

Appendix 1: Suggested Conditions – Attleborough Urban Extension

1 The development shall be begun not later than whichever is the later of the following dates:-

- a) The first reserved matters to be submitted within 3 years of the date of the decision notice;
- b) The last reserved matters application shall be submitted no later than 20 years after the date of the decision notice;
- c) The first approved reserved matters application shall commence no later than 2 years from the date of decision for that reserved matters application;
- d) Development approved under the last reserved matters to be approved shall commence no later than 3 years from the approval of that reserved matters.

2 No development within a Phase, sub-phase or group of phases or sub phases shall commence until details of the access, appearance and landscaping, layout, and scale of development in that phase (herein referred to as the "reserved matters") have been submitted to and approved in writing by the Local Planning Authority and the development of that Phase, sub-phase or group of phases or sub phases shall be carried out in accordance with the approved details.

This condition may be discharged on an individual phase, sub-phase or group of phases or sub phases basis.

3 The reserved matters for each phase, sub-phase or group of phases or sub phases shall substantially accord with the Development Parameter Plans listed below. Any variations to the Parameter Plans must be agreed in writing by the Local Planning Authority.

4 Prior to the submission of the first reserved matters application the applicants shall submit a Structuring Plan covering the whole application area, including a separate Local Centre inset Structuring Plan establishing the quantum of retail floor space in the local centre, balance of retail and non-retail uses and unit sizes, to the Local Planning Authority. No reserved matters application shall be determined until the Structuring Plan is approved in writing by the Local Planning Authority. The Structuring Plan shall provide for the following Core Structuring Plan principles:

- Block Structure and Character;
- Route Hierarchy and Connectivity;
- Spatial Hierarchy;
- Green Infrastructure including ecological and biodiversity mitigation ;
- Blue Infrastructure (SuDS);
- Heritage;
- Phasing (including identification of Phase, sub-phase or group of phases or sub phases which shall be interpreted as including being able to comprise key strategic infrastructure including proposals for the timing of the provision of the Primary Schools)
- Formal and informal indoor and outdoor sport and recreation provision
- Management and delivery of the key infrastructure elements including flood and drainage mitigation and the link road
- Management and governance arrangements for the delivery of the Development as a whole

and shall contain proposals for the process to be followed in relation to seeking any subsequent approval to any revisions to the Structuring Plan. The Structuring Plan shall be implemented in accordance with the approved details.

All reserved matters submissions shall be substantially in accordance with the agreed Structuring Plans, or as revised as agreed in writing by the Local Planning Authority.

5 Prior to the submission of any reserved matters for each phase, sub-phase or group of phases or sub phases, a Design Code, based upon the Structuring Plan document (detailed in condition 4 above) for the phase, sub-phase or group of phases or sub phases shall be submitted to, and approved in writing by the Local Planning Authority.

The Design Code shall take account of Core Structuring Plan principles under condition [4] and for each phase, sub-phase or group of phases or sub phases, will need to demonstrate that it substantially accords with the Structuring Plan and Parameters Plans. The Design Code for each phase, sub-phase or group of phases or sub phases shall include the following:

- 1) Extent of the Contextual Area, its character, role, views, and relationship to other Contextual Areas;
- 2) High-level block types and principles to establish its urban structure and built-form characteristics, building heights, building typologies, and structure of public spaces private spaces, leading to understanding of delivery of stated densities;
- 3) Movement hierarchy, including principles of street hierarchy, adoption of highway infrastructure and typical street cross sections, building frontage and plot boundary setbacks, locations, variation and treatment;
- 5) Any key groupings /buildings at focal points including relevant key height, scale, form building materials and design features, and broad location of adaptable dwellings and self-build or custom-build dwellings;
- 6) Design approach to open spaces and the public realm, including materials palette, signage, accommodating utilities and servicing (visual elements and locations) and for other street furniture, and the integration of green infrastructure;
- 7) Treatment of development edges along site boundaries and green spaces and interfaces with public roads and Public Rights of Way;
- 8) The overall approach to incorporation of ancillary infrastructure;
- 9) Car and cycle parking layout principles for all uses and building types;
- 10) Design for servicing and public transport for all uses and development areas;
- 11) Innovative solutions to a range of environmental issues, to maximise resource efficiency and climate change adaptation through external or internal features, passive means, such as: landscape contribution, layout/ orientation, massing, and external building features;
- 12) Details of measures to minimise opportunities for crime.

