



Broads Local Plan
Land at 21A Church Close, Chedgrave Topic Paper
November 2016

1. Introduction

In response to the Broads Local Plan Issues and Options consultation, a request was made to make a development boundary around the garden at 21A Church Close¹.

2. History

Before the Broads Authority came into being, this property was within the Chedgrave Development Boundary (see Appendix A). Now the land is within the Broads Authority Executive Area where there is no development boundary. The rest of Church Close is within the current Chedgrave Development Boundary (see Appendix B).

A Planning Application² was submitted in 2015 for three dwellings in the garden of 21A Church Close. During the initial consultation with stakeholders, there were concerns raised regarding landscaping impact and highways safety. The application was consequently withdrawn.

3. Development Boundary around the garden of 21a Church Close.

There is no Broads Authority development boundary in Chedgrave. The Settlement Study³ assessed Chedgrave as having some services and facilities. The Development Boundary Topic Paper⁴ concluded for Chedgrave that *'In the Site Allocations and Development Policies Local Plan, South Norfolk allocate a site in Loddon for around 200 dwellings and both Chedgrave and Loddon have development boundaries so the settlement as a whole is accommodating some growth in a more appropriate location that the Broads part of the settlement'*.

It is not usual practice to draw a development boundary around an individual site. Development boundaries tend to be drawn around an area.

If a development boundary was drawn around 21a Church Close, it is usual practice to not have a property's entire garden in development boundaries. Local Planning Authorities do this as garden land is excluded from the definition of Previously Developed Land and avoid areas where development would not be in keeping with the form and character of the settlement and to avoid back land development. This approach can be seen on the South Norfolk Policy Map relating to Chedgrave where the gardens of the properties to the west of Church Close are not within the Development Boundary (see Appendix B). So if 21A Church Close was part of South Norfolk Local Planning Authority Area, it is likely that the garden would still not be in the Development Boundary.

¹ Mr Tubby, page 71 of http://www.broads-authority.gov.uk/_data/assets/pdf_file/0005/760829/Local-Plan-Email-Representations-sorted-by-section-April-2016-all-together-final.pdf

² Reference number BA/2015/0123/FU <http://planning.broads-authority.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NN5JVZTB01N00>

³ http://www.broads-authority.gov.uk/_data/assets/pdf_file/0006/764475/Broads-Authority-Settlement-Study-no-hierarchy-in.pdf

⁴ <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan>

It is important to note that this approach is one which the Authority takes when drawing development boundaries. Using the Oulton Broad Development Boundary as an example (Appendix C), gardens have been removed.

A development boundary around the garden of 21A Church Close is not recommended.

4. Allocating land for development

Another approach that could be used in such circumstances is to allocate a site for development or change. The Authority would then list criteria that proposals for development on the site will be required to address.

It is important to note that a planning application was submitted and then withdrawn relating to three dwellings at 21 A Church Close. As part of the consultation, there were landscape concerns as well as highways concerns. Design advice was not given as the application was withdrawn but that there could be some design concerns relating to development in this area.

The highways authority (Norfolk County Council) and landscape officer have since been contacted for their thoughts in relation to allocating land for one dwelling at 21 A Church Close.

The Highways Authority stated that the access is a cause of concern. The Landscape Officer considers the site is an important buffer between the Broads and the built up area and the mature trees in the area could be affected by development. There is also concern of urbanising this area, especially with the vehicular access to where the house is proposed. These concerns are along the same lines as was submitted to the withdrawn application.

With such advice, it is not easy to allocate land in this location. Whilst these issues are potentially surmountable, there is much uncertainty surrounding these issues which are likely to affect the deliverability of a policy which allocated land in this location.

An allocation for one dwelling in the garden of 21A Church Close is not recommended.

5. Housing Need

Furthermore, all Local Planning Authorities need to work out their Objectively Assessed Housing Need. The Central Norfolk Strategic Housing Market Assessment identifies a need for the Broads Authority. On assessing the current allocations, sites with planning permission as well as sites delivered since 2012, it is apparent that within the Central Norfolk Housing Market Area (which South Norfolk and therefore Chedgrave is in), the Authority has exceeded this need by 44% (see table at Appendix D). The Authority therefore does not have a residual number of dwellings that it needs to find sites to deliver. The Authority therefore has no need to allocate sites that may not be acceptable because of the impacts they could result in.

The Authority does not need to allocate land for any more dwellings in the Local Plan (above that which are already allocated).

