DELEGATED REPORT SHEET

<table>
<thead>
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<th>APPLICATION NUMBER:</th>
<th>20181305</th>
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<td>ADDRESS:</td>
<td>Land to the East of Holt Road, Horsford, NR10 3ED</td>
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<td>PROPOSAL:</td>
<td>Non – material Amendment following granting of Planning Permission 20161770- Revised Boundary Treatment Plans</td>
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SITE DESCRIPTION

The development site comprises of approximately 11.27 hectares of land located to the east of Holt Road and south of Green Lane. To the north, south west and north east of the site is a further expanse of open agricultural land. To the west of the site are residential properties which front onto Holt Road, Olive Crescent and The Shrublands. To the south of the site is another relatively new residential estate. To the east of the site is agricultural land. The application site is located outside the settlements limits of Horsford Village. Implementation of the reserved matters permission 20161770 for the construction of 259 dwellings is currently under way with some of the houses already completed and occupied and some under construction. The construction of the dwellings with the application site has been carried out in a phased out form. The site has some hedgerow as boundary treatment.

THE PROPOSAL

The application seeks full planning permission to make minor Non – material Amendments following the granting of Planning Permission 20161770. The plan seeks to make revisions to the boundary treatment for the proposed residential development to the east of Holt Road in Horsford. The amendments are to enhance the streetscape to the overall design of the residential development. The amendments would include new boundary treatment of timber fences to plots 54, 59, 60, 95, 96, 100, 101 and 104.

PLANNING HISTORY

06 October 2017- Planning Application[Reference:20161770] for the construction of 259 dwellings, together with associated public open space, landscaping, highways and drainage infrastructure works was approved.
A number of planning applications for the discharge of conditions and some for amendments of the approved planning application in relation to the construction of 259 dwellings have been submitted and approved.

CONSULTATIONS:

Parish Council:
The Parish Council was consulted with regards to the proposed development and no representations have been received.

Neighbours:
The neighbouring residents were consulted by letters of notification with regards to the proposed amendments. No representations have been received.

Conservation Officer [Arboriculture and Landscape]
The CO was consulted regarding the proposed development and stated that “having studied the details ... have no comments to make as the changes appear to be to the internal boundaries and this will have a low impact on the wider landscape”.

PRE-APPLICATION ADVICE:
No pre application advice was sought from the Planning Department prior to the submission of the application.

POLICY FRAMEWORK:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be, made in accordance with the plan unless material considerations indicate otherwise". The development plan for Broadland District Council comprises of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 (amendments adopted 2014) and the Broadland District Council Development Management DPD (2015) which outlines the District’s Development Management policies, The National Planning Policy Framework (NPPF) (2018) sets out the overarching planning policies on the delivery of sustainable development through the planning system and reinforces the position that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise[paragraphs 2 & 47 revised July 2018]. The NPPF is a material consideration.

Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 (amendments adopted 2014)

- Policy 2 – Promoting good design


- GC1 – Presumption in favour of sustainable development
- GC4 – Design

Horsford Neighbourhood Plan [July 2018]

- ENV4 Views and vistas
**ASSESSMENT**

Planning Permission for the construction of 259 residential dwellings has been granted and discharged of conditions has also been carried out. A number of applications for planning permission for minor amendments have been approved.

**Impact on the character of the area**

The proposed works are relatively minor in scale and nature and are not likely to result in any significant or unreasonable harm to the character of the new residential estate. The proposal to change the boundary treatment of some of the residential plots [plots 54, 59, 60, 95, 96, 100, 101 and 104] within the development is considered to be appropriate for the rural character of the area. It is considered that due to the location of the residential plots which would have boundary treatment changes, the proposed timber fences would not have a significant harmful impact to the overall appearance of the new residential estate. It is considered that the proposed timber fences to the residential plots would not look out of place for this type of residential estate. It is therefore considered that the proposed minor boundary amendments to the plots would not be visually harmful to the character of the new residential estate and the countryside in general. The proposed changes would not be viewed as alien to the new residential estate within Horsford.

Policy ENV5 of Horsford Neighbourhood Plans states that development should seek to have site boundaries that are soft, using trees and hedgerows to give the development a rural character, notwithstanding this policy, it is considered that although the proposed boundary treatment would be timber fences, these would be contained within the development for separate residential plots [plots 54, 59, 60, 95, 96, 100, 101 and 104] and would not be visible outside the estate. As such the overall rural appearance would not be harmed by the proposed amendments. The Conservation Officer [Arboriculture & Landscape] has not objected to the proposal and has noted that by virtue of the changes being for internal boundaries the changes would have a low impact on the wider landscape. Consequently it is considered that the proposed amendments would be acceptable and would not have an adverse impact to the character of the area. As a result the minor amendments are considered to be compliant with policy GC4 of Broadland District Council Development Management DPD [2015], policy 2 of Joint Core Strategy for Broadland, Norwich and South Norfolk [2011] and policies ENV4, ENV5 and HBE3 of the Horsford Neighbourhood Plan[July 2018].

**Conclusion**

It is considered that by virtue of the location of the residential plots the proposed boundary amendments to the plots 54, 59, 60, 95, 96, 100, 101 and 104 would be acceptable and would not have harmful impact to the character and visual appearance of the area. It is further considered that the proposed boundary changes would not be alien to such a residential estate located in the
countryside. As such the proposed amendments following the granting of planning permission 20161770 are considered to be acceptable and would be compliant with Policies GC1 and GC4 of Broadland District Council Development Management DPD[2015], Policies 2 of the Core Strategy for Broadland, Norwich and South Norfolk [2014] and Policies ENV4, ENV5 and HBE3 of Horsford Neighbourhood Plan[2018].

**RECOMMENDATION**

It is recommended that the application for full planning permission for the proposed amendments involving boundary changes to plots 54, 59, 60, 95, 96, 100, 101 and 104 of the previously approved Planning Permission 20161770 is recommended for approval subject to the following condition:

1. The development hereby permitted shall not be carried out otherwise than in accordance with the following plans and documents:
   - 16.2105/001 Rev B – Site Location Plan received on 16th August 2018
   - 18.005/100 - Proposed Boundary Treatment Plan received on 16th August 2018

**Reason:**

For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approval plans and documents