

8.2(a)

Town Clerk | Swaffham Town Council

From: Jeremy Stacey <jsarch@mac.com>
Sent: 24 June 2019 12:12
To: Town Clerk | Swaffham Town Council
Subject: 178(01.0) Days Field in New Sporle Road Swaffham. 3PL/2019/0483/O

Dear Richard

I attach below comments from Breckland Planners with regard to Days Field. Despite our initial agreement that it would be a simple matter of re-submitting the earlier application it appears that further information is now required following the consultations as noted below and in my earlier email today.

The principal matters are as follows;

1. The ecology report prepared by Turnstone Ecology is considered no longer valid by Breckland Council given the time that has elapsed.
I can go back to Turnstone Ecology Ltd, Shrewsbury for a fee proposal or obtain an alternative fee proposal from a local firm Wild Frontier Ecology, Fakenham.
2. I can confirm that the hedge will be maintained and would be cut in the same manner as an agricultural field hedge.
3. I did submit the earlier flood risk assessment, when making the application, prepared by JMS Consulting Engineers Ltd who are now Ingent Consulting Engineers Ltd, Ipswich. I will ask the planners to be more specific with regards to the further information they require before asking the engineers to provide you with a quotation to engage with Anglian Water and provide the further information they require.
4. I will respond to Norfolk Constabulary's comments.
5. Please forward your solicitors details and I can pass them onto Breckland Council, please note the contributions required in the paragraph below *A section 106 agreement*
6. Regarding the remainder of the planners comments which relate to the layout. I can either do more work on the layout to address the comments raised or alternatively I can remind the Breckland Council that as with the earlier approval this is an application for outline planning permission and ask if the matters raised could be regarded as reserved matters attached to an approval.

Regards

Jeremy

On 12 Jun 2019, at 14:43, Collins, Rebecca <Rebecca.Collins@breckland.gov.uk> wrote:

Jeremy,

Please be aware I have now had the opportunity to review your current application at Swaffham and have the following comments to make:

Please note the objection from our ecologist, attached below for information – further information is required. Please note we also require an air quality assessment.

All comments received with regards to the application can be viewed on our website, via the application reference number. In this regard, please note the comments of our tree officer, who states:

The western boundary of the site (adjacent to new sporle road) is made up of a mature and well maintained native species hedge. This hedge should be retained which

may bring about issues with the proposed footpath/ cycle way.

Confirmation in this regard would be appreciated.

In addition, Anglian Water comments are concerning, which state - Development may lead to an unacceptable risk of flooding downstream. Further information with regards to surface water drainage is therefore required.

Please also note Norfolk Constabulary have also responded as follows:

The Design and Access Statement does not make reference to any proposed crime prevention measures for the development. I would encourage the preventative security measures and standards found with the ACPO Secure by Design (SBD New Homes 2019) are adopted for this development, as the principles and products used have proven track record in reducing crime.

Further details can be found in their full response on the website.

A section 106 agreement would be required, in the event the application were to be approved – to this end please provide solicitor details so I can instruct our legal team also. Please note contributions will be required, as follows – 25% affordable housing, £19,300.00 Health Care contribution (County Council education and library contributions are also likely to be required – I await their formal response), open space provision and maintenance contributions.

With regards to the proposed layout, although indicative, it does appear a bit dense in comparison to the surrounding area. The submitted D&A references density being as low as 23 dph but I am concerned that the site primarily consists of semi-detached properties and terrace properties. I can see no reference for the terrace dwellings in the surrounding area, which primarily comprises of detached plots. I am therefore concerned at reserved matters stage that the numbers will be too high for the character of the area. I would also comment that although some terrace development may be acceptable to provide a mix of house types that these should be shorter blocks and to meet County Council Parking standards for frontage car parking (they state that no more than 5 parking spaces with suitable breakages in a row). In addition, it is important to consider how these types of properties access their rear gardens for bin and bike storage. This should not be via a convoluted route around other peoples rear gardens or an excessive distance and jitty's should be considered.

Furthermore, properties side onto New Sporle Road are unlikely to be acceptable as they provide limited benefit to the street scene. As an alternative, the Green could be brought to the front of the site and properties provided in an arch around it – this may give more space within the site to reduce terraces. Obviously, open space provision should accord with Policy DC11 of the Core Strategy. Alternatively properties can be re-orientated to face New Sporle Road across the frontage of the site.

I note the earlier approval, however, it was obviously an outline application with matters of layout and design to be considered at RM stage.

I hope this email adequately explains the situation, if you have any further queries then please do not hesitate to contact me.

