

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2017/1615/D	CASE OFFICER	Debi Sherman
LOCATION:	ATTLEBOROUGH Land North of Norwich Road Attleborough	APPNTYPE:	Reserved Matters
APPLICANT:	Avant Homes Midlands 1 Phoenix Place Phoenix Centre	POLICY:	Out Settlemnt Bndry
AGENT:	Avant Homes Midlands 1 Phoenix Place Phoenix Centre	ALLOCATION:	N
PROPOSAL:	Erection of 327 residential dwellings, with associated attenuation areas, open space and infrastructure works.		
		CONS AREA:	N
		LB GRADE:	N
		TPO:	Y

REASON FOR COMMITTEE CONSIDERATION

The application relates to a major development proposal.

KEY ISSUES

Principle of development/Sustainability/Planning History

Landscape, character and appearance of the area

Ecology

Design and layout

Flood Risk and Drainage

Access and highway impact

Impact on amenity

Other Matters - S106/Affordable Housing Provision, Contamination, Archaeological implications, Listed

Building considerations, Third Party representations etc.

DESCRIPTION OF DEVELOPMENT

Reserved Matters approval is sought (details of layout, scale, external appearance and landscaping) to develop the site to provide up to 327 No. dwellings and associated works including associated attenuation areas, open space and infrastructure works. The most recent submitted plans outline 2 phases of development to provide a total of 327 units. The application follows the granting of outline consent of application 3PL/2016/269/O on appeal for up to 350no dwellings.

The housing development would include the provision of 20% of the dwellings for affordable housing. The layout indicates open space parcels to enable the future delivery of uses indicatively shown as public sports pitches (4.02ha), additional school playing fields (1.76ha), a cemetery extension (0.72ha) and an allotment extension (0.57ha). This broadly follows the indicative layout submitted at outline stage.

The houses are laid out in two phases of development and would be located in the eastern section of the site, with the western section set aside for open space provision. The layout is within the indicative developable area as defined under the outline permission.

The submission includes the details of the housing layout and a house type pack providing the detailed design of new dwellings. It is anticipated that that the development would consist of a mixture of dwelling types ranging from one to four bedroom properties. The predominant material finish would be brick. The proposal would include a mix of two and three storey units.

The Housing schedule is as set out below -

	Phase 1	Phase 2
Open Market		
1 bed	0	0
2 bed	5	14
3 bed	73	90
4 bed	62	18
Total	140	122
Affordable		
1 bed	2	11
2 bed	20	11
3 bed	12	9
4 bed	0	0
Total	34	31
Overall	174	153

As detailed, the scheme would provide a total of 262 open market houses and 65 affordable units over the 2 phases (327 total). This amounts to 80% open market and 20% affordable.

The application is supported by a number of technical reports and documents, including a Landscaping Master Plan, Ecology Surveys, Great Crested Newt Survey, Ecological Enhancements, House Type Pack and updated Phasing Plan.

The original outline application 3PL/2013/1161/O was supported through a Design & Access Statement, Arboricultural Constraints Report, Landscape Layout, Tree Constraints Report, Statement of Community Involvement, Transport Assessment, Noise Report, Phase 1 Habitat Survey, Bat Survey, Reptile Survey and a Flood Risk Assessment.

SITE AND LOCATION

The application site comprises approximately 22.53 ha (56 acres) of pasture/grazing land located north of

Norwich Road on the north east side of Attleborough. The site occupies a position north east of the town centre, bounded by the A11 dual carriageway. The centre of the site lies approximately 1 km from the town centre, with walking distance of approximately 15-20 min. In terms of topography, the site inclines approximately 3m up from the northern boundary towards Norwich Road along the south boundary. The boundary treatments across the North and West consist of mature trees and hedging. The boundary treatments to the South and West are minimal with small hedging.

To the north, the site is bounded by the A11, a major trunk road which links Attleborough with Thetford, Norwich and Cambridge. To the south, the site is bounded by the Norwich Road (B1077), a 40mph road which forms the main access into the town from the east. Norwich Road features houses of a mix of ages and architectural styles, generally detached in form and informally positioned back from the road frontage. Breckland Auto Services garage is the only immediate neighbour of the site, located to the east.