6 No works within a phase, sub-phase or group of phases or sub phases, shall commence on site until full details of all ecological mitigation, and enhancement measures (to be informed as necessary by up-to-date survey and assessment) and ongoing monitoring of mitigation measures required for each reserved matters application (including both ecological works directly related to that phase, sub-phase or group of phases or sub phases

reserved matters area and any works associated with that area but lying outside of the boundary of that area) shall be submitted for approval to the Local Planning Authority. Such details shall be in accordance with the Structuring Plan, ecological mitigation, and enhancement measures detailed within the Environmental Statement and its various appendices and subsidiary reports, as well as the Habitats Regulations Assessment. Any such approved measures shall thereafter be implemented in strict accordance with the agreed details and with all measures maintained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

This condition may be discharged on an individual phase, sub-phase or group of phases or sub phases basis.

7 No development within a phase, sub-phase or group of phases or sub phases shall commence until the applicant has submitted, and the Local Planning Authority has approved in writing, a written scheme for the programme of archaeological evaluation within that Phase, sub-phase or group of phases or sub phases area. The programme of archaeological evaluation shall then be implemented in accordance with the agreed scheme.

This condition may be discharged on an individual phase, sub-phase or group of phases or sub phases basis.

8 No development within a phase, sub-phase or group of phases or sub phases or in connection with the link road shall commence until the applicant has submitted, and the Local Planning Authority has approved, a written scheme for the programme of archaeological mitigation within that Phase, sub-phase or group of phases or sub phases area. The programme for archaeological mitigation shall then be implemented in accordance with the agreed written scheme.

This condition may be discharged on an individual phase, sub-phase or group of phases or sub phases basis.

9 Following completion of archaeological fieldwork within a phase, sub-phase or group of phases or sub phases a report shall be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement related to that Phase, sub-phase or group of phases or sub phases area and submitted to the Local Planning Authority.

This condition may be discharged on an individual Phase, sub-phase or group of phases or sub phases basis.

10 Save for undertaking advance clearance works, infrastructure and services no development within a phase, sub-phase or group of phases or sub phases shall commence until plans and particulars showing the detailed proposals for the number, type, location and style of cycle parking/storage to be provided on that phase, sub-phase or group of phases or sub phases have been submitted to and approved by the Local Planning Authority in writing. Prior to first occupation of any dwelling in each phase, sub-phase or group of phases or sub phases the cycle parking/storage within that phase shall be provided in accordance with approved plans.

This condition may be discharged on an individual phase, sub-phase or group of phases or sub phases basis.

11 Save for undertaking advance clearance works, infrastructure or services no development within a phase, sub-phase or group of phases or sub phases shall commence until plans and particulars showing the detailed proposals for the number, type, location and

style of electric vehicle charging points to be provided on that phase, sub-phase or group of phases or sub phases have been submitted to and approved by the Local Planning Authority in writing. Prior to first occupation of any dwelling in each phase, sub-phase or group of phases or sub phases the electric charging within that phase shall be provided in accordance with approved plans.

This condition may be discharged on an individual phase, sub-phase or group of phases or sub phases basis.

12 Save for undertaking advance clearance works, no development within a phase, sub-phase or group of phases or sub phases shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:-

(a) a scheme outlining a site investigation and risk assessments designed to assess the nature and extent of any contamination on the site.

(b) a written report of the findings which includes, a description of the extent, scale and nature of contamination, an assessment of all potential risks to known receptors, an update of the conceptual site model (devised in the desktop study), identification of all pollutant linkages and unless otherwise agreed in writing by the Local Planning Authority and identified as unnecessary in the written report, an appraisal of remediation options and proposal of the preferred option(s) identified as appropriate for the type of contamination found on site.

and (unless otherwise first agreed in writing by the Local Planning Authority)

(c) a detailed remediation scheme designed to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and a verification plan outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified pollutant linkages.

