

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2019/0181/VAR	CASE OFFICER	Rebecca Collins
LOCATION:	DEREHAM Former Malthouse Land South of Norwich Road Dereham	APPNTYPE:	Variation of Cond's
		POLICY:	In Settlemnt Bndry
		ALLOCATION:	N
		CONS AREA:	N
APPLICANT:	Anglia Maltings (Holdings) Limited Fakenham Road Great Ryburgh	LB GRADE:	Grade II *
AGENT:	Bidwells LLP 16 Upper King Street Norwich	TPO:	N
PROPOSAL:	Variation of Condition No7 3PL/2016/1454/H (To repair and refurbish the maltings & erect 127 dwellings) - Highways provision		

REASON FOR COMMITTEE CONSIDERATION

The application is, as defined by the scheme of delegation, a major planning application and is therefore referred to Planning Committee for this reason.

KEY ISSUES

Principle

Are the amendments deemed acceptable?

Have there been any changes to the adopted development plan or material planning considerations, which would prevent planning permission being granted?

Conditions

Variations to the Section 106 Agreement

DESCRIPTION OF DEVELOPMENT

This application proposes to vary condition 7 of 3PL/2016/1454/H, which states:

No works shall commence on the site until a scheme to provide for the provision of waiting restrictions as indicated on drawing G01157/15/007A has been submitted to and approved in writing by the local Planning Authority in consultation with the Highway Authority. The scheme shall include timescales for its completion. The development shall thereafter be carried out in accordance with the approved details.

Reason for condition:-

To ensure that the highway network is adequate to cater for the development proposed, in the interests of highway and public safety.

This proposal is to allow repair works to facilitate refurbishment works to the Maltings, prior to the provision of waiting restrictions, as indicated on the approved drawing. This is because the increase in traffic associated

with the enabling works are not sufficient to require provision of the detailed scheme to serve the wider development, as permitted.

SITE AND LOCATION

The application site comprises an irregular shaped site extending to 4.11 hectares located to the east of the Mid Norfolk Railway Line and south of Norwich Road, Dereham. The site includes the Grade II* Listed Maltings buildings at its northern end, with extensive semi-naturalised areas making up the south and east part of the site. Vehicular access is located off Norwich Road at the northern end of the site. A number of dwellings sit encircled by the application site at its western edge, including single storey dwellings, two storey cottages and three storey apartment buildings.

The site is bounded by single and two storey dwellings to the north, and a mix of industrial and commercial uses border the site to the east and southeast, with an Anglian Water attenuation pond to the south. The Mid Norfolk Railway Line and associated yard bound the site to the west with Dereham Train Station, and Dereham Leisure Centre and other retail and recreational uses further beyond.

EIA REQUIRED

No - there has been no significant change to the proposal since the earlier granting of Planning Permission and issuing of the Screening Opinion to warrant an EIA.

RELEVANT SITE HISTORY

3DC/2018/0253/DOC	DOC - COMPLETE	04-02-19
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Discharge of Conditions 3,4 and 5 (part) on 3PL/2016/1454/H

3DC/2018/0254/DOC	DOC - COMPLETE	18-01-19
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Discharge of Conditions No 3 on 3PL/2016/1455/LB

3PL/2004/1287/F	Permission	01-09-04
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Creation of new vehicular access

3PL/2016/1454/H	Permission	28-03-18
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Repair & refurbish maltings, erect 127 dwellings, garages and associated works

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.04	Infrastructure
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
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
LBC	Planning(Listed Building & Conservation Areas) Act 1990
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

OBLIGATIONS/CIL

Two amendments to the section 106 have been proposed:

- 1.Amended paragraph 1.3 of Schedule 4 so that the 5 year period whereby the Council may insist upon a reassessment of viability runs from the date of the s.73 planning permission, and not the original consent.
- 2.Corrected the definition of the "Affordable Housing Contribution"

These amendments are further discussed in the officers report below.

The section 106 will continue to provide education, libraries and Travel Plan monitoring contributions. No affordable housing is currently sought with this application.

CONSULTATIONS

DEREHAM T C

No objection.

NORFOLK COUNTY COUNCIL HIGHWAYS

The proposed new wording for condition 7 is as previously suggested. As a consequence, in relation to highways issues only, Norfolk County Council does not wish to restrict the grant of permission.