Beyond the A11 to the north is mainly agricultural land and parkland associated with the Grade II* listed Attleborough Hall. The Hall is accessed via a private drive from Norwich Road which bisects the application site. To the south west of the site there is further housing and an area of land containing allotments, a cemetery and playing fields associated with Attleborough High School.

The application site was originally part of the tributary farmland to the north of the town. However to the south of the A11 the landscape has a more disturbed character due to the road corridor, recent widening works and the recently implemented attenuation scheme. Norwich Road is one of the principal gateways into Attleborough.

Some parts of the site, mainly in the western section and a small area to the north east of the site are prone to flooding, (being within Flood Zones 2/3).

EIA REQUIRED

No.

RELEVANT SITE HISTORY

3PL/2013/1161/O - Residential development up to 350 dwellings, associated access, footpaths, cycle path, open space and landscaping. Refused - 31/03/15. Appeal allowed (APP/F2605/W/3131981) - 27/01/2016.

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

CP.01	Housing
CP.05	Developer Obligations
CP.06	Green Infrastructure
CP.08	Natural Resources
CP.09	Pollution and Waste

CP.10	Natural Environment
CP.11	Protection and Enhancement of the Landscape
CP.13	Accessibility
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.04	Affordable Housing Principles
DC.11	Open Space
DC.12	Trees and Landscape
DC.13	Flood Risk
DC.14	Energy Efficiency
DC.16	Design
DC.17	Historic Environment
DC.19	Parking Provision
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SS1	Spatial Strategy
NP	Attleborough Neighbourhood Plan

OBLIGATIONS/CIL

Not applicable

CONSULTATIONS

ATTLEBOROUGH TC

Concerns regarding drainage issues as the land is on a flood plain. The density of housing seems to result in cramming in one end of the development and means there is no space for a green corridor in to the main arterial route into the Town as set out in the Neighbourhood Plan. The Neighbourhood Plan (CO9) promotes the highest standards of design however, these do not seem to be of this standard. The density also excludes any land allowance for an A11 access/outward bound Northern link road which members were promised some 10 years ago. Concern that there is a lot of extra traffic and question the capacity of the Norwich Road. The planning application does not comply with the Attleborough Neighbourhood Plan Core Objectives - CO5 and CO6: CO5 To integrate the new housing with facilities in the Town with necessary footpath and cycle ways and addressing traffic congestion in the Town centre, and sustainable connections to the rest of the region. CO6. To provide housing which meets the needs for all, with a range of housing including older affordable older living residences and housing types which will encourage entrepreneurs and professional people to live in the community. The provision of 4 x plots of community land within the existing S106 agreement was also noted.

COUNCILLOR TRISTAN ASHBY

As per the other comments relating to poor design, not in compliance with the Neighbourhood Plan, numerous highways concerns and the perceived cramming of houses into this area suggests the application

is not going to benefit the current residents of the town. The area has also been highlighted as a flood plain in the past, while I fully appreciate the developer claims to have evidence to mitigate any flooding issues, I have to question this, Norwich Road need only experience an average amount of rain in any given period before the road has significant surface water that simply doesn't drain off. There are also major concerns regarding the lack of agreement between the developer and the local business (Breckland Auto Services), this does not bode well with regards to other assurances given by Avant Homes. Is Attleborough so desperate for houses that it needs to built on the shoulder of the A11, houses with so little parking allocated and extremely small gardens? Looking at the plan it is plain to see just how crammed the houses are when compared to current buildings in situ on the opposite side of the road. For all the reasons listed above I must object to the application.

ENVIRONMENT AGENCY

No formal comment, site located above a Principal Aquifer.

ANGLIAN WATER SERVICE

Foul water drainage strategy condition suggested. Anglian Water consider that dwellings located within 15 metres of the pumping station would place them at risk of nuisance in the form of noise, odour or the general disruption.

HIGHWAYS ENGLAND

No Objection

NATURAL ENGLAND

No comments.