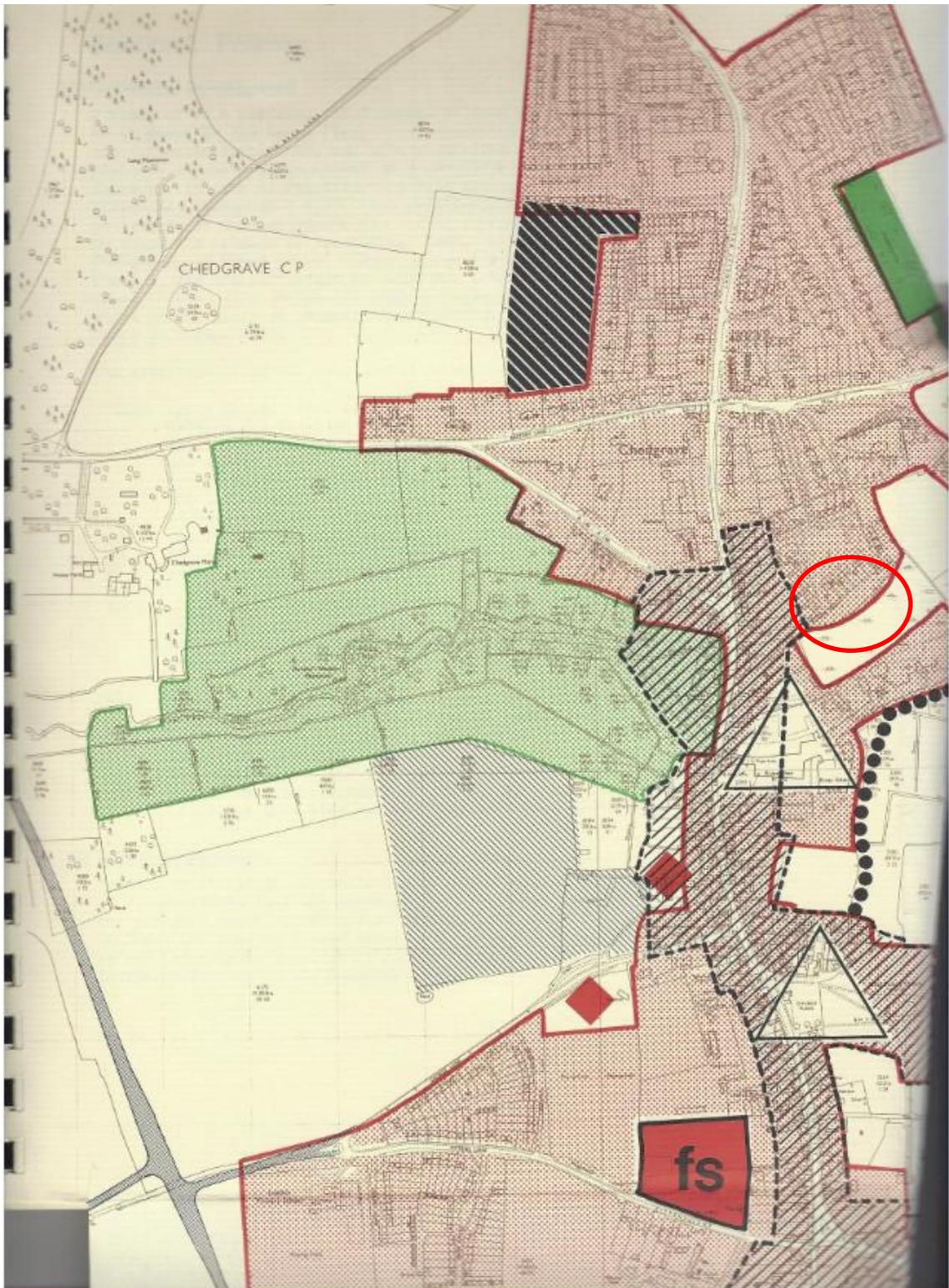
6. Conclusion

A Development Boundary or allocation is not recommended for 21A Church Close for the reasons set out within this Topic Paper.

It is intended to write to the owner of 21A Church Close to set out the reasons for non-allocation. They are also on the Local Plan contact database and will receive notice of the consultation on the Preferred Options.

The owner of 21A Church Close may wish to take on board the advice offered from the Highways Authority and Landscape Officer to propose an alternative more suitable scheme in another part of the general area. They may also wish to take advantage of the Authority's free pre-application advice. That is to say that they are entitled to and may wish to try again through the planning application route, with a different scheme. Of course, permission cannot be guarantee. The land is outside of a development boundary and any proposals would need to fully justify why it should still be permitted even though it is outside of the development boundary.