The above site works and details submitted shall be in accordance with the approved scheme and undertaken by a competent person in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

This condition may be discharged on an individual Phase, sub-phase or group of phases or sub phases basis.

13 Prior to the construction of any dwelling within a phase, sub-phase or group of phases or sub phases, unless otherwise first agreed in writing by the Local Planning Authority, a verification report demonstrating the effectiveness of the remediation works carried out and a completion certificate confirming that the approved remediation scheme has been implemented in full in that phase, sub-phase or group of phases or sub phases shall be submitted to and approved in writing by the Local Planning Authority.

The verification report and completion certificate shall be submitted in accordance with the approved scheme and undertaken by a competent person in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

This condition may be discharged on an individual phase, sub-phase or group of phases or sub phases basis.

14 Any development on a phase, sub-phase or group of phases or sub phases, shall be stopped immediately in the event that contamination not previously identified is found to be present and details of the contamination shall be reported immediately in writing to the Local Planning Authority.

Development shall not re-start until the following details have been submitted to and approved in writing by the Local Planning Authority:-

(a) a scheme outlining a site investigation and risk assessments designed to assess the nature and extent of any contamination on the site.

(b) a written report of the findings which includes, a description of the extent, scale and nature of contamination, an assessment of all potential risks to known receptors, an update of the conceptual site model (devised in the desktop study), identification of all pollutant linkages and unless otherwise agreed in writing by the Local Planning Authority and identified as unnecessary in the written report, an appraisal of remediation options and proposal of the preferred option(s) identified as appropriate for the type of contamination found on site and (unless otherwise first agreed in writing by the Local Planning Authority)

(c) a detailed remediation scheme designed to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and a verification plan outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified pollutant linkages;

and before any part of the relevant Development is occupied or used (unless otherwise first agreed in writing by the Local Planning Authority) a verification report demonstrating the effectiveness of the remediation works carried out and a completion certificate confirming that the approved remediation scheme has been implemented in full in that Phase, sub-phase or group of phases or sub phases shall both have been submitted to and approved in writing by the Local Planning Authority.

The above site works, details and certification submitted shall be in accordance with the approved scheme and undertaken by a competent person in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

15 No development within a phase, sub-phase or group of phases or sub phases shall commence or tree/hedgerow removed until an Arboricultural Implications Assessment and Arboricultural Method Statement (including finalised tree retention, and tree removal plans, based upon up to date and accurate tree survey), has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented on that Phase, sub-phase or group of phases or sub phases, in accordance with guidance and recommendations of BS 5837:2012.

This condition may be discharged on an individual phase, sub-phase or group of phases or sub phases basis.

16 No development within a phase, sub-phase or group of phases or sub phases shall commence until details of protective fencing have been submitted to and approved in writing by the Local Planning Authority.

The approved fencing shall be erected around all trees, shrubs and other natural features not scheduled for removal within that Phase, sub-phase or group of phases or sub phases and shall be retained for the duration of the works in that Phase, sub-phase or group of phases or sub phases unless otherwise agreed in writing by the Local Planning Authority.

No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area.

No burning of materials shall take place where it could cause damage to any tree or tree group to be retained on the site or on land adjoining.

No soil levels within the root protection area of the trees/hedgerows to be retained shall be raised or lowered.

This condition may be discharged on an individual Phase, sub-phase or group of phases or sub phases basis

17 No development shall commence until a site wide Construction Traffic Management Plan Framework having regard to the matters listed below has been submitted to and approved in writing by the Local Planning Authority.

A detailed Construction Traffic Management Report shall be submitted with each reserved matters application having regard to the site wide framework. The detailed plan shall include details of provision to be made on site for contractor's parking, construction traffic access, the turning of delivery vehicles and lorry routeing as well as provisions for removing mud from vehicles and a programme of works. It shall include details on:

- Hours restriction on arrival/departure of construction vehicles attending the site
- Details of the land use area
- Details of pedestrian and vehicular access points and how these are to be segregated within the development
- Measures to segregate construction traffic from other traffic utilising the site.
- The type, volume and frequency of Construction traffic movements for each phase.
- The number of staff anticipated to be working on site and details of parking arrangements.
- Construction traffic routing to utilise the strategic highway network.
- Details of how construction traffic routing will be monitored and enforced in order to ensure this does not impact on surrounding villages
- Swept path analysis for construction vehicles
- A travel plan for the workforce including the promotion of car sharing

The approved details shall be implemented throughout the duration of construction in that reserved matters area.