CRIME REDUCTION & ARCHITECTURAL LIAISON OFFICER

Recommendations for lighting, physical security, integration of footpaths, accessibility of MUGA, means to secure LEAP Areas and traffic management and pedestrian arrangements on Norwich Road.

PUBLIC RIGHTS OF WAY OFFICER

No objection on principle to the application. The Public Rights of Way Officer is requesting clarity over the proposed status of the 'proposed surfaced footpaths' and the 'proposed mown footpaths' on whether these are adopted.

NORFOLK COUNTY COUNCIL HIGHWAYS

Series of amendments sought to detailed layout, majority of internal estate road matters resolved but queries remain primarily in relation to turning heads and extent of parking facilities.

FLOOD & WATER MANAGEMENT TEAM

Flood Authority raise no objection subject to conditions on the outline being complied with.

TREE AND COUNTRYSIDE CONSULTANT

The arboricultural constraints report is nearly 5 years old and should be updated to reflect the size and condition of the current tree stock. It will also be necessary to provide an implication assessment based on the layout as well as a tree protection plan and method statement. This should be in accordance with BS5837:2012

HOUSING ENABLING OFFICER

20% affordable housing offered complies with requirement in s106 agreement/UU from outline permission. No mention of housing tenure and some affordable housing units are too small. The affordable housing should be integrated into residential layouts to provide a distribution of affordable housing within the development site. we would be prepared to accept a higher proportion of 1- and 2-bed affordable homes.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

The Interim report for land North of Norwich Road, Attleborough Interim report for land at Attleborough in regards to bat, water vole and otter surveys (JBA; 2018)
Aerial Bat Inspections letter report (Hybrid Ecology; August 2018)
Great Crested Newt survey report (JBA; June 2018)
Updated badger survey report (JBA; May 2018)
Walkover Ecology Survey Report (JBA;2018)
Reptile mitigation method statement informed by updated reptile surveys (yet to be submitted)

Reptiles

Reptile surveys were undertaken in 2013 (Reptile Survey; JBA Consultancy; October 2013), due to the time that has elapsed since the reptile surveys were undertaken, this data is no longer considered valid. As the Reptile Survey report (JBA Consultancy; October 2013) states if development does not begin within two years, then the surveys should be updated to ensure that reptiles have not begun to colonise the site in the interim.

Having said this, it is excepted that there is a hierarchy of protected species. European Protected Species top the list, with nationally-protected species on the next rung down. In Norfolk, the only reptiles that occur are not EPS, being slow worm, adder, common lizard and grass snake, and all receive national protection.

Having reviewed the reptile report, there is suitable habitat for common reptiles is present on site, but given the scale, location of this around the margins of the site, the chance of it supporting anything other than a small population is low. What is likely to be required in this case is a three-pronged approach which (i) makes the parts of the site which could be affected by construction less suitable for reptiles in advance of works, (ii) to exclude reptiles during construction, and (iii) to provide enhanced reptile habitat going forward.

This is likely to be what we would ask for even if a small or medium population of reptiles is found during the surveys. In other words, the results of the survey are unlikely to affect what we would ask for. So in purely pragmatic terms, IN THIS CASE, conditioning a reptile mitigation method statement to be informed by reptile surveys may be an acceptable approach.

We recommend conditioning at the reserved stage that prior to the commencement of development, a reptile mitigation method statement informed by updated surveys, shall be submitted to and approved by the LPA.

CONTAMINATED LAND OFFICER

No contamination land information to consider. Desk top survey requested.

AIR QUALITY OFFICER

Air Quality Assessment required.

HISTORIC ENVIRONMENT SERVICE

The requirements for the preservation in situ of archaeological remains at the site, and for further investigative trial trenching, were clearly highlighted in the Planning Inspectors comments and the conditions applied to the permission granted under the appeal relating to 3PL/2013/1161/O.

