessible within 15 minutes cycle. In addition, within 20 minutes cycle, Mundesley (Coastal Service Village) can be reached.
- 10.58. The proposals include provision for secure and covered cycle parking to encourage bicycle use – this is identified in the plans. Electrical supply will also be provided in this area to facilitate the use of electric bikes. The bicycle spaces are Sheffield bike stands to ensure that larger / accessible / cargo bikes can be secured and charged.
- 10.59. Whilst car use will be necessary, this will be less than the baseline of the house that occupied site previously, and for those journeys that are by car the use of electric cars will be encouraged by making the site capable of providing a electric car charging point.
- 10.60. It is widely accepted and encouraged by government that the less ‘in use’ pollution is preferred over Internal Combustion Engine (ICE) cars. Norfolk County Council identify the following benefits to electric car use:
- *“Environmental benefit – do not emit exhaust fumes, can be charged using solar energy such as solar car ports*
  - *Social benefits – society shifting to greener ways of living and traveling*
  - *Economic benefits – financially beneficial to owners during operation – less tax, fuel costs, lower maintenance costs, availability of grant”*
- 10.61. NNDC have also identified the benefits of decarbonising the motorised transport in their Net Zero 2030 Strategy and Climate Action Plan. This improves air quality and public health.
- 10.62. In addition, this charging point will be powered in part (if not wholly) by solar panels that form part of the proposal.

*'Improving access for all to housing, jobs and services'*

- 10.63. The proposed new home is on the site of a home demolished in 2021 due to its partial collapse. The loss of a home is of significant detriment to the local community in terms of loss of housing stock and its negative economic and social impact, such as the loss of council tax revenue impacting on the provision of services provided through tax.
- 10.64. The proposal will provide a new family sized home and replace a home demolished previously which resulted in a negative impact on the housing stock. The proposal will therefore reestablish the level of housing stock in the village and for the NNDC. At the same time, its re-provision enables a Self Build / Right to Build home to be delivered to help the council meet its obligations in that regard.
- 10.65. The development would create jobs in the local economy during its construction through construction workers and trades employed, and will continue to support local services through essential maintenance and occupant expenditure in the local economy during its operational / use stage once built and occupied, including first occupation expenditure such as purchasing furniture and household goods.
- 10.66. In addition, the development can support the jobs being created elsewhere in the local economy – such as the expansion of housing and employment uses in North Walsham planning for the coming years, as well as Bacton Gas Terminal which has a long term future as a centre for carbon capture, hydrogen energy development as a leader in this area.

*'Reducing energy use, reducing carbon emissions, promoting renewable energy sources' and 'promoting high quality and inclusive design, designed for the climate it is likely to experience over its intended lifetime'*

- 10.67. The proposals incorporate a range of energy efficient measures, including:
- Fabric and design including high thermal performance / insulation performance
  - Renewable energy sources – MVHR, ASHP, UFH, PV panels
  - Encouraging electric car use through charging capability and decarbonising car use when required
  - Encouraging active travel through bike parking, location on Quiet Lanes, close proximity to services

This will ensure that the new home is as energy efficient as it can be, reducing reliance on fossil fuels and its impact on the environment.

- 10.68. The design is high quality, designed to be in compliance with Part M and ensure it is accessible and 'visitible'. The design of the building incorporates carbon efficient initiative to reduce the operational carbon and ensure that it is compatible with climate change.
- 10.69. The new home will be substantially more efficient than the home demolished previously and enables ecology and biodiversity Net Gain.