18 No development within a phase, sub-phase or group of phases or sub phases shall commence on site until a site wide Construction Environmental Management Plan Framework having regard to the matters listed below has been submitted to, and approved in writing by, the Local Planning Authority.

This shall deal with the treatment of any environmentally sensitive areas, their aftercare and maintenance as well as a plan detailing the works to be carried out showing how the environment will be protected during the works. A detailed plan shall be submitted with each reserved matters application and thereafter all works for that reserved matters area shall be carried out in accordance with the approved plan throughout the construction period.

The Statement shall provide for the following where relevant:

- i) The parking of vehicles of site operatives and visitors
- ii) Loading and unloading of plant and materials (including times)
- iii) Storage of plant and materials used in constructing the development
- iv) Wheel washing facilities
- v) Measures to control the emission of dust and dirt during construction
- vi) Measures to control noise and vibration during construction
- vii) Locations and measures to control the emissions where in situ bioremediation or soil washing takes place.
- viii) A method for ensuring that such minerals that can be viably recovered during the development operations are so recovered and put to beneficial use, such use to be referred to the Minerals Planning Authority for agreement, such agreement not to be unreasonably refused
- ix) A method to record the quantity of recovered mineral (re-use on site or off site)
- x) Hours of operation and working
- xi) The timing of the works
- xii) The measures to be used during the development in order to minimise environmental impact of the works, considering both potential disturbance and pollution
- xiii) Any necessary pollution protection methods to include minimising carbon dioxide and nitrogen oxides emissions
- xiv) Information on the persons/bodies responsible for particular activities associated with the method statement that demonstrates they are qualified for the activity they are undertaking.

The works shall be carried out in accordance with the approved method statement.

Given the site will be developed in phases, the submission of this information can be agreed on an individual Phase, sub-phase or group of phases or sub phases basis. Any submission needs to take account of the current land usage, surrounding the development, present through the entire construction phase.

19 Save for undertaking Advance Clearance Works, no development within a Phase, sub-phase or group of phases or sub phases shall begin until a scheme for protecting the amenities of the occupiers of the proposed dwellings on the residential land from external

noise has been submitted and approved by the Local Planning Authority. Any works which form part of the scheme approved by the Local Planning Authority shall be completed before any permitted dwelling is occupied unless an alternative period is agreed in writing by the Authority.

This condition may be discharged on an individual phase, sub-phase or group of phases or sub phases basis.

20 Save for undertaking Advance Clearance Works infrastructure, services and utilities no Development (save for demolition works) within a phase, sub-phase or group of phases or sub phases shall commence until details of an external lighting scheme for that Phase, sub-phase or group of phases or sub phases, have been submitted to, and approved in writing by, the Local Planning Authority. The external lighting plan for that Phase, sub-phase or group of phases or sub phases, must comply with the Guidance for the Reduction of Obtrusive Light criteria "E2" (Institute of Lighting Professionals, GN01:2011). The approved details shall be implemented as approved prior to first occupation of any dwelling in that phase, sub-phase or group of phases or sub phases.

This condition may be discharged on an individual phase, sub-phase or group of phases or sub phases basis.

21 This permission shall relate to the erection of up to 2,600m² gross floorspace for uses within Class A1 (shops), up to 1,400m² (gross) for uses within Classes A2/A3/A4 and/or A5 and petrol filling station, along with up to 2,100m² (gross) for Community Uses (Class D1). Two further neighbourhood centres together including up to 400m² (gross) for uses within Classes A1/A2/A3 and/or A5.

22 No works shall commence on any phase or sub-phase of the site until such time as detailed plans of the roads, footways, cycleways, street lighting, foul and surface water drainage for the phase or sub-phase have been submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved plans.