HOUSING ENABLING OFFICER

No comments.

REPRESENTATIONS

None

ASSESSMENT NOTES

1.0 Principle of Development

1.1 The proposal is for an amendment to the earlier extant planning permission (3PL/2016/1454/H) for works to repair & refurbish maltings and erect 127 dwellings, garages and associated works. The proposal is to amend the wording of condition 7 of that permission so as the required off site highway works (waiting restrictions) are not implemented prior to commencement of the development, to allow some repair works to the maltings to take place. The proposal also includes the variation of the section 106 agreement. Given the granting of the earlier consent, the principle of development is considered to be established in this location, subject to the acceptability of the proposed variations as discussed below.

2.0 Are the amendments deemed acceptable?

2.1 The proposal is to vary condition 7 of the approval to allow some works of repair to take place to the Maltings without the off-site highway works (waiting restrictions) needing to be implemented. The Highways Authority have been consulted in this regard and raise no objections to this proposed amendment and therefore the proposal is not considered to negatively impact highway safety and is considered acceptable in this regard.

2.2 The proposals do not seek to amend this permission in any other way so matters of amenity, design and character, heritage, parking, ecology, trees and contamination remain unchanged from that of the earlier consent and subject to the imposition of conditions, as previously approved.

3.0 Have there been any changes to the adopted development plan or material planning considerations, which would prevent planning permission being granted?

3.1 National Planning Policy Framework (NPPF 2019)

Since March 2018, when planning permission was originally granted for this site, despite the Core Strategy remaining unchanged, the primary development plan document for determining planning applications, the revised NPPF (2018 and 2019) has been adopted. In accordance with the Planning Act and paragraph 47 of the NPPF (2019), decisions must be made in accordance with the adopted development plan, unless material planning considerations indicate otherwise. The NPPF (2019) is a significant material planning consideration. However, it is not considered that the revised NPPF (2019), significantly changes the policy position with regards to this proposal and Policy 5 remains supportive of the delivery of housing.

3.2 The proposal involves the conversion and development within the grounds of a Grade II* Listed Building. However, the variation proposed here is regard to off-site highway works, which are to be delayed to allow repairs to said Listed Building. In this regard there is likely improvement to the Listed Building. The matters of development within the setting of this Listed Building and resultant harm to its significance and setting, were considered in the earlier application and deemed acceptable or outweighed by public benefit. This variation does not amend that situation and the proposal is therefore considered in accordance with Policy 16

of the NPPF (2019).

3.3 The emerging Local Plan, although been through examination, it is currently out to consultation on the main modifications and therefore at this time can only be afforded limited weight. However, it is not considered that this document would significantly change the recommendation for this application either.

3.3 It is not considered that there has been significant change to either the development plan or the NPPF (2019) to warrant refusal of planning permission and it is considered that the proposals remain consistent with the key objectives of both the development plan and the NPPF (2019) and therefore the application is recommended for approval.

4.0 Conditions

4.1 Other than the variation of condition 7, conditions 3, 4 and 5 are proposed to be updated to reflect earlier discharge of condition applications. The time condition will be updated to reflect that of the earlier consent, as is usual practice, as a variation of condition application can not be used to extend a time limit, as set out in the Regulations. All other relevant conditions previously proposed are to be added to this consent.

5.0 Section 106 Variations

5.1 The applicants also proposed to vary the current section 106 agreement in the following way:

- 1. Amended paragraph 1.3 of Schedule 4 so that the 5 year period whereby the Council may insist upon a reassessment of viability runs from the date of the s.73 planning permission, and not the original consent.*
- 2. Corrected the definition of the "Affordable Housing Contribution"*

5.2 The amendment to the definition of 'affordable housing contribution' is considered acceptable. The definition in the original agreement makes it subject to clause 7 and clause 12. Whilst clause 7 is correct (calculation of interest) clause 12 merely states that the provisions have no effect until this is dated. Therefore, it is likely that reference to clause 12 has been made in error and this variation to section 106 is therefore considered acceptable.

5.3 The Council does not however, agree to the variation of paragraph 1.3 of Schedule 4 on the grounds the 5 year period runs from the date of the permission. As a section 73 application (variation of condition application), which largely remains unchanged and given the determination date (March 2018) there remains sufficient time within this period for the applicant to develop the site.