*Conformity with Policy SS1*

- 10.70. SS1 states: *"The rest of North Norfolk, including all settlements not listed above, will be designated as Countryside and development will be restricted to particular types of*

*development to support the rural economy, meet affordable housing needs and provide renewable energy” (applicant’s emphasis).*

- 10.71. This will support the rural economy for the reasons set out in paragraphs 10.41 – 10.46 of this report.
- 10.72. The supporting text to SS1 echoes the policy and also states:
- 10.73. *“The North Norfolk countryside, and the many small villages and hamlets that are not selected settlements, are designated as Countryside. This countryside area is a principal element in the rural character of North Norfolk and is enjoyed by residents and visitors. The quality and character of this area should be protected and where possible enhanced...”.*
- 10.74. The proposal will result in the enhancement in the quality and character of the area as covered in paragraphs 10.23 – 10.34 and 10.40 of this report.
- 10.75. The supporting text goes on to say: *“New market housing in the Countryside is restricted in order to prevent dispersed dwellings that will lead to a dependency on travel by car to reach basic services, and ensure a more sustainable pattern of development.”*
- 10.76. This is covered in paragraphs 10.51 – 10.62 of this report. The proposal involves the replacement of a cottage demolished in 2021 and occupied continuously since it was built some time between 1820 and 1840. As such, the proposal will create no more car use than the 2021 baseline, which is a material consideration of for this site.

#### Conformity with the objective of Policy SS2

- 10.77. The objective of Policy SS2 can be met in granting permission for a replacement dwelling on the Site as its aim must be to retain the scale and character of North Norfolk's rural communities in the countryside.
- 10.78. This is also in keeping with ‘Core Aim 3’ of the Local Plan, which aims, amongst other things, *“To provide for the most efficient use of land without detriment to local character and distinctiveness”, and “To protect and enhance the built environment”.*

#### **VII. Conformity with the National Planning Policy Framework (NPPF)**

- 10.79. An assessment of the relevant NPPF (updated 2023) policies is provided in this of this report and it is concluded that the proposals are within general conformity with these.

#### Section 2 (Achieving sustainable development)

- 10.80. The proposed development is in accordance with this part of the NPPF. The NPPF states in paragraph 8 that:
- “Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)”*
- 10.81. It can be demonstrated with evidence that the proposed development would fulfil and secure gains against each of the three objectives - economic, social and environmental – as defined in the NPPF.

10.82. The proposed development would not result in any adverse impact that would significantly and demonstrably outweigh the benefits of delivering a replacement dwelling on this site.

10.83. The NPPF states in paragraph 9 that:

*“These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”*

10.84. The NPPF (updated 2023) sets out three objectives for sustainable development in paragraph 8:

“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

*a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) 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 well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*

*c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

10.85. This planning statement sets out the numerous benefits of this development, which are also set out below.

#### Economic

10.86. The importance of housing stock and the positive impact this dwelling will have on the viability and vitality of the local rural community, local Coastal Service Village, Bacton, and Principal Town Centre, North Walsham, is set out in paragraphs 10.38 – 10.39 and 10.41 – 10.46 above. Ensuring a strong housing stock and stable local population is paramount for the viability of a place. Extensive economic benefits arise, including:

- Job creation - further to that set out in paragraphs 10.65 – 10.66 above, the proposals will result in the creation of jobs during the construction phase House Builders Federation publication ‘The Economic Footprint of House Building in England and Wales’ (July 2018) indicates that for every home built, 3.1 jobs are created. Nationally this publication shows last year’s jobs and growth in the housebuilding industry generated 698,000 jobs of which 239,00 were directly employed in the industry.
- Operational spending - when the new home is occupied, supporting services locally and

resulting in spending by the occupants in the local economy, including first occupation spending on household goods.

- Revenue creation – the home will pay council tax to support locally funded services.
- Local occupant spending – the occupants will spend money in the local community.
- New Homes Bonus – the council will be in receipt of the New Homes Bonus as a result of this proposal.
- Supporting local services, groups and activities is all a result of a resilient community, as a result of a strong housing stock. The house that previously stood on this site was demolished and therefore this proposal will also reverse the significant adverse impact of a lost dwelling on the local economy.

### Social

- 10.87. The applicant is intending to relocate to this site to be close to elderly parents who need more support as they age, which has a great deal of social value. This proposal would provide a high quality home in an accessible location with many services locally and many transport options.
- 10.88. The maintenance of a strong housing stock results in resilient communities. The positive impact this dwelling will have on the viability and vitality of the local rural community, local Coastal Service Village, Bacton, and Principal Town Centre, North Walsham, is set out in paragraphs 10.38 – 10.39 and 10.41 – 10.46 above. Ensuring a strong housing stock and stable local population is paramount for the social viability of a place.
- 10.89. The proposal exceeds the minimum energy efficiency which is not just environmental but has social value.
- 10.90. The proposal comprises a market dwelling to be delivered as a self-build project. Housing choice including market housing is important.