23 Prior to the occupation of the final dwelling of any phase or sub-phase all works shall be carried out on roads/footways/cycleways/street lighting/foul and surface water sewers relevant to the phase or sub-phase in accordance with the approved specification to the satisfaction of the Local Planning Authority.

24 Before any dwelling/commercial/education unit in a phase or sub-phase is first occupied the road(s)/ footway(s)/cycleway(s) relevant to the phase or sub-phase shall be constructed to binder course surfacing level from the dwelling/commercial/education unit to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.

25 Notwithstanding the details indicated on the submitted drawings no works on site served by Buckenham Road roundabout junction (northern High Street junction) shall commence unless otherwise agreed in writing until detailed drawings for the junction as indicated on Drawing No.1409-42-PL37 Rev F has been submitted to and approved in writing by the Local Planning Authority.

Prior to commencement of any works on a phase or sub-phase served by the Buckenham Road roundabout junction (northern High Street junction), the junction shall be completed to the written satisfaction of the Local Planning Authority.

26 Notwithstanding the details indicated on the submitted drawings no works on a phase or sub phase served by the Buckenham Road / Slough Lane junction shall commence unless otherwise agreed in writing until detailed drawings for the junction as indicated on drawing ref: 1409 PL38 Rev C has been submitted to and approved in writing by the Local Planning Authority.

Prior to commencement of any works on a phase or sub-phase served by the Buckenham Road / Slough Lane junction, the junction shall be completed to the written satisfaction of the Local Planning Authority. No more than 50 dwellings to be served by this junction until an alternative/secondary/emergency access serving the phase or sub phase is provided details of which must be agreed in writing with the Local Planning Authority and delivered in accordance with the approved details.

27 Notwithstanding the details indicated on the submitted drawings no works on a phase or sub phase served by Buckenham Road/Bunns Bank roundabout junction (southern Link Road junction) shall commence unless otherwise agreed in writing until detailed drawings for the junction as indicated on drawing ref: 1409-42 PL36 REV C has been submitted to and approved in writing by the Local Planning Authority.

Prior to occupation of 50 dwellings on a phase or sub-phase served by the Buckenham Road/Bunns Bank roundabout junction (southern Link Road junction) or prior to the occupation of 300 dwellings to the west of Buckenham Road (whichever occurs first) , the junction shall be completed to the written satisfaction of the Local Planning Authority.

28 Notwithstanding the details indicated on the submitted drawings no works on a phase or sub phase served by/to the north of the Burgh Common Crossing shall commence unless otherwise agreed in writing until detailed drawings for the junction as indicated on drawing ref: 1409-42 SK22 REV A has been submitted to and approved in writing by the Local Planning Authority.

Prior to commencement of any works on a phase or sub-phase served by/to the north of the Burgh Common Crossing, the junction shall be completed to the written satisfaction of the Local Planning Authority.

29 Notwithstanding the details indicated on the submitted drawings no works on a phase or sub phase served by the Link Road/Southern High Street junction shall commence unless otherwise agreed in writing until detailed drawings for the junction as indicated on drawing ref: 1409-42 PL35 REV B has been submitted to and approved in writing by the Local Planning Authority.

Prior to commencement of any works on a phase or sub-phase served by the Link Road/Southern High Street junction OR prior to the occupation of 600 dwellings OR prior to completion of the full length of Link Road (Buckenham Road to London Road) (whichever occurs first), the junction shall be completed to the written satisfaction of the Local Planning Authority.

30 Prior to the occupation of 1,200 dwellings or prior to the first occupations of any dwellings to the west of the Link Road/Leys Lane crossing (whichever occurs first), the footbridge crossing over Leys Lane shall be provided in accordance with details which have received the prior written approval of the Local Planning Authority.

31 Notwithstanding the details indicated on the submitted drawings no works on a phase or sub phase to the west of the Link Road/Leys Lane Crossing shall commence unless otherwise agreed in writing until detailed drawings for the Link Road/London Road junction

as indicated on drawing ref: 1409-42 PL24 REV D has been submitted to and approved in writing by the Local Planning Authority.