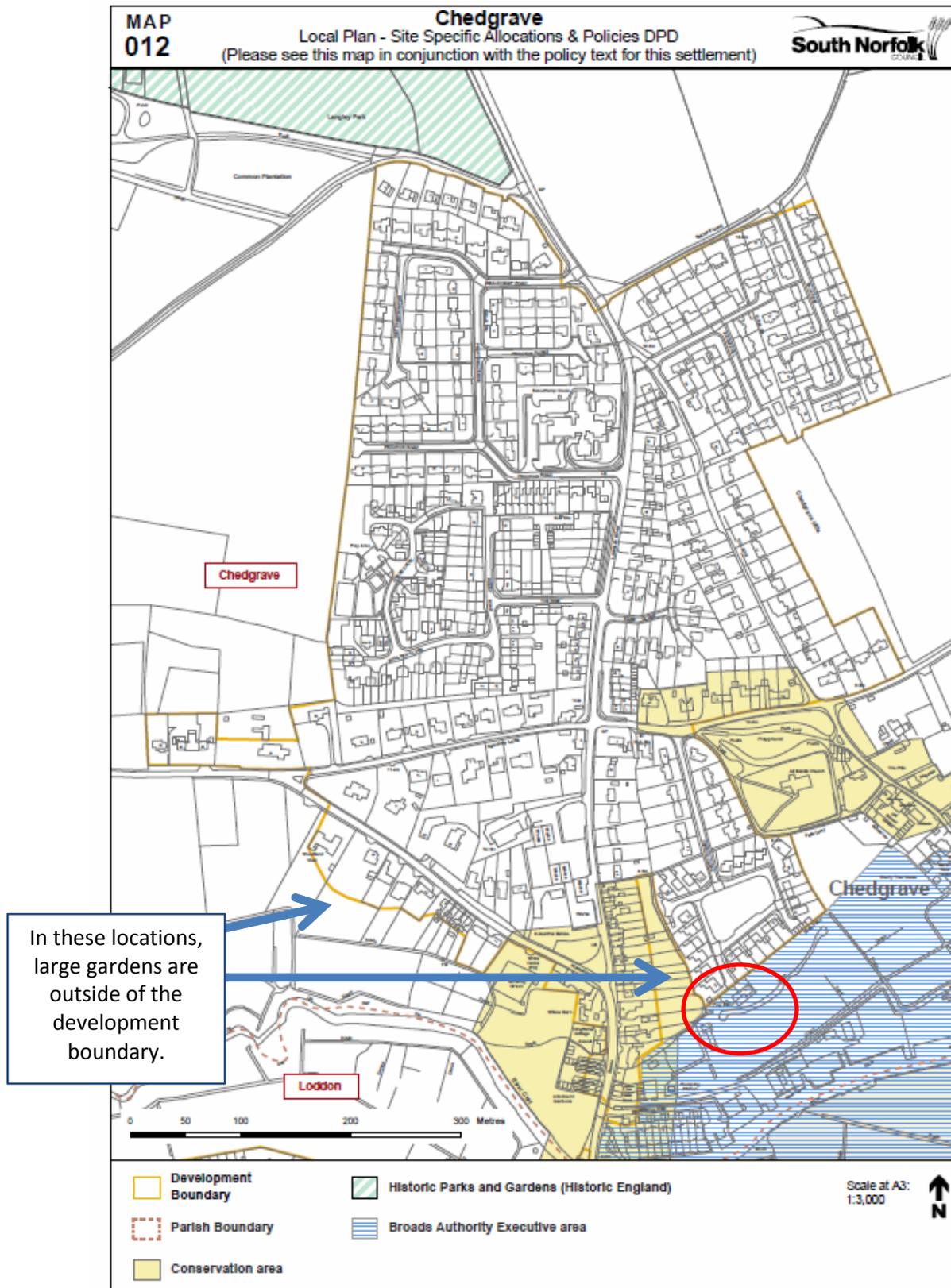
Appendix A: 1978 Local Plan – Loddon and Chedgrave
Showing 21A Church Close with the development boundary.
21A Church Close is circled in red.



Appendix B: Current adopted Policies Map for Chedgrave

21A Church Close is circled in red.

Shows areas where large gardens are outside of development boundaries.