### 10.91. Environmental

- 10.92. There are no immediate heritage assets that will be affected by the proposal and the site currently comprises brownfield residential land which is a blight on the beautiful historical local landscape. The completed scheme will provide for a high-quality environment and the visual environment will be preserved and enhanced for generations to come as a result of the proposals.
- 10.93. The new home will be highly energy efficient, exceeding the requirements of the current Building Regulations and therefore providing excellent thermal performance through insulation and heating systems. The construction of the dwelling would contribute towards carbon savings and the move to a low carbon economy contributing towards the climate change agenda.
- 10.94. There will be ecology and biodiversity net gains and improvements. With existing natural features maintained and restored – hedgerows, trees tended to, bird and bat boxes and bug hotels.
- 10.95. The proposal will secure the remediation of the invasive species on the site.

- 10.96. The site is located within Flood Zone 1 and there will be no increased risk of flooding as a result of the development. There will be improvements to the water runoff with a new sewage treatment plant and greywater treatment replacing the existing cess pool and ensuring there is no pollution to the soil or water.
- 10.97. The proposal will result in an improvement to more sustainable transport options. There are 12 bus stops within 2 miles. The nearest being Pond Lane, Paston Green, which is 1.24 miles down Quiet Lanes.
- 10.98. Reduced need to travel by car and encourages sustainable transport and decarbonised modes of transport.

Social, economic and environmental benefits summary

- 10.99. The social, economic and environmental benefits of this housing development for the new dwelling have been identified within this statement. These should be weighed against any potential harm which may arise from the proposed development. It is our submission that the significant social, economic and environmental benefits identified significantly and demonstrably outweigh any potential harms, particularly when taking account of the material consideration that an occupied dwelling stood on the site for over 150 years until very recently, and the detrimental impact the loss of a housing stock is, and therefore, the proposed development comprises sustainable development in accordance with the NPPF.

Section 4 (Decision-making)

- 10.100. Paragraph 38 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.”*
- 10.101. Paragraph 47 states: *“Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.”*
- 10.102. This section of the report (Section 10) covers the background to material considerations in this case.

Section 5 (Delivering a sufficient supply of homes)

- 10.103. The proposed development is conformity with this part of the NPPF, which covers the objective of significantly boosting the supply of homes (paragraph 60) and determining the number of homes needed (paragraph 61).
- 10.104. Paragraph 63 states: *“Within this context of establishing need, 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... people wishing to commission or build their own homes” (applicant’s emphasis).*
- 10.105. The current position of a lost dwelling as is currently the position would go against the intentions of this policy. Provision of an additional dwelling for the housing stock to counter this, which would count as an additional dwelling delivered, along with enabling a self-build

project to come forward in line with the obligations placed on the council all support the intention of this part of the NPPF.

10.106. The Rural Housing part of Section 5 of the NPPF in paragraph 83 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.*

10.107. The development will support the services within the local Edingthorpe village, Bacton Coastal Service Village, and North Walsham. There is currently a drive to support growth and prosperity in rural areas. – In July 2023 Government released a document ‘Unleashing Rural Opportunity’.

10.108. The four priority areas are:

- Growing the rural economy – *“we will support rural areas so they can prosper, including by boosting opportunity through jobs and skills”*
- Connectivity - *“We will continue to deliver gigabit broadband and mobile coverage in rural areas and increase access to public transport”*
- Homes and energy – *“We will facilitate the building of more homes for local people to buy where local communities want them, powered by secure and resilient energy supplies.”*
- Communities – *“We want rural communities to continue to be places where people want to live and work. We will improve access to high quality health and social care and take further action to tackle rural crime”*

10.109. This proposal will support these Government commitments to support growth and prosperity in rural areas by:

- Growing the rural economy - providing direct jobs in the construction of the new property and indirect jobs in the operation of the property during its life cycle, along with the jobs created through spending in the local economy by the future occupants of the homes.
- Homes and energy – providing a new replacement home to maintain the local housing stock which is highly energy and carbon efficient through the use of renewable energy such as ASHP, MVHR and PV panels.
- Community – maintain the strength of the community and the rural vitality of the area by providing a replacement home where one is otherwise lost.