HOUSING ENABLING OFFICER

Further to my colleague s comments in May I confirm the unit sizes of the affordable dwellings are all now acceptable. The bedroom sizes of the Fenwick, Cranford and Sandford all meet our space standards however bedroom 2 and bedroom 3 in the Elston units are still too small. A single bedroom should have at least 6.5m² usable floor space and a double bedroom should have at least 10.2m². I note from the most recent information submitted, the double bedroom is 9.7m² and the single bedroom is slightly under at 6.4m². There remains no mention of tenure as per previous comments. The clusters of affordable housing

have still not been addressed either, they are still not roughly equal sizes. We sustain our objection on the grounds above

NHS ENGLAND MIDLANDS & EAST (EAST)	No Comments Received
RAMBLERS ASSOCIATION: NORFOLK AREA	No Comments Received
PRINCIPAL PLANNER MINERAL & WASTE POLICY	No Comments Received
CIVIL AVIATION AUTHORITY	No Comments Received
COMMUNITY DEVELOPMENT OFFICER	No Comments Received
ENVIRONMENTAL PLANNING	No Comments Received
OBLIGATIONS OFFICER, NORFOLK COUNTY COUNCIL	No Comments Received
NHS ENGLAND MIDLANDS AND EAST (EAST)	No Comments Received

REPRESENTATIONS

The application was advertised in the local press, a site notice displayed, and letters sent to neighbouring residents. A total of 28 no. representations were received raising issues that can be summarised as follows;

Issues in regard to flood plain

Traffic increase, access

Impact on birds/habitats

Noise pollution

Town does not have the infrastructure for this development

Concern about impacts on residents from the noise generated by the existing auto garage.

Contrary to Neighbourhood Plan

Land should be set aside for an access onto the A11

Design is poor and would not enhance the area.

ASSESSMENT NOTES

1.0 Principle of Development

1.1 The purpose of an outline planning application, particularly for major applications, is to agree the broad principle of a development without the need for significant detail or expenditure. The obtaining of outline consent provides developers and landowners with a greater security to increase expenditure later in the knowledge that the crux, that is the planning principle, has been settled.

1.2 In that respect the appeal determination agreed;

"..residential development up to 350 dwellings with associated access, footpaths, a cycle path, flood control and water attenuation measures, open space and landscaping along with open space parcels to enable the future delivery of uses indicatively shown as public sports pitches (4.02ha), additional school playing fields (1.76ha), a cemetery extension(0.72ha) and an allotment extension (0.57ha)".

1.3 An executed S106 agrees developer contributions and the securement of affordable housing and open

space. As detailed within the appeal decision the site has been considered for housing for some time. The determination also recognises that it was common ground between the Council and the appellant that the Council could not demonstrate a five year supply of deliverable housing sites and that the presumption in favour of sustainable development set out in paragraph 11 of the Framework (2018), previously para. 14 of the 2012 version of the NPPF, was therefore engaged.

1.4 What constitutes sustainable development in order to benefit from the allowance in Para 11 receives extensive coverage on planning applications within this district and beyond. However it was agreed at appeal that the site was a sustainable location and consent was granted. This application essentially considers the detailed particulars of what is proposed, layout, external appearance etc, and whether further details required by condition have been adequately provided.

1.5 Third party concerns relating to the loss of a green gateway into the town, excessive density, future access to the A11 and the ability of the town's infrastructure to support the development have been addressed at outline stage and settled. Indicative layouts have agreed the location of up to 350 dwellings within the eastern side of the site, to the east of the access to Attleborough Hall, and the associated green infrastructure/open space to the west of the access. On a broad brush consideration the submitted plans follow the general arrangement agreed at outline stage, development parcels separated by landscaping, estate roads etc, and it is now necessary to consider the detailed particulars. However the general principle is acceptable.

2.0 Landscape, character and appearance of the area

2.1 The site is outside the settlement boundary of Attleborough in open countryside. The design of new development should be sympathetic to landscape character, informed by the Council's Landscape Character Assessment, (LCA). The site is divided by hedgerows into fields of pasture land and includes a number of trees, some of which are statutorily protected.