32 Prior to commencement of any works on a phase or sub-phase to the west of the Link Road/Leys Lane crossing OR prior to the occupation of 1,200 dwellings whichever occurs first, the junction shall be completed to the written satisfaction of the Local Planning Authority.

33 Unless otherwise agreed in writing with the Local Planning Authority prior to the completion of the full length of Link Road (Buckenham Road to London Road) OR occupation of 1200 dwellings the works referred to in paragraph 2 must be completed to the satisfaction of the Local Planning Authority in consultation with Highways England.

The works set out in paragraph 1 of this condition shall include the upgrade of the London Road access onto the junction of London road with the A11 trunk road as indicated on the applicants plans detailed below, subject to such modifications as the Secretary of State may decide to make:

Title: Proposed Slip Road on the A11/London Road roundabout

Drawn by: Transport Planning Associates

Drawing Number: 1409-42 PL41 Revision C

Dated: 24/05/17

34 Notwithstanding the details indicated on the submitted drawings and in the event that a EEA compliant footbridge at Leys Lane cannot be provided, no works shall commence unless otherwise agreed in writing until detailed drawings for the pedestrian improvements from Maurice Gaymer Road to Buckenham Road as indicated on drawing ref: 1409 PL34 Rev A has been submitted to and approved in writing by the Local Planning Authority. The works will be provided and available for use prior to the commencement of any works associated with the provision of the footbridge at the Leys Lane Crossing.

Prior to commencement of any works, the improvements if required shall be completed to the written satisfaction of the Local Planning Authority.

35 Notwithstanding the details indicated on the submitted drawings, no works shall commence unless otherwise agreed in writing until detailed drawings for the pedestrian improvements Buckenham Road as indicated on drawing ref: 1409-PL23E has been submitted to and approved in writing by the Local Planning Authority. The details shall provide details of the timings of the works. The development shall be carried out in accordance with the approved details.

Prior to commencement of any works, the improvements if required shall be completed to the written satisfaction of the Local Planning Authority.

36 Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence to the east of Buckenham Road unless otherwise agreed in writing until detailed drawings for any pedestrian improvements required to Burgh Common within the site and/or the public highway have been submitted to and approved in writing by the Local Planning Authority.

Prior to the occupation of the 50th dwelling to the east of Buckenham Road, the approved off-site highway improvement works (including Public Rights of Way works) referred to shall be completed to the written satisfaction of the Local Planning Authority.

37 Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence to the north of Burgh Common unless otherwise agreed in writing until detailed drawings for any pedestrian improvements required to White Horse Lane within the site and/or the public highway have been submitted to and approved in writing by the Local Planning Authority.

38 Prior to the occupation of the 50th dwelling to the north of Burgh Common, the approved off-site highway improvement works (including Public Rights of Way works) referred to in shall be completed to the written satisfaction of the Local Planning Authority.

39 Notwithstanding the details indicated on the submitted drawings prior to the occupation of 250 dwellings unless otherwise agreed in writing detailed drawings for the link road shall be submitted to the Local Planning Authority for their written approval, as indicated on:

- Drawing No. 1409-42-PL23 Rev E Link Road Overview
- Drawing No. 1409-42-PL24 Rev D London Road Roundabout
- Drawing No. 1409-42-PL25 Rev B Hargham Road Crossing

40 Prior to the occupation of 500 dwellings, the detailed drawings for the road bridge over the railway and any associated works shall be submitted to the Local Planning Authority for approval. The road bridge shall be delivered in accordance with the approved details. The link road shall be open and available for use prior to the occupation of the 1200th dwelling on the development.