10.110. The site is a brownfield site that for over 100 years was the location of an occupied dwelling. The proposals re-establish this important contributor to the rural community in which it sits. The proposals are in conformity with Section 5 of the NPPF delivering a sufficient supply of housing and specifically delivering housing in rural areas.

#### Section 9 (Promoting sustainable transport)

10.111. The site is located within walking distance of a range of services and facilities. The site is located on a designated Quiet Lane where active transport such as walking and cycling is

encouraged. The Quiet Lanes link the site to all key services in the Bacton and Edingthorpe Parish – such as the church, and in Bacton the Bacton Superstore, café and restaurants, public house, beach access, village hall running all manner of community events.

- 10.112. It is also close to public transport facilities. The proposed parking scheme is in accordance with Norfolk County Council Standards. Altogether, the scheme provides 3 vehicle parking spaces. Cycle parking is included in the proposal to encourage the use of active transport, particularly with the dawn of affordable electrically assisted bikes.
- 10.113. Enabling of electric vehicle charging point is proposed to encourage the uptake of electric vehicles which are during use less polluting and aligns with government policy to encourage their uptake etc.
- 10.114. The reuse of the existing access/egress which has historically been safely used. The site is located on a very low speed, low traffic road known as a Quiet Lane.
- 10.115. For these reasons, the proposed development is in conformity with this part of the NPPF.

#### Section 11 (Making effective use of land)

- 10.116. Paragraph 124 states that *“Planning...decisions should... (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”*;
- 10.117. Edingthorpe is a dispersed settlement. The site is currently brownfield land within the settlement that is derelict and has some of invasive species (Japanese Knotweed) present.
- 10.118. The proposal brings with it the opportunity to repair the historic North Norfolk landscape for generations to come, remediate the invasive species and make the best use of land that otherwise will remain a scar on the villages fabric.
- 10.119. The NPPF states that significant weight should be given to such an opportunity to develop on brownfield sites.

#### Section 12 (Achieving well-designed places)

- 10.120. This section sets the context for the importance of high quality, beautiful and sustainable buildings. Paragraph 130 states that decisions should ensure that development:

*“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;”*

Quality of design and materials will stand the test of time and fit seamlessly into the Edingthorpe landscape.

*“b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;”*

The scheme is well considered and designed and includes strong landscaping that will repair the historic landscape for generations to come.

*“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);”*

The proposed dwelling has been designed following research into the local area and discussion with the local community to ensure it reflects local historic vernacular and environment.

*“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;”*

The design is inspired and informed by local opportunities and constraints in the landscape and architecture and follows the NNDC Norfolk design guide. Resulting in attractive and aesthetically much improved place 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”*

The site is not suitable for public open space due to its size, however public amenity will be improved through visual amenity and the contribution of the future occupants to council tax and local community.

*“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.”*

10.121. The attractive, locally inspired and high quality of design, and the build planned to exceed building regulation requirements, will ensure healthy environments for users of the new home now and in the future. Accordingly, the proposals are in compliance with Section 12 of the NPPF.

#### Section 14 (Meeting the challenge of climate change, flooding and coastal change)

10.122. Paragraph 157 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.”*

It goes on to state in paragraph 162: *“in determining planning applications, local planning authorities should expect new development to:*

*a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and*

*b) take account of landform, layout, building orientation, massing and landscaping to minimise*

*energy consumption.”*

- 10.123. The design takes into account Passivhaus principles and employs renewable energy initiatives including an Air Source Heat Pump paired with Underfloor Heating and Mechanical Ventilation with Heat Recovery. The proposal will exceed the required reduction against Part L and goes well beyond what is required by NNDC planning policy and building regulations.
- 10.124. There is no flood risk as the site is within Flood Zone 1. The site is not within the coastal zone but retaining homes outside of the zone in areas of high risk of coastal erosion such as in Bacton, it is important to maintain a stock of housing.
- 10.125. The proposals comply with Section 14 of the NPPF.