2.2 That the character of this elongated strip of pasture land will inexorably change is recognised. However as previously detailed the 'Breckland Settlement Fringe Landscape Assessment (July 2007)' identifies a clear distinction between the landscape quality of land to the north of the A11 and that to the south. The Assessment concludes that sensitivity to change to the landscape around Attleborough is judged to be 'overall moderate', which reflects the higher sensitivity of the more intact landscape to the north of the A11 and the lower (moderate-low) sensitivity of the landscape inside the A11. It is considered therefore that the landscape of the site is not of high quality or particularly sensitive to change. Whilst the scheme would result in some local harm due to the loss of the present open aspect of the site, the proposals would not intrude to a significant extent into open countryside given the enclosure of the site by housing to the south and the A11 to the north, and would not adversely affect the wider landscape.

2.3 Notwithstanding this, it is important that the proposed development successfully assimilates into the setting and that the submission includes provision for high quality landscaping and helps create a verdant edge to the settlement, albeit in association with a significant development.

2.4 The Council's Trees and Countryside Officer has stated that the arboricultural constraints report should be updated to reflect the size and condition of the current tree stock. It is also advised that it is necessary to provide an implication assessment based on the layout as well as a tree protection plan and method statement. There is no objection to the overall landscaping masterplan layout and the general principles contained therein.

2.5 However the proposed layout, dwelling parcels relative to areas of landscaping is considered to result in

a quality development. It is considered the proposed development would not harm the visual amenity of the area and the A11 provides a defensible boundary to the more valuable landscape to the north. Details of the elevation finishes will be discussed later in the report but the level of landscaping provision and general layout is considered to be in general accordance with policy CP.11 of the Core Strategy subject to appropriate conditions.

3.0 Ecological Implications

3.1 As acknowledged at outline stage the habitat across the site will change but at reserved matters stage there should be considerable scope for biodiversity enhancements sufficient to at least counter any negative impacts. Condition 10 of the outline consent requires a bio-diversity enhancement scheme for the whole development to be provided at reserved matters stage. The Natural Environment Team at Norfolk County Council has provided comment on the ecological elements of the submission. This states that in order for the landscaping proposals to have sufficient ecological impact more details is required in relation to the presence, or not of protected species on the site, such that suitable mitigation could be included. It is also stated that bat surveys should be undertaken so that suitable mitigation could be incorporated into the overall finished layout. Whilst there is no objection to the overall layout, the advice states that further details are needed to ensure the bio-diversity enhancements that are incumbent of the requirements of condition 10 of the outline permission are fulfilled.

3.2 A variety of surveys have been submitted to address the ecological requirements. There is a reptile survey that remains outstanding. This could be captured in the next survey season and information used to feed into the enhancement strategy required under Condition 10 of the outline planning permission. An informative to that effect could be attached to this reserved matters application to make clear what steps are necessary to fully inform the enhancement requirements for the site.

4.0 Housing Layout and Density

4.1 The scheme results in a density of 21dph which is considered acceptable at a settlement edge and commensurate with the existing pattern of development. The proposed layout is spacious with good levels of amenity space and accommodation of the necessary access arrangements and landscaping. Generous areas of communal open space are provided.

4.2 The importance of the character and form, height, scale, massing and layout amongst other key design considerations are set out in policy DC16 of the Core Strategy. This states that all design proposals must preserve or enhance the existing character of an area. Particular regard should be given to reinforcing locally distinctive patterns of development, landscape, culture and complimenting existing buildings.

4.3 The proposal would introduce a modern laid out development on the edge of the town, which takes into account the future amenity of occupiers by ensuring adequate open space, green pockets of landscaping and adequate levels of private amenity space.

4.4 Some third party representations have raised concern with regards to the detailing of proposed dwellings. The elevation finish as outlined in the submission present a collection of assorted brick and tiled roof finishes. There is enough variation in the material finish and house types to prevent a monotonous repetition. Whilst the finishes have a relatively simple form, they would not appear out of place as a contemporary housing development on the edge of a market town. The scheme would not appear out of character with the existing pattern of development and indeed is similar to other new developments in the town. Sample details of materials could be secured by condition.