41 Notwithstanding the details indicated on the submitted drawings prior to the occupation of 250 dwellings unless otherwise agreed in writing a detailed drawing illustrating pedestrian/cycle facilities along London Road (provided they can be accommodated within the public highway without impacting on highway trees) from a point opposite Breckland Lodge connecting to facilities at the London Road Roundabout together with a timetable for provision shall be submitted to the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Prior to the occupation of 1200 dwellings hereby permitted, the approved off-site highway improvement works (including Public Rights of Way works) referred to in this condition shall be completed and open for public use to the written satisfaction of the Local Planning Authority

42 As part of the submission of reserved matters for the development hereby approved the following will be submitted to and approved in writing by the Local Planning Authority in consultation with the Mineral Planning Authority:

A) A Mineral Resource Assessment will be carried out to inform a Materials Management Plan-Minerals (MMP-M) which will take into account the contents of the letter from Delta Simons Ltd, dated 10 October 2017 (Ref 17-1105.01) in so far as the fact that the site contains a viable mineral resource for prior extraction. The MMP-M will consider the extent to which on-site materials which could be extracted during the proposed development would meet specifications for use on-site through intrusive site investigations, testing and assessment.

Assessment of the results of the Particle Size Distribution testing should refer to material class types in Table 6/1 of the Manual of Contract Documents for Highway Works: vol. 1:

Specification for Highway Works Series 600, in order to identify potential suitability for use in the construction phases.

The MMP-M shall be submitted to and approved in writing by the Local Planning Authority jointly with the Mineral Planning Authority (Norfolk County Council);

The MMP-M should outline the amount of material which could be reused on site; and for material extracted which cannot be used on-site its movement, as far as possible by return run, to an aggregate processing plant.

The developer shall keep a record of the amounts of material obtained from on-site resources which are used on site and the amount of material returned to an aggregate processing plant, through the MMP-M.

The developer shall provide an annual return of these amounts to the Local Planning Authority and the Mineral Planning Authority, or upon request of either the Local Planning Authority or Mineral Planning Authority.

The development shall then be carried out in accordance with the approved MMP.

43 All reserved matters applications shall include details of the provision of fire hydrants together with a timescale for their provision and their long term maintenance. The development shall be carried out in accordance with the approved details.

44 Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

45 No development within a phase, sub-phase or group of phases shall begin until a scheme to install any underground tanks has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include the full structural details of the installation, including details of: excavation, the tanks, tank surround, associated pipework and monitoring system. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme, or any changes subsequently agreed, in writing, by the Local Planning Authority.

46 As part of reserved matters (for each drainage strategy phase) in accordance with the submitted Flood Risk Assessment (Flood Risk Assessment and Drainage Strategy (Revision 13 dated 20 November 2018 – report ref 666308-MLM-ZZ-XX-RP-C-0001-FRA) and plan “Proposed surface water outline drainage strategy” (ref 66308-MLM-ZZ-XX-DRC-005 Rev P9 dated 16 November 2018)), sufficient detailed information (including post development hydraulic modelling on the ordinary watercourses) is submitted to and agreed with the Local Planning Authority to determine design fluvial flood levels for development where any realignment of the watercourse or development will be permitted within flood zone 3 including climate change e.g. road crossings. Any mitigation will be implemented prior to commencement of the development. The information will be used to inform the detailed layout of the site and include:

- I. Review of ReFH2 hydrology over the use of ReFH1 within pre development modelling.
- II. More vulnerable development including housing be located outside Fluvial Flood Zone 3 (including an allowance for climate change).

III. The hydraulic post development modelling will include any realignment of watercourses that may be required as part of landscaping proposals accounting for both low flow and high flow channel requirements.

IV. The hydraulic post development modelling will include the assessment for removal of existing culverts where there is currently flood storage behind the structure and removal would require appropriate mitigation to prevent any increase in the risk of flooding.

V. The hydraulic post development modelling will include any proposed new structures such as culverts required for new road crossings and/ or embankments. The assessment will include a sensitivity test for design parameters and blockage to ensure mitigation for the structures and finished floor levels of properties adjacent the watercourses are appropriately set.

VI. Where required to assist disposal of surface water drainage, sustainable drainage infrastructure such as attenuation ponds will be located outside Flood Zone 3 plus climate change of the ordinary watercourses. If required to be within Flood Zone 3, the drainage feature should be protected up to and including 1% annual probability (including an allowance of climate change) flood event and compensatory storage provided or be designed to accommodate the additional water expected from the watercourse.