I await your response,

Kind regards

Rebecca Collins
01362 656266

From: Natural Environment Team [<mailto:NETI@norfolk.gov.uk>]
Sent: 20 May 2019 16:11
To: Collins, Rebecca
Cc: Planning
Subject: Days Field in New Sporle Road Swaffham. 3PL/2019/0483/O

Hi Rebecca,

SWAFFHAM: Days Field in New Sporle Road Swaffham. Application for outline planning permission for 51 dwellings including access from New Sporle Road

The Ecological Survey Report (Turnstone ecology; March 2014) is not fit for purpose and due to the time that has elapsed since the site visit, the survey data is no longer considered valid and the report refers to legislation and best practice that is now out of date.

In addition to the report being out of date, below are a few comments relating to the report produced by Turnstone Ecology:

- The surveyor has not been named and their qualifications listed to give us confidence that the survey was carried out by a suitably qualified ecologist. The author's qualifications have also not been listed.
- The report does not consider the potential for all protected species to be present on the site including Species of Principal Importance and invertebrates.
- The methodology does not state which best practice guidance was followed (if any) during the site visit.
- A desktop study does not appear to have been undertaken and there is no mention of a data search being obtained from a local records centre.

A Preliminary Ecological Appraisal (PEA) needs to be carried out by a suitably qualified ecologist and the PEA report submitted to the LPA prior to the planning application being determined.

Kind Regards,

Charlotte Keightley, Assistant Ecologist

Natural Environment Team

County Hall, Martineau Lane, Norwich, NR1 2DH

<image001.jpg> <image002.png><image003.png><image004.png>

<image005.png>

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Rebecca Collins
Breckland Council
Elizabeth House
Walpole Loke
Dereham
Norfolk
NR19 1EE

NCC contact number: 0344 800 8020
Text Relay - 18001 0344 800 8020

Your Ref: 3PL/2019/0483/O
Date: 20 June 2019

My Ref: 9/3/19/0483
Tel No.: 01603 228948
Email: andrew.willeard@norfolk.gov.uk

Dear Rebecca Collins

Application for outline planning permission for 51 dwellings including access from Days Field in New Sporle Road Swaffham

With reference to the application relating to the above development (as shown on drawing 178-01 rev C), in relation to highways issues only, notice is hereby given that Norfolk County Council recommends that permission be refused for the following reasons.

- SHCR 13 As far as can be determined from the submitted plans, the Applicant does not appear to control sufficient land to provide adequate visibility at the site access. The proposed development would therefore be detrimental to highway safety.
- SHCR 31 The application is not supported by sufficient highways information to demonstrate that the proposed development will not be prejudicial to the satisfactory functioning of the highway / highway safety.

Notwithstanding the above, the County Council has no objection in principle to the proposed development of this site subject to a plan being provided showing acceptable access details, including the following

1. In the vicinity of the site New Sporle Road varies in width, at the southern extremity measuring around 4.5m only. New Sporle Road should be widened to 6m across the entire roadside frontage in line with the requirements being made on previous applications.
2. The footway should be provided across the entire site frontage with suitable pedestrian crossing points to link with the existing footway on the west side of the New Sporle Road.

3. A bus stop with shelter must be provided on the site frontage (cost £15,000 including commuted sum for future maintenance to be passed to Swaffham Town Council).
4. A contribution of £150 per dwelling should be made so that the town Flexibus can service this site as it is remote from other bus services in Swaffham in line with the requirements being made on other developments in Swaffham.
5. It is recommended pedestrian access be provided between the site and Tumbler Hill, from which multiply PROWs can be accessed. There is a public right of way (PROW) that runs directly past the north-east corner of the site (Swaffham RB36). Residents should also have access to this PROW.
6. The site access should be to adoptable standards and provided with visibility splays of 2.4m x 59m onto New Sporle Road and kerb radii of 10m.

If you have any queries regarding the above comments do not hesitate to contact me.

Yours sincerely

Andrew Williard

Engineer (Major and Estate Development)
for Executive Director for Community and Environmental Services

Please be aware it is the applicants responsibility to clarify the boundary with the public highway. Private structures such as fences or walls will not be permitted on highway land. The highway boundary may not match the applicants title plan. Please contact the highway research team at highway.boundaries@norfolk.gov.uk for further details.