4.5 The majority of dwellings would be two storeys in height, although some three storey properties are also proposed. This adds a further variation into the streetscene. The individual design of buildings and their group context in terms of scale, form and massing are considered acceptable. The proposal accords with policy DC.16.

4.6 The Crime and Liaison Officer of Norfolk Constabulary has commented on the proposal and the advice is generally complementary to the overall design and layout of the scheme. A number of design features are suggested to ensure a safer development results and which are captured either under the outline conditions or conditions put forward in connection with this reserved matters application.

5.0 Flood Risk and Drainage

5.1 The issue of flood risk went to the heart of the outline determination and amounted to the single reason for refusal. The Inspector was content that detailed modelling provided by the appellant brought the probability of flood risk within acceptable limits. This would involve restricting housing itself to development within the parcels identified within the eastern part of the site complemented by a range of attenuation measures to mitigate run-off from the development.

5.2 The Inspector concluded that the success of any flood risk management was "dependent upon the imposition and effective discharge of appropriate conditions to secure the necessary works and design parameters anticipated by the Flood Risk Assessment". Subsequently condition 8 of the consented appeal required that no development shall take place until a surface water drainage and compensatory flood storage scheme is submitted and agreed. The general principle has been agreed following detailed evidence provided by the appellant's consulting engineers and the Inspector's contentment that the scheme, subject to the discharge of these conditional requirements.

5.4 The applicant has advised that such details will be provided before the development is commenced and whilst the concern expressed is understandable, the acceptability of this aspect has not altered and the submission of the details before the development commences is acceptable. The Lead Local Flood Authority has stated that sufficient information has been submitted to support the proposed layout and raises no objections. There is no material conflict with policy DC.13 as a result.

6.0 Access and highway impact

6.1 Access to the development was agreed at outline stage and the Inspector was content that the recognition of Attleborough as a settlement suitable for housing growth would render the surrounding road network suitable to accommodate the growth in residential properties. Issues relating to off site works within the existing highway network are not for consideration under this application as these aspects were assessed under the outline scheme.

6.2 This has been the applicant's opportunity to provide the detailed internal layout of the scheme for consideration by the Highways Authority. In that respect a number of amendments to the layout were sought and these have been provided by the applicant through amended plans. The most recent comments from the Highways Authority advise that the majority of issues have been addressed but there remain some detailed aspects of the layout that have been the subject of further revisions and are the subject of further consultation at the time of writing this report.

7.0 Impact on Amenity

7.1 The potential impacts on existing residents would be significantly reduced as the site is somewhat stand

alone and would not directly adjoin existing residential development.

7.2 There is however an existing car repair garage adjoining the site on Norwich Road. This has the potential to have significant noise and disturbance impacts on the amenity of future occupants of this section of the site or compromise the efficient operations of the business. It is aimed to address this issue with the retention of a landscaped buffer between the development site and the business. The retention of such a buffer would ensure that the uses could co-exist without any significantly adverse impacts.

7.3 As alluded to above, the scheme would provide adequate living conditions for future occupants and issues relating to the future amenity could be further safeguarded with appropriate conditions. A suitable buffer is provided between the A11 and proposed residential properties. The Council's Environmental Protection Officer had assessed the originally submitted noise survey and proposed mitigation, and concurred with its findings and conclusions. This was subject to the imposition of a condition requiring a scheme for protecting the proposed housing estate from noise from traffic passing along the A11 and Norwich Road and from the operations of the garage to be submitted and agreed prior to commencement. Detailed buffer zones are proposed to alleviate noise disturbance from the A11/garage. Subject to compliance with the above condition, the application accords with Core Strategy Policy DC1.

8.0 Other issues

8.1 The S106 Agreement includes within its schedules a requirement for 20% of the dwellings to be affordable housing units. An amended plan has been submitted to address concerns raised by the Housing Enabling Officer in relation to the size of some of the units, the mix within the site and the tenure make up. Concerns have been generally addressed and the scheme complies with policy DC.04. The agreed terms and triggers for education contributions, open space and the travel plan remain enforceable.