5.4 The applicant has been approached and is in agreement with that as set out above and does not want to pursue the variation to paragraph 1.3 of Schedule 4.

5.5 The section 106 will continue to provide contributions for education, libraries and Travel Plan monitoring, as previously required. No affordable housing is sought, as it was previously demonstrated that it would be unviable to do so. Given the limited time period that has passed since the decision and paragraph 1.3 of schedule 4 of the section 106 agreement is to remain, then it is not considered necessary to revisit the viability at this time.

6.0 Conclusion

6.1 The variation to condition 7 of planning application reference 3PL/2016/1454/H is considered to be minor in nature and would not adversely affect highway safety. The principle of development was established by

the granting of the earlier extant consent and matters of amenity, design and character, heritage, parking, ecology, trees and contamination remain unchanged. Variations to the section 106 have been considered and subject to a minor variation, are considered acceptable, as set out above. Subject to the imposition of conditions and the s.106 with the agreed variation then the proposal is recommended for approval.

RECOMMENDATION

The proposal is therefore recommended for approval, subject to the imposition of conditions, listed below, and the variation to the section 106 - definition of the "Affordable Housing Contribution" only.

CONDITIONS

1 Full Permission Time Limit (3 years) - Works to Maltings

The development hereby permitted shall be begun on or before 27 March 2021.

Reason for Condition:-

As required by section 91 of the Town and Country Planning Act 1990.

Full Planning Permission

Note: References to "development", "works" and "use" in conditions 1 to 12 are to be construed as "development", "works" and "use" of the Maltings undertaken pursuant to the Full Planning Permission element of this consent."

2 In accordance with submitted plans NEW 2017

The development must be carried out in strict accordance with the plans listed below:

Location Plan - B.13.805a
236822 - 001 Existing Site Plan
236822 - 005 -Proposed Site Plan
236822 - 015A Proposed Site Plan
236822 - 016A Existing North and East Elevation
236822 - 016B Existing South and West Elevation
236822 - 026B Proposed North and East Elevation
236822 - 07B Proposed South and West Elevation
236822 - 011B Existing Plan Level 1
236822 - 012B Existing Plan Level 2
236822 - 013B Existing Plan level 3
236822 - 014A Existing Roof Plan
236822 - 021C Proposed Plan Level 1
236822 - 022C Proposed Plan Level 2
236822 - 023C Proposed Plan Upper Level 3
236822 - 024C Proposed Roof Plan
236822 - 040B Proposed Section AA
236822 - 041C Proposed Section BB
236822 - 046 B Proposed Section GG
236822 - 051 Sheet 1 - Proposed Door & Window Types
236822 - 052 Sheet 2 - Proposed Door & Window Types
236822 - 053 Sheet 1 - Proposed Door & Window Types

Reason for condition:-

To ensure the satisfactory development of the site.

**3 Construction Traffic Management Plan -
Maltings works**

The development of the Maltings site shall proceed in accordance with the approved Construction Management Plan as submitted and approved in the discharge of condition application reference 3DC/2018/0253/DOC approved on 4th February 2018, unless otherwise first agreed in writing by the Local Planning Authority.

Reason for condition:-

In the interests of residential amenity and highway safety. This is required prior to commencement of development in order that the appropriate measures can be implemented to ensure there would be no significant impact on residential properties throughout all construction works on site. In accordance with policy CP4 of the Core Strategy and Development Control Policies DPD and the policies within the NPPF.

4 Construction Method Statement

No development, other than works to the Maltings hereby approved, shall take place, until a Construction Method Statement for the remainder of the development has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. detailed proposals for the removal of asbestos from existing buildings to be demolished
- viii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason for condition:

The details are required in the interests of the amenity of the area and to ensure a safe development from the outset of the development in accordance with Policies DC1 and CP4 of the Core Strategy.

This condition will require to be discharged

5 Detailed schedule of works to LB be submitted

The development of the site shall proceed in accordance with the approved schedule of works including timescales and phasing programme, as submitted and approved in discharge of condition application reference 3DC/2018/0253/DOC approved on 4th February 2018, unless otherwise first agreed in writing by the Local Planning Authority.