002200



309900



001285

309900

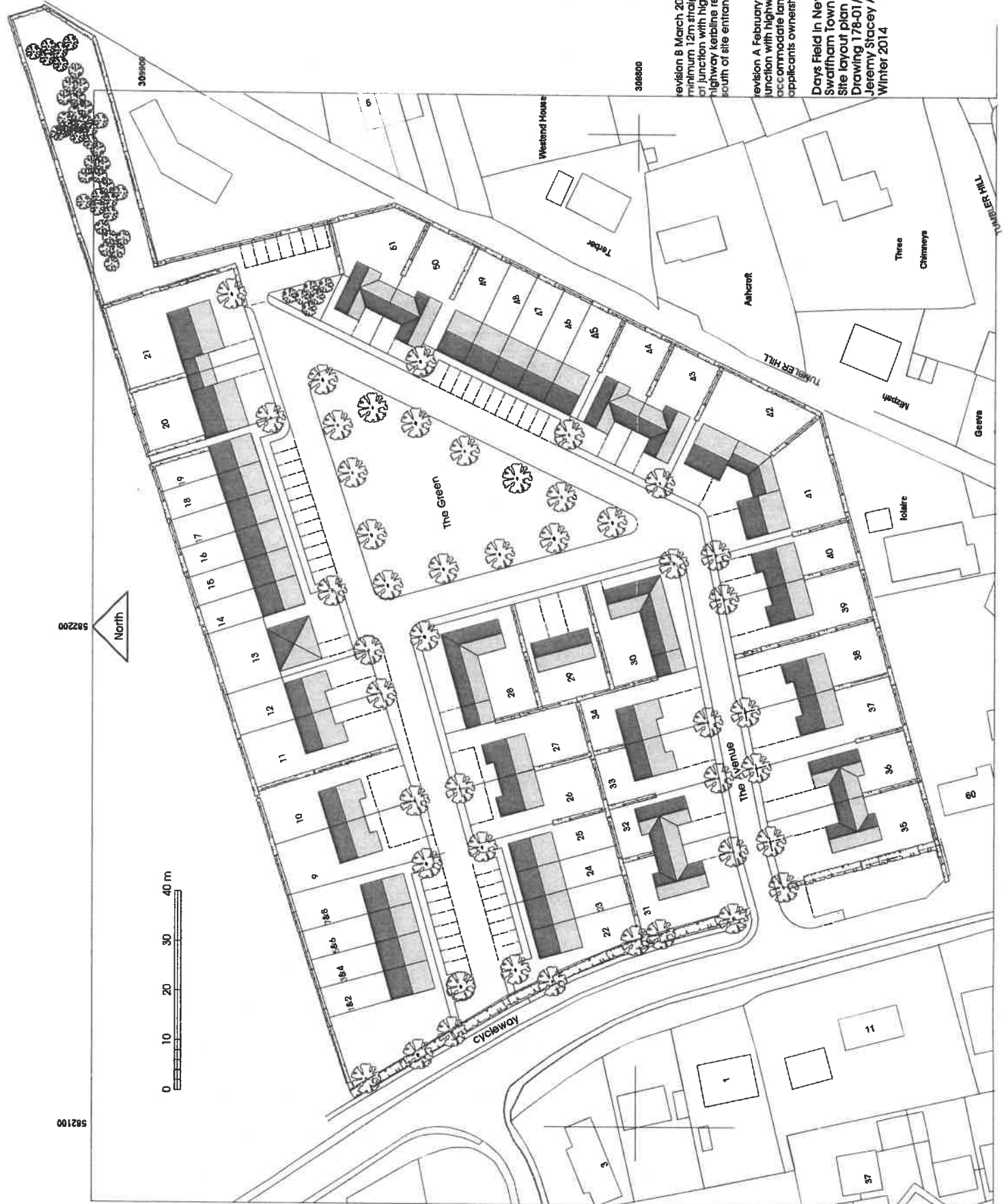
309800

309800

revision B March 2015
minimum 12m straight section of road
at junction with highway revised to
highway kerblime remains as existing
south of site entrance

revision A February 2015
junction with highway revised to
accommodate land not in
applicant's ownership

Days Field in New Spoutle Road
Swaffham Town Council
Site layout plan
Drawing 178-01/A
Jeremy Stacey Architects
Winter 2014



Town Clerk | Swaffham Town Council

From: Jeremy Stacey <jsarch@mac.com>
Sent: 24 June 2019 09:36
To: Town Clerk | Swaffham Town Council
Subject: 178(01.0) Day's Field 3PL/2019/0483/O at Days Field in New Sporle Road Swaffham
Attachments: Response_3PL-2019-0483-O.pdf

Dear Richard

I have copied below an email from Breckland Planners concerning Day's Field. You will need advice from a Highways Engineer to response to the matters raised.

When the first planning application was made BWB Consulting Ltd from Nottingham, who were working for de Merke Estates, provided highways advice.

Would you like me to get a quotation from BWB or a local engineer for example BHA Consulting Ltd from Attleborough.

Please note, I will be on holiday from 27 June, returning on 8 July but can be reached by email.