Section 15 (Conserving and enhancing the natural environment)

- 10.126. Paragraph 180 states that planning 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.”*

- 10.127. The proposal will enhance the valued landscape through repair, retention of native trees, restoration of native hedgerows and enhancement to the landscaping. This will also result in biodiversity and ecology net gain, as set out in the application, ensuring the natural capital of the countryside is respected and enhanced.
- 10.128. There will be improvements to pollution such as light pollution through careful design and soil and water pollution through removing the existing cesspool and replacing with a sewage treatment plant that does not rely on local sewage system. A grey water system to reuse water as much as possible, including that collected from the rain, will also benefit the local water ecosystem.
- 10.129. The development will result in a remediation of invasive species (Japanese Knotweed) on this

site and stop it spreading further.

10.130. As such, the proposals comply with Section 15 of the NPPF.

Section 16 (Conserving and enhancing the historic environment)

10.131. Whilst the area is home to many historic buildings, the site is not within a Conservation Area or within close proximity / containing to any heritage assets such as statutory listed buildings.

10.132. Notwithstanding, the design approach has been comparable to that of a site within a conservation area, taking into account historic design and materiality in the locality, including the original dwelling that stood on the site. The proposals comply with Section 16 of the NPPF.

NPPF conclusion

10.133. As set out in the preceding paragraphs, the proposals comply with the NPPF.

**VIII. Lack of five-year housing land supply**

10.134. North Norfolk District Council currently cannot demonstrate it has a five-year housing land supply. The NPPF requires Local Planning Authorities to identify a five-year supply of specific deliverable sites to meet housing needs.

10.135. Paragraph 11 (d) of the NPPF states: *“where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

10.136. Therefore, in addition to the material consideration set out and the conformity of the proposals with the intention of local and national policy, it is clear that the significant social, economic and environmental benefits identified in this section significantly and demonstrably outweigh any potential harms, particularly when taking account of the material consideration that an occupied dwelling stood on the site for over 150 years until very recently.

Material consideration summary

10.137. The site history sets out that there has been a dwelling on this site since 1840 or before, occupied until its partial collapse and subsequent demolition by the previous owner with a view to replacement.

10.138. The current site is a scar on the landscape and harms the setting of Edingthorpe, whilst also negatively impacting the viability and vitality of Edingthorpe and Bacton parish and surrounding rural communities. Substantial weight should also be given to such an opportunity to develop a brownfield site. There is also strong local support for this proposal.

10.139. The proposal is a self-build and will support in meeting the need for self build housing in the district, as well as meeting the council's obligations in this regard.

- 10.140. The proposal will support remediation of an invasive species on land that may otherwise remain present.
- 10.141. In addition, the proposals conform with the NNDC Local Plan and the NPPF. There are specific economic, social and environmental benefits arising from this scheme. This is also relevant to the status of the council's lack of five year housing supply.
- 10.142. Overall, in this case it can be demonstrated that there are significant and extensive material considerations that exist specific to this site which mean that the proposed development should be granted planning permission.
- 10.143. Principle of development conclusion
- 10.144. There is scope within the replacement policies to permit the proposal, partially as the proposed dwelling is in keeping with the scale and character of the home that stood on the site before it.
- 10.145. Notwithstanding, determination of a planning application does not need to accord with the development plan where "*material considerations indicate otherwise*" (section 38(6) of the Planning and Compulsory Purchase Act 2004).
- 10.146. this report sets out the numerous material considerations specific to this site that should be given significant weight, and which justify the grant of planning permission.
- 10.147. The thrust of the NNDC strategic and development control policies are adhered to. There are social, economic and environmental benefits and in addition to the material considerations.
- 10.148. Overall, there is a planning balance in favour of the proposals which mean the principle of development is wholly acceptable.