8.2 The Grade II* listed Attleborough Hall, is located some 500m to the north. The presence of the A11 road distance retained between the development and the listed building and dense landscaping, would ensure the building does not have any inter-visibility with the site and the development would not adversely affect its setting. Therefore the development of the site in accordance with Core Strategy Policy DC17.

8.3 The Air Quality Officer has suggested that an Air Quality Assessment is submitted. This is an issue that would have needed to have been addressed at outline stage. There is no scope to address air quality at this stage.

8.4 The Contaminated Land Officer has also raised concern that no information has been submitted to consider this aspect of the development. The issue of contamination is addressed at condition 26 of the outline consent. This requires that a site investigation and remediation scheme (if necessary) is submitted for consideration, prior to the commencement of development.

8.5 Anglian Water suggests a cordon sanitaire between their existing pumping station and the new dwellings. The new dwellings retain an adequate separation distance and there should be no significant issues of amenity.

8.6 Condition 25 of the outline consent required a programme of archaeological work, including a second phase of trial trenching in accordance with a written scheme of investigation and any necessary measures of mitigation, including the preservation of remains in situ where appropriate. Trial trenching results supported the alternative interpretation that the earthwork is a linear boundary feature dating to between the late prehistoric and early medieval periods. It is possible that it forms a northern continuation of the Bunns Bank complex of linear earthworks recorded to the south and east of Attleborough. Parts of the surviving

earthworks of Bunns Bank are protected as a designated heritage asset (scheduled monument).

8.7 The Historic Environment advisors at Norfolk County Council have provided comment and raised concern that the layout of phase 2 could result in the total loss of this section of the heritage asset. The applicant has amended the plan with a view to preserving the existing site.

8.8 It is suggested in third party correspondence that the proposal is in conflict with the Attleborough Neighbourhood Plan in that the design is poor and the green corridor into the town is not maintained. As detailed above the general principle of the development has been settled under the appeal determination and the submitted layout does not significantly alter this. Furthermore the design of dwellings is considered generally acceptable and the proposal makes allowance for landscaping as generally agreed under the outline application. Other third party concerns relevant to the reserved matters application have been addressed within the report.

8.0 Conclusion

8.1 In light of the above appraisal it is considered that the proposed development is acceptable and in general accordance with details agreed at outline stage. The comments from consultees and third party representations have been given due weight in the overall assessment. The scheme has been considered in light of the requirements of the Development Plan as part of the planning balancing exercise, it is Officers' planning judgement that there is overall compliance in this case.

Therefore, taking all matters into account it is recommended that consent is granted subject to conditions.

RECOMMENDATION

Approval of Reserved Matters

CONDITIONS

- 1 Approval of Reserved Matters condition**

This approval is granted following the grant of Outline Planning Permission No 3PI/20131161/O dated 27 January 2016 (Appeal Determination)

Reason for condition:-

The time limit by which the development must be commenced is indicated on that Permission.
- 2 In accordance with submitted plans NEW 2017**

The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.

Reason for condition:-

To ensure the satisfactory development of the site.
- 3 non standard condition**

No development shall commence until an updated arboricultural impact assessment and constraints plan together with a tree protection plan and method statement based on the submitted layout has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason for condition:-

To protect the longevity of the trees in accordance with policy DC12 of the Adopted Core Strategy and Development Control Policies Development Control Document 2009.

4 Boundary screening to be agreed

Prior to the occupation of the development hereby approved, a scheme for the provision of boundary screening, shall be submitted to the Local Planning Authority for approval. Such scheme as may be agreed shall be completed prior to the occupation of the development which the screening adjoins to the satisfaction of the Local Planning Authority.

Reason for condition:-

To safeguard the interests of the amenities of neighbouring occupiers and to ensure the satisfactory appearance of the development, in accordance with Policy DC 1 and DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

5 Full details of external lighting

Prior to the occupation of the development hereby permitted details of the external lighting to the site shall be agreed in writing with the Local Planning Authority, and only lighting so agreed shall be installed on the site. Such lighting shall be kept to a minimum for the purposes of security and site safety, and shall prevent upward and outward light radiation.

Reason for condition:-

In the interests of amenity.

This condition will require to be discharged