Reason for condition:-

The details are required prior to the commencement of development, in order to preserve the character and appearance of the Maltings, in accordance with Policy DC 16 and DC17 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

6 Details and samples of materials

The development of the site shall proceed in accordance with the approved materials and fenestration details, as submitted and approved in discharge of condition application reference 3DC/2018/0253/DOC approved on 4th February 2018, unless otherwise first agreed in writing by the Local Planning Authority.

Reason for condition:-

To ensure the satisfactory appearance of the development, in accordance with Policies DC 16 and DC 17 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

**7 Access, parking and turning areas laid out -
Maltings**

Prior to the commencement of the use hereby permitted the proposed access, on-site car and cycle parking, servicing, loading, unloading and turning shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason for condition:-

To ensure that the highway network is adequate to cater for the development proposed, in the interests of highway and public safety.

**8 Off site highway improvement scheme - Dwg no.
G01157/15/007A**

No further development shall commence on the site other than the demolition/repair works to the Maltings, hereby approved, unless or until a scheme to provide for the provision of waiting restrictions as indicated on drawing G01157/15/007A has been submitted to and approved in writing by the local Planning Authority in consultation with the Highway Authority. The scheme shall include timescales for its completion. The development shall thereafter be carried out in accordance with the approved details.

Reason for condition:-

To ensure that the highway network is adequate to cater for the development proposed, in the interests of highway and public safety.

9 Non-standard condition

No other fixed plant or machinery will be located within the service yard and no fans or similar equipment will have their intake or exhaust located on any facade facing onto the service yard without the prior written consent of the Local Planning Authority.

Reason for condition:-

In the interests of residential amenity. This is required prior to commencement of development in order that the appropriate measures can be implemented to ensure there would be no significant impact on residential properties throughout all construction works on site. In accordance with policies DC1 and CP4 of the Core Strategy and Development Control Policies DPD and the policies within the NPPF.

10 Non-standard condition

Prior to the site being brought back into use as an operational Maltings, a scheme to manage the operation of the yard shall be submitted to and be approved in writing by the Local Planning Authority. This shall specify amongst other measures,

i. the loading and unloading of raw and finished material will only take place between the hours of 08:00 and 16:00, Monday to Friday, with no weekend loading and unloading vehicle movements.

ii. All vehicle manoeuvring will be under the control of a banksman and reversing alarms will be disabled during delivery/collection.

iii. Vehicle engines will be turned off whilst the unloading/loading operation takes place. The approved scheme shall be adhered to throughout the operation of the Maltings use.
Reason for condition:-

In the interests of residential amenity and highway safety in order to ensure that the appropriate measures can be implemented to ensure there would be no significant impact on residential properties throughout all construction works on site. In accordance with policies DC1 and CP4 of the Core Strategy and Development Control Policies DPD and the policies within the NPPF.

11 Non-standard condition

The operational noise of the Maltings shall not exceed 47dB LAeq (15 minutes) between the hours of 23:00 and 07:00 hours. The measurement shall be taken in free field conditions on the Northern site boundary above the acoustic fence.

Reason for condition:-

In the interests of residential amenity. This is required in order that the appropriate measures can be implemented to ensure there would be no significant impact on residential properties throughout all construction works on site. In accordance with policies DC1 and CP4 of the Core Strategy and Development Control Policies DPD and the policies within the NPPF.

12 Non-standard condition

Prior to the site being brought back into use as an operational Maltings, a scheme for the attenuation of noise from the transformer to be installed on site shall be submitted to and approved in writing by the local Planning Authority. This shall include details of a minimum a 2.5m high acoustic fence with a minimum sectional density of 15kg/m² and lined with an acoustic absorber; and achieve or better a sound power output of 79dBW as in the specification given in paragraph 2.27 of the 10dB acoustic report.

Reason for condition:-

In the interests of residential amenity. This is required prior to commencement of development in order that the appropriate measures can be implemented to ensure there would be no significant impact on residential properties throughout all construction works on site. In accordance with policies DC1 and CP4 of the Core Strategy and Development Control Policies DPD and the policies within the NPPF.

13 Non-standard condition

Prior to the site being brought back into use as an operational Maltings, a scheme for the provision of an acoustic fence located along the northern boundary shall be submitted and approved in writing by the local Planning Authority. The fence shall be a minimum of 2.5m high acoustic fence with a minimum sectional density of 15kg/m². The development shall thereafter be carried out in accordance with the approved details.