## **11. DESIGN AND HERITAGE**

- 11.1. The Norfolk Design Guide has heavily influenced the proposed design, as has the prevailing characteristics of the immediate Edingthorpe Street area. The proposal has been designed in a manner that is proportionate to the local area in both scale and character and to reflect the opportunities and limitations of the site. The accompanying drawings and Design and Access Statement prepared by Vertex set out the proposal in more detail.
- 11.2. The pre-application advice recommended a reduction in scale of the proposal and to a height of 1.5 storeys. The reduction in scale and resulting reduction in the volume of glazing would also have the added benefit of reducing light pollution which was a recommendation of the landscape officer.

### Amendments following pre-application advice and consultation with parish councillors, ward councillors and the local community

- 11.3. An extensive consultation process took place and useful comments were received. As a result of these comments, the following changes were made to the pre-application scheme to bring forward the application submitted herewith:
- Reduction in footprint, height, size and scale resulting in reduced bulk in all views;
  - Removal of 'lean-to addition';

- Removal of non-traditional materials;
- Increase in the amount of flint;
- Introduction of parapets to the end gables and a cat slide style lean-to in keeping with North Norfolk vernacular;
- Inclusion of specific design details; and
- Removal of wall from the house to the garage and replacement with hedgerow.

11.4. Policy HO8 is quoted in para 8.3 above. The policy intends replacement dwellings to:

*‘Not result in a disproportionately large increase in the height or scale of the original dwelling’*

11.5. The demolished dwelling had a small rear extension that appears to have been added in the 1970/80s but was otherwise original.

11.6. With careful design and detailing, the prevailing character of the area is protected and enhanced, over both the demolished cottage and the existing site with outbuildings and structural remains. The size increase is modest and taken in view of potential permitted development extensions to the original house it is considered that this policy requirement is met.

11.7. The height of the original dwelling would not be possible to replicate as modern space standards would prevent a floor to ceiling height that low. With careful, respectful design the proposal increased the height but remains in keeping with the area. This part of Edingthorpe is characterised by houses of two full storeys as shown in the images of the nearest neighbouring properties below in para 9.13.

*‘Not materially increase the impact of the dwelling on the appearance of the surrounding countryside’*

11.8. Whilst there is a marginal increase in footprint over the previous coverage on site, the demolition and consolidation of the outbuildings into one well designed dwelling will reduce the overall impact on the countryside. Given the condition of the demolished cottage and existing and demolished outbuildings, the proposals give the opportunity to vastly improve the appearance of the surrounding countryside through the use of high-quality design and materials that have been carefully considered and include typical Norfolk features whilst enabling modern living.

11.9. The solar panels are an important part of the sustainability strategy. They are placed on the rear elevation which will benefit from good sunlight from the east and south east whilst not detracting from the more visible front elevation.

11.10. The design of the house also takes cues from Edingthorpe.



*Above image: nearest property to Clay Lane Cottage*



*Above image: property on The Street, Edingthorpe*



*Above image: property on The Street, Edingthorpe*

#### Design approach

- 11.11. As can be seen in the images above, the style and scale of the property is fitting for the area and in particular this part of Edingthorpe. At 1.5 storeys the height reflects that of the demolished cottage and is commensurate with local scale and massing.
- 11.12. The immediate locality provides inspiration for the new home, as does the original building on the site. The 'lean to' on the side is reminiscent of the original house and characteristic of the area and of Norfolk and other properties in this part of Edingthorpe and has been reinterpreted in a contemporary manner.
- 11.13. The roof lines reflect local influence, with casement windows typical of the local architecture. A chimney is included reflecting local character. Materials include pantiles, flint and red brick. All features fit with the North Norfolk Design Guide.
- 11.14. The open sided cart shed is fitting for the area and aligns with the North Norfolk Design Guide.