Information required from this condition will be required to be provided for each of the watercourses as a whole, when development will first be proposed on that watercourse e.g. development of spine road crossing a watercourse or phase of housing / commercial development adjacent the watercourse. This will be in broad accordance with the Drainage Phasing Plan submitted in Appendix P of the FRA.

47 Prior to commencement of development (for each drainage strategy phase), in accordance with the submitted Flood Risk Assessment (Flood Risk Assessment and Drainage Strategy (Revision 13 dated 20 November 2018 – report ref 666308-MLM-ZZ-XX-RP-C-0001-FRA) and plan “Proposed surface water outline drainage strategy” (ref 66308-MLM-ZZ-XX-DRC-005 Rev P9 dated 16 November 2018)), detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

I. Detailed infiltration testing in accordance with BRE Digest 365 (or equivalent), 3 times in quick succession at each test location on all plots / phases to determine if infiltration rates are favourable for discharge of surface water. If yes, then further detailed testing to be supplied along the length and proposed depth of the proposed infiltration structures. Information will also be provided to show that infiltration can be undertaken with 1.2m clearance to from the base of the structure to seasonally high groundwater levels.

or

If infiltration is proven to be unfavourable for a primary method of surface water discharge, infiltration features can be designed to be under drained e.g. permeable paving on plots and surface water runoff to a watercourse be implemented via a strategic drainage network. Greenfield runoff rates agreed with table ‘619059- CALC-CIV-P2 Plan B Discharge to Watercourse Summary Calculations’ in Appendix S if area drained and % impermeable area remains the same. The post development runoff rates will be attenuated to these Greenfield rates via a complex control and long term storage provided (discharging at 2l/s/ha) for all rainfall events up to and including the 1% annual probability. Confirmation will be required

from the Internal Drainage Board that the proposed rates and volumes of surface water runoff from the development are acceptable. Areas where some infiltration will be achievable will be implemented alongside the part drainage to watercourse is outlined in table 619059-CALC-CIV-P2 Area Breakdown Infiltration from Appendix R of the FRA following information from I. above.

and

Greenfield runoff from open spaces will be investigated, designed and managed in accordance with the outline plan provided in Appendix K of the FRA (Plan 666308- MLM-ZZ-XX-DR-C-007 Rev P1 dated 16 November 2018).

II. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1% annual probability rainfall event including allowances for climate change (as outlined in with table '619059-CALCCIV-P2 Plan B Discharge to Watercourse Summary Calculations' in Appendix S of the FRA). A minimum storage volume of the 3.33% AEP will be shown to be provided within each plot (Column L of the table) using source control where possible and the total storage volume for the strategic basins will be provided as per the totals for each phase in Column M and shown on Plan "Proposed surface water outline drainage strategy" (ref 66308-MLM-ZZ-XX-DR-C-005 Rev P9 dated 16 November 2018)). Where this volume is split into two basins (Column O to be discharged at 2l/s/ha and Column P to be discharge through a complex control of greenfield runoff rates. This assumes that the impermeable % drained area remains the same as submitted but calculations will be resubmitted if alterations are proposed.

III. Temporary measures should be proposed to ensure that the long duration of construction of strategic SuDS storage does not increase flood risk by installing the final discharge arrangements as per section 15.16 of the FRA.

IV. Detailed designs, modelling calculations and plans of the of the drainage conveyance network for each plot and connection to the strategic system in each phase in the:

- 3.33% annual probability critical rainfall event to show no above ground flooding on any part of the site.
- 1% annual probability 6 hour duration and critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.

V. The design of any infiltration / attenuation basin will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1% annual probability rainfall event. This will include surface water which may be generated within the site and managed via open spaces.

VI. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding (including the ordinary watercourses, SuDS features and within any proposed drainage scheme) or 150mm above ground level, whichever is the more precautionary.

VII. Details of how all surface water management features to be designed in accordance The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge (in line with Section 15 of the FRA)

VIII. A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development. This will also include the ordinary watercourse and any structures such as culverts within the development boundary.

Information required from this condition will be required to be provided for each phase of the development to ensure that strategic SuDS infrastructure is available for that part of the development. This will be in accordance with the Drainage Phasing Plan submitted in Appendix P of the FRA.