Reason for condition:-

In the interests of residential amenity. This is required prior to commencement of development in order that the appropriate measures can be implemented to ensure there would be no significant impact on residential properties throughout all construction works on site. In accordance with policies DC1 and CP4 of the Core Strategy and Development Control Policies DPD and the policies within the NPPF.

Outline Planning Permission - Erection of 127 dwellings, garages and associated works

Note: Reference to "development", "works" and "use" in conditions 13 to 35 are to be construed as "development", "works" and "use" of the erection of 127 dwellings, garages and associated works undertaken pursuant to the Outline Planning Permission of this consent.

14 Outline Time Limit (3 years) - Residential development

Application for Approval of Reserved Matters must be made not later than the expiration of THREE YEARS from 27th March 2018, and the development must be begun within TWO YEARS of the FINAL APPROVAL OF THE RESERVED MATTERS or, in the case of approval at different dates, the FINAL APPROVAL OF THE LAST SUCH MATTER to be approved.

Reason for condition:-

As required by section 92 of the Town & Country Planning Act 1990.

15 Approval of Reserved Matters condition

No development whatsoever shall take place until the plans and descriptions giving details of the reserved matters referred to above shall have been submitted to and approved by the Local Planning Authority and these plans and descriptions shall provide details of the appearance, layout, scale and landscaping of the development.

Reason for condition:-

The details are not included in the current submission.

16 Contaminated Land - Site Investigation/Remediation

Unless otherwise agreed in writing, the following details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved, other than works to the Maltings hereby approved,:

A. Site Investigation

A site investigation and risk assessment to determine the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings must include: (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments; (iii) an appraisal of remedial options, and proposal of the preferred option(s).

B. Remediation Scheme

A detailed remediation scheme 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 must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

The above must be conducted in accordance with DEFRA and the Environment Agency's

'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason for condition:-

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

INFORMATIVE:-

Land contamination risk assessment is a step-by-step process. During the course of the risk assessment process set out in the above condition, it may become clear that no further work is necessary to address land contamination risks. Where this is the case the condition may be discharged by the Council without all the steps specified being completed. In all cases written confirmation should be obtained from the Council confirming that the requirements of the condition have been met.

This condition will require to be discharged

17 Prior approval of slab level

Prior to the commencement of the development, other than works to the Maltings hereby approved, precise details of the slab levels of the dwellings/building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Such levels as may be agreed shall be used in connection with the development.

Reason for condition:-

The details are required to be submitted prior to the commencement of the development to safeguard the interests of the amenities of neighbouring occupiers and to ensure the satisfactory appearance of the development from its outset, in accordance with Policy DC 1 and DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

18 Precise details of surface water disposal

Prior to commencement of development, other than works to the Maltings hereby approved, in accordance with the submitted (Kingdom TP - CMG Dereham Maltings & Residential Development Flood Risk Assessment and Drainage Strategy Dated November 2016 reference G01157 FRA Rev - and Addendum Dated June 2017 reference G01157 FRA-Ad Rev -, detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

I. Unless demonstrated otherwise by detailed Surface Water flood modelling the minimum level of any housing development and critical infrastructure shall be informed by an accurate survey of the crest level of the railway above the Anglian Water attenuation area adjacent to the site. The intention of this condition is to insure the new development is flood free in the event of a culvert blockage scenario.

II. Surface water runoff rates will be attenuated to 5.4 l/s as stated within section 5.6.3 of the FRA / Drainage Strategy.

III. 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 in 100 year return period, including allowances for climate change, flood event.

· All attenuation devices should be isolated from flooding events up until the 1 in 100 year plus climate change event.

IV. Detailed designs, modelling calculations and plans of the of the drainage conveyance

network in the:

- 1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.
- 1 in 100 year 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 attenuation basin should 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 in 100 year return period. This will include surface water which may enter the site from elsewhere.

VI. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding.

VII. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C697, 2007), or the updated The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.

Reason for condition:-

To prevent flooding in accordance with National Planning Policy Framework paragraph 103 and 109 by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the surface water drainage system operates as designed for the lifetime of the development.