#### Space standards and accessibility

- 11.15. The design of the new home exceeds the space standards as set out in the Department for Communities and Local Government Technical Housing Standards – nationally described space standard 2015.
- 11.16. Building regulations in respect of accessibility (Building regulations Part M) will be met.

## **12. LANDSCAPING**

- 12.1. Hard and soft landscaping has been illustrated in the proposed plans which illustrate existing trees, shrubs and hedgerows on the site, indicating those to be removed, and details of proposed hard and soft landscaping and boundary treatments. These include the

recommendations of the ecologist.

### **13. ECOLOGY AND BIODIVERSITY**

- 13.1. A Preliminary Ecological Appraisal has been prepared by Icen Ecology in support of the planning application. The report concludes that no further surveys are required.
- 13.2. The report recommends planning conditions (for matters such as lighting strategy, addressed in Section 14 below) and pre-cautionary measures where necessary and does not recommend any further survey work. It also recommends ecology and biodiversity enhancements, all of which have been incorporated into the proposals.

### **14. LIGHTING IMPACT ASSESSMENT AND STRATEGY**

- 14.1. The proposal will incorporate residential external lighting. No plan has been prepared at this stage.

### **15. FOUL DRAINAGE**

- 15.1. The site is currently served by an existing cesspool. The proposal is to remove this cesspool and replace it with a domestic sewage treatment plant / packaged treatment plant. This represents a significant improvement over the existing arrangement. Full information is provided in the submitted assessment.
- 15.2. In view of the above information and the related documentation submitted herewith, the proposal complies with the requirements in relation to foul drainage.

### **16. REFUSE AND WASTE STRATEGY**

- 16.1. The proposals incorporate storage space for two 240l bins for general waste and recycling. The submitted proposed site plan illustrates the proposed arrangement and storage.
- 16.2. As such, the proposal complies with the requirements in relation to refuse and waste management.

### **17. ARBORICULTURAL IMPACT ASSESSMENT**

- 17.1. An Arboricultural Impact Assessment has been prepared by Talking Elm Tree Services in support of the application. This concludes that the four Norway Spruce trees proposed for removal are all low-quality trees and their removal can be supported.

### **18. TRANSPORT AND HIGHWAYS**

- 18.1. The proposal includes for retention of the existing vehicular access in its current location, which also allows the boundary wall to be retained. Site observations have identified that traffic levels on The Street are very low with corresponding vehicles speeds also low. In addition, a review of road collision data has identified that there have been no accidents associated with the use of this access by the previous dwellinghouse. As the proposal is for the replacement of one dwellinghouse, it is considered that the use of this access will not be intensified, and is therefore appropriate in transport and road safety terms.
- 18.2. Parking provision is off street and in line with policy requirements and illustrated on the submitted drawings.

18.3. The transport considerations in relation to the scheme comply with the requirements and intentions of policy and guidance.

## 19. CLIMATE CHANGE

19.1. The new home is being designed to minimise the reliance on fossil fuels and its carbon footprint. The design takes into account Passivhaus principles in order to achieve this and will include:

- Highly insulated walls, floors and roof will reduce heat loss and help moderate the temperature;
- An Air Source Heat Pump (ASHP);
- Solar panels on the roof; and
- A Mechanical Ventilation and Heat Recovery (MVHR) system will be used to ventilate the properties.