Regards

Jeremy

Begin forwarded message:

From: "Collins, Rebecca" <Rebecca.Collins@breckland.gov.uk>
Subject: FW: Response To Application Number 3PL/2019/0483/O at Days Field in New Sporle Road Swaffham
Date: 20 June 2019 15:23:14 BST
To: "jsarch@mac.com" <jsarch@mac.com>
Cc: "Hobson, Chris" <Chris.Hobson@breckland.gov.uk>

Mr Stacey,

Please find attached comments from the Highways Authority, objecting to you proposals.

I await your response,

Kind regards

Rebecca Collins BA(Hons) Pg DIP MRTPI
Head of Major Projects
Breckland Council

Tel: 01362 656870

DDI: 01362 656266

Email: rebecca.collins@breckland.gov.uk

Web: www.breckland.gov.uk

Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE

Please note that my working days are generally Monday to Thursday

-----Original Message-----

From: Willeard, Andrew <andrew.willeard@norfolk.gov.uk>
Sent: 20 June 2019 14:50
To: Collins, Rebecca <Rebecca.Collins@breckland.gov.uk>; Planning <planning@breckland.gov.uk>
Cc: Colman, Ed <ed.colman.cllr@norfolk.gov.uk>
Subject: Response To Application Number 3PL/2019/0483/O at Days Field in New Sporle Road Swaffham

Please find attached my representation in relation to the above planning application.

Regards

Andrew Willeard

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Town Clerk | Swaffham Town Council

From: Town Clerk | Swaffham Town Council
Sent: 04 July 2019 10:34
To: 'Kurihara, Melissa'; 'Jeremy Stacey'
Subject: RE: Days Field in New Sporle Road site

Melissa/Jeremy,

Apologies for slight delay in getting back to you. These matters are being discussed by the Town Council at their meeting on 10th July next week, after which I will get back to you with a full response.

Best regards,

Richard Bishop
Town Clerk



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Tel **01760 722922** Fax **01760 720469** www.swaffhamtowncouncil.gov.uk



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From: Kurihara, Melissa <Melissa.Kurihara@breckland.gov.uk>
Sent: 24 June 2019 11:17
To: 'Jeremy Stacey' <jsarch@mac.com>
Cc: Town Clerk | Swaffham Town Council <townclerk@swaffhamtowncouncil.gov.uk>
Subject: RE: Days Field in New Sporle Road site

Thanks Jeremy/Richard, your earliest response would be most appreciated.

Kind regards,

Melissa

Melissa Kurihara

Planning Policy

Breckland Council, Elizabeth House, Walpole Loke, Dereham, Norfolk NR19 1EE

Tel: 07384 814427

E-Mail: Melissa.kurihara@breckland.gov.uk

Website: www.breckland.gov.uk

From: Jeremy Stacey [<mailto:jsarch@mac.com>]
Sent: 24 June 2019 10:50
To: Kurihara, Melissa

Cc: Richard Bishop
Subject: Re: Days Field in New Sporle Road site

Dear Melissa

Regarding your email copied below, I will seek guidance from my Client, Swaffham Town Council, and respond in due course.

Regards

Jeremy

On 17 Jun 2019, at 14:56, Kurihara, Melissa <Melissa.Kurihara@breckland.gov.uk> wrote:

Dear Jeremy,

As you may be aware it is a requirement of the National Planning Policy Framework that every Local Authority must identify a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements.

You are the registered contact for the Days Field in New Sporle Road site in Swaffham. This site has an extant outline permission (3PL/2014/1355/O).

The council considers that this site is likely to be delivered within the next five years (April 2019 – March 2024), in line with the permitted application.

For sites with outline planning permission, the 2019 NPPF requires Local Authorities to engage with site developers to understand their delivery intentions.

Clear evidence is required to demonstrate that housing completions will begin on site within 5 years, this evidence may include:

- any progress being made towards the submission of a reserved matters application;
- any progress with site assessment work; and
- any relevant information about site viability, ownership constraints or infrastructure provision.

Please can you provide me with an update on current progress towards bringing forward the site with reference to the above points. Please also outline your anticipated start date and build-out rates.

If you are unable to provide me with this information please can you indicate why.

If you are no longer the appropriate contact for the site, please can you notify me of who to direct this inquiry to?

Please respond to this request by the 21st June 2019.

Many thanks for your assistance.

Melissa

Melissa Kurihara

Planning Policy
Breckland Council, Elizabeth House, Walpole Loke, Dereham, Norfolk NR19 1EE

Tel: 07384 814427

E-Mail: Melissa.kurihara@breckland.gov.uk

Website: www.breckland.gov.uk

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