

My Ref: IB/17/2064
Date 23 February 2018

Contact:

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Local Housing Enablers
North Norfolk District Council
Council Offices
Holt Road
Cromer
Norfolk
NR27 9EN

Dear Sir / Madam

**An exceptions housing scheme for up to 10 homes
Two sites, Church Street, Trimingham, Norfolk, NR11 8HU**

Thank you for your request for pre-application advice in relation to the principle of progressing a scheme for an exceptions housing development in Trimingham.

Your submission sets out the affordable housing need for Trimingham which points towards the development of a scheme of up to 10 dwellings with the following suggested mix:

Rent:

- 2 x one-bed (two person) bungalows
- 2 x one-bed (two person) flats, bungalows or houses
- 2 x two-bed (four person) houses
- 1 x three-bed (six person) house
- 2 x four bed (eight person) houses

Shared ownership:

- 1 x two-bed (four person) house

You have identified two possible sites for consideration on the western edge of the village, being accessed from Church Street / Cromer Road.

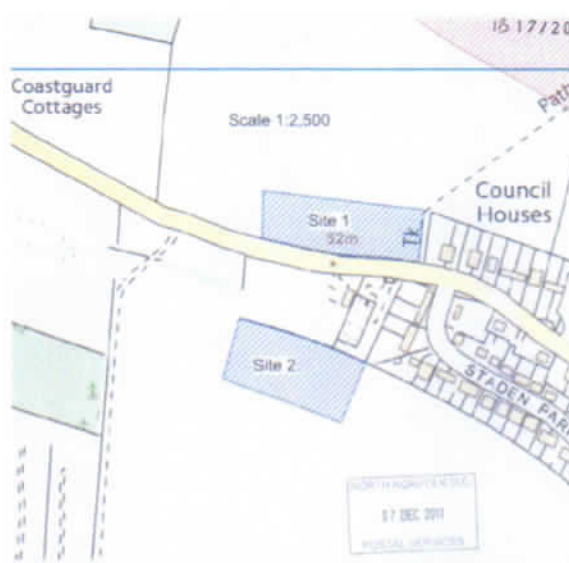
Both sites are adjacent to the western extents of the undesignated village of Trimingham, an area designated as Countryside, Area of Outstanding Natural Beauty (AONB) and Undeveloped Coast. Both sites are located on Grade 3 agricultural land and are within a 40mph speed limit and approximately 50 metres from the entrance to Woodlands Holiday Park.

The principle of affordable housing in the countryside acceptable. However, further investigation will be needed to determine if the proposed scheme is not situated within a 1 kilometre radius of any other scheme which has been permitted under Core Strategy Policy HO3.

Furthermore, in terms of location, any formal application would have to be accompanied by a sequential assessment which demonstrates that you have investigated a range of alternative sites to ensure that the optimum location has been found in terms of minimising the impact on the special qualities of the AONB / Undeveloped Coastal location.

Whilst no details have been provided as to the extent of any site access arrangements and the Highway Authority has not been consulted, it was observed that the new village hall is under construction and that the planning decision (PF/16/0177) provided an indicator of a potential constraint in what is a busy stretch of road i.e. any access should have a visibility splay of 2.4 metres x 120 metres.

Our GIS mapping also indicates that both sites are within a Mineral Safeguarding Area and that there may be archaeological interest on site 2.



Site 1

Site 1 adjoins an existing line of two-storey semi-detached properties, the site being an agricultural field with the road frontage having sporadic levels of soft landscaping which helps partially screen the urban environment as one approaches Trimmingham from the west.

Whilst the addition 10 dwellings would be a continuation of the existing building group it could also result in incremental development creep to the west which could lead to urban sprawl into the countryside, having a detrimental effect of the special qualities of the AONB / Undeveloped Coast.

Lower profile dwellings such as the proposed bungalows might be more appropriate in this prominent edge of village location together with significant levels of soft landscaping to the perimeter of the site. Although, any final submission would need to be informed by a Landscape and Visual Impact Assessment, that demonstrates that the development (including mitigation) is appropriate in this visually sensitive location.

It is my opinion that providing additional single or multiple accesses on what is busy stretch of road in close proximity to the layby (with parked cars) may result in visibility problems which could have an adverse impact on highway safety. This

constraint could also result in the loss of soft landscaping or reduce the scope for any required meaningful soft landscaping to the detriment of the visual amenities of the streetscene or the special qualities of the AONB / Undeveloped Coastal location.

It would therefore be my advice that you seek further specialist guidance from the Highway Authority and a Landscape consultant before submitting a formal planning application.

Site 2

Whilst this option adjoins an existing building group and is behind the new village hall, it would not sit sensitively with the settlement pattern. It is acknowledged that the site may not be immediately apparent when viewed from the public highway. However, when viewed from the access road serving Woodlands Holiday Park, it would jar with the settlement pattern to the detriment of what is a rolling agricultural landscape.

I would also be concerned that any loss of soft landscaping to facilitate any new access to the site could have ecological / visual amenity implications.

Due to the position of the site, it is likely that it would be served by a single point of access but it is not clear where. Nevertheless, I would still draw your attention to the potential requirements of the Highway Authority above.

Summary

Whilst it might be possible to develop one of each of the sites proposed, having regard to the constraints it would seem that site 1 would present the fewest constraints. Although, I would still state that the feasibility of securing a safe means of access needs further technical guidance from the Highway Authority. Furthermore, without any detailed plans on layout and design and an LVIA, I cannot at this stage give a firm indication as to the suitability of the development in the context of the special qualities of the AONB and general character of the area.

I would therefore advise that you discount site 2 and focus investigations on exploring the feasibility of site 1.

You will appreciate that the views expressed in this letter are those of an officer and are not binding on the Council or any of its Committees when considering any subsequent related planning applications.

Yours sincerely

John Dougan
Planning Officer (Major Projects)