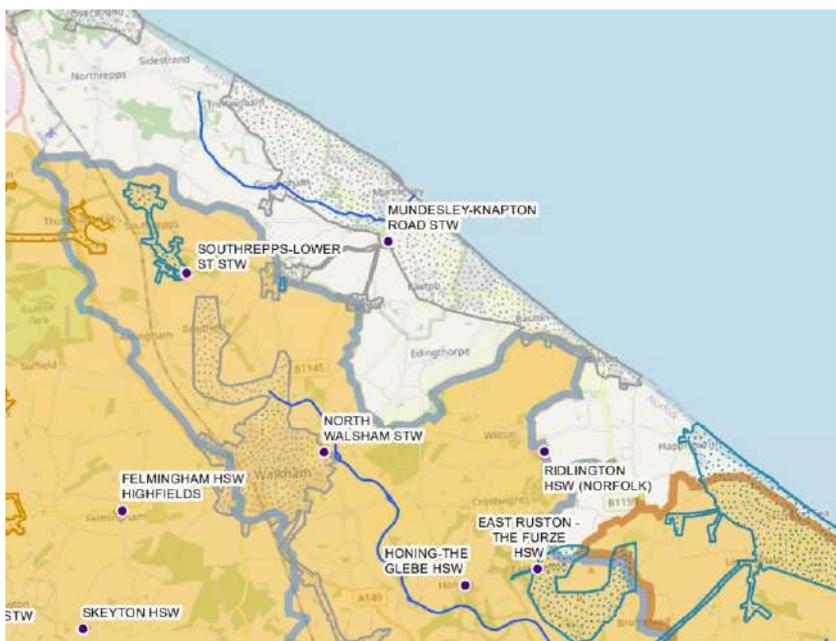
## 20. VENTILATION AND EXTRACT STRATEGY

20.1. The proposal incorporates an Air Source Heat Pump (ASHP) for the heat to the home. It is currently proposed to use a Hitachi Yutaki S or similar. The technical specifications and other details are submitted with the application.

20.2. Given the very quiet operating noise from this unit and the location of the property away from other noise sensitive uses, it is not going to cause any adverse or unacceptable impacts.

## 21. NUTRIENT NUTRALITY

21.1. For the avoidance of doubt, the site is not within the Nutrient catchment as shown in the extract below.



*Image above: Extract from the Nutrient Catchment Map - River Bure*

## **22. CONCLUSION**

- 22.1. The applicants are making this proposal for a replacement dwelling to be nearer to elderly relatives.
- 22.2. The proposal replaces a cottage that had been present on the site for in excess of 150 years and partially collapsed, subsequently being demolished in 2021 for public safety reasons.
- 22.3. Reaction in the local community to the plans, including from ward and parish councillors has been very positive and there is clear, strong support for proposals.
- 22.4. Whilst there is scope within the replacement policies to permit the proposal, particularly as the proposed dwelling is in keeping with the scale and character of the home that stood on the site before it, there are numerous material considerations specific to this site that should be given significant weight, and which justify the grant of planning permission.
- 22.5. The proposals are in conformity with the NNDC Local Plan thrust of the NNDC Local Plan policies are adhered to. The proposals conform with national policy and guidance and there are social, economic and environmental benefits and in addition to the material considerations. Overall there is a planning balance in favour of the proposals which mean the principle of development is wholly acceptable.
- 22.6. The design will protect and enhance the character of the area and complies with the objectives of policy. The proposal would not result in a disproportionately large increase in the height or scale of the original dwelling and would not materially increase the impact of the dwelling on the appearance of the surrounding countryside.
- 22.7. Technical matters relating to ecology, arboriculture, landscaping, drainage, climate change and others are compliant with and in instances exceed policy and guidance.
- 22.8. North Norfolk District Council as Local Planning Authority is urged to support the high-quality proposal and permit the application.

Luke Butler MRTPI

**Appendix 1 – historic mapping from Norfolk County Council mapping service**

<http://www.historic-maps.norfolk.gov.uk/maps>

It appears Clay Lane Cottage was built between 1826 and 1840.



**Image above: Bryant's Map, 1826 showing no apparent cottage on the site**



**Image above: Tithe Map – 1840**



Image above: Enclosure map (predate tithe maps)



Image above: NCC 1988 Aerial view



*Image above: RAF Aerial Map – 1945-6 and 1960-1965*



*Image above: OS First Edition between 1879 and 1886 showing cottage*



*Image above: Microsoft Bing Maps aerial view of the site prior to demolition of the cottage and garage*

## Appendix 2

### Schedule of existing and previously demolished structures

Structure and status	Photo
The cottage  Demolished	
Garage and workshop  Demolished	

Garage  
Currently in situ  
To be demolished



Shed  
Currently in situ  
To be demolished



Shed  
Currently in situ  
To be demolished



Brick outhouse

Currently in situ

To be retained