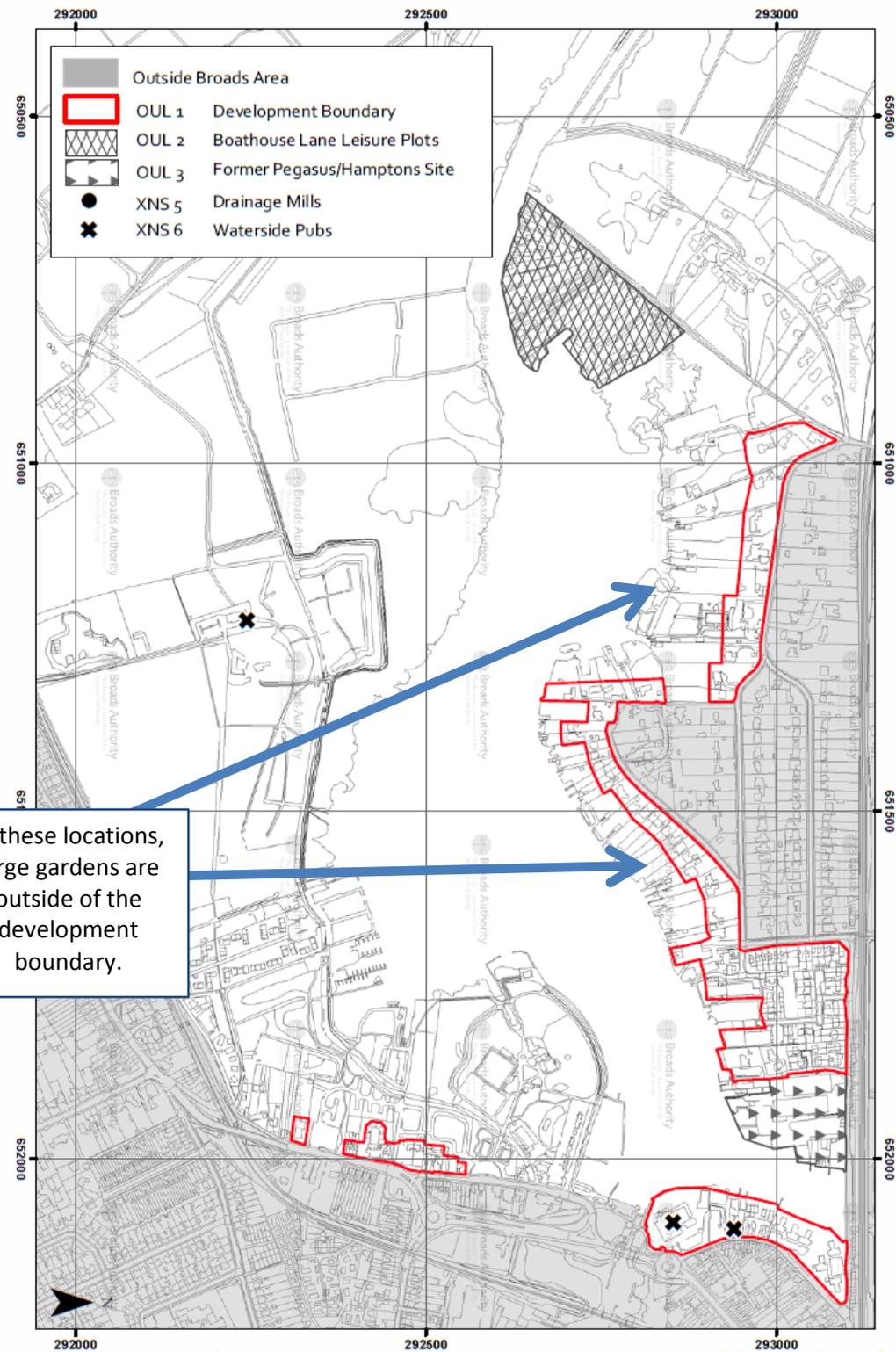


Appendix C; Oulton Broad Policies Map

Policy Map Adopted July 2014

Inset Map 11. Oulton Broad

Scale 1:7500



In these locations, large gardens are outside of the development boundary.

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Appendix D: Completions, permissions and allocations versus Objectively Assessed Housing Need.

	Net completions since April 2012 (as at June 2016)					OAN in HMA*	OAN less completions in HMA	Outstanding allocations not yet completed~	Yet to find... (residual)#	Affordable housing delivered
	Market	Affordable	Second Home	Holiday Home	Total					
Broadland	0	0	0	0	0	200	31	-	89	13 plus claw back at Ditchingham plus any provided on the Utilities Site.
North Norfolk	21	0	0	0	21			-		
Norwich	27	13	0	0	40			Utilities site - assume 120		
South Norfolk	108	0	0	0	108			-		
Great Yarmouth	8	0	0	0	8	69	61	Hedera House, Thurne - assume 16 Somerton allocation - 1	-44	None provided.
Waveney	1	0	0	0	1	51	50	Pegasus - assume 76	26	Claw back at Pegasus.
	165	13	0	0	178	320	142		71	

* - as calculated in Central Norfolk SHMA

~ - as allocated in the Broads Authority Sites Specifics Local Plan 2014

- green means over provision and red means residual need

So in the Waveney Housing Market area, that is an over-provision of 51% and in the Central Norfolk Housing Market Area, that is an over-provision of 44.5%.