19 Management of surface water drainage system

Prior to the first occupation of the dwellings hereby approved, a scheme for the management and maintenance of the surface water drainage scheme approved pursuant to Condition 17 of this permission shall be submitted to and approved in writing by the Local Planning Authority. This will also include the Dereham Stream and any structures such as culverts within the development boundary. The approved drainage management scheme shall be implemented prior to the first occupation of the dwellings and thereafter retained for the lifetime of the development.

Reason for condition:-

In the interests of public safety and to minimise the possibilities of flooding from the development, in accordance with Policies DC 1 and DC 13 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

20 Foul water drainage scheme

Prior to the commencement of any works above slab level precise details of the means of foul water disposal shall be submitted to and approved in writing by the Local Planning Authority. The approved drainage scheme shall be completed in accordance with the approved details prior to the first occupation of the dwellings and thereafter retained for the lifetime of the development.

Reason for condition:-

The details are required to be submitted to minimise the possibilities of flooding from the outset of the development. This condition is imposed in accordance with Policies DC 1 and DC 13 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

21 Arboricultural method statement and protection measures

Prior to the commencement of development, other than works to the Maltings hereby

approved, an Arboricultural Impact Assessment and Arboricultural Method Statement shall be submitted to and approved in writing by the local Planning Authority. No development or other operations shall take place except in complete accordance with the approved Arboricultural Method Statement. In relation to the Statement the following shall apply:

a) No operations shall commence on the site in connection with the development hereby approved (including any tree felling, tree pruning, soil moving, temporary access construction and/or widening, or any other operation involving the use of motorised vehicles or construction machinery) until the tree, shrub and hedgerow protection works required by the 'Method Statement' have been implemented on site;

b) No excavations for services, storage of materials, or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10m (or as agreed in writing) of an area fenced off or otherwise protected in the 'Method Statement';

c) The fencing or other works which are part of the Method Statement shall not be moved or removed, until all works, including external works, have been completed and all equipment, machinery and surplus materials have been removed from the site.

Reason for condition:-

Details are required prior to commencement to ensure that adequate protection is afforded to the existing vegetation and trees to remain on site, in the interests of visual amenity and biodiversity. In accordance with policies CP11 and DC12 of the Core Strategy and Development Management Policies DPD.

22

No clearance within bird nesting season

No removal of hedgerows, trees or shrubs, ivy and other climbing plants shall take place between 1st March and 31st August inclusive, unless a report undertaken by a competent ecologist has been submitted to and approved in writing by the Local Planning Authority, confirming that a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared has been undertaken, and providing written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

Reason for condition:-

In the interests of maintain and enhancing biodiversity, in accordance with policies CP10, CP11 of the Core Strategy and Development Control Policies DPD, and the policies within the NPPF.

23

Landscape Ecological Management and Enhancement Plan

No development other than that necessary for ground investigation, other than works to the Maltings hereby approved, shall commence until a Landscape and Ecological Management Plan in accordance with section 12 of the Ecology Report (Hopkins Ecology 18 November 2016), has been submitted to and approved in writing by the Local Planning Authority. The enhancement plan shall include the following:

- Description and evaluation of the features to be managed including the public open spaces
- Aims and objectives of management
- Appropriate management options for achieving aims and objectives
- Prescriptions of management actions
- Preparation of a work schedule (including an annual work plan capable of being rolled

forwards over a five year period)

- Details of the body or organisation responsible for implementation of the plan
 - Details of enhancements to ensure sustainable development in line with the NPPF
- Opportunities to incorporate biodiversity in and around developments should be encouraged, the Natural Environment and Rural Communities (NERC) Act 2006 and Policy CP10 of Breckland Adopted Core Strategy and to ensure no net loss of biodiversity.

The development shall thereafter be carried out in accordance with the approved details and timescales for implementation.

Reason for condition:-

In the interests of maintaining and enhancing biodiversity and ecological value of the site and surrounding area. In accordance with policies CP10, CP11, DC12, and DC16 of the Core Strategy and Development Management Policies DPD. The details are required to be discharged prior to commencement in order to ensure that all necessary protection and precautionary measures are undertaken throughout construction works on site.

24 Best practice ecological working methods

The development shall be carried out at all times in accordance with the approved precautionary and best practice working methods set out Section 12 of the Ecology Report (Hopkins Ecology 18 November 2016).

Reason for condition:-

In the interests of maintaining and enhancing biodiversity and ecological value of the site and surrounding area. In accordance with policies CP10, CP11, DC12, and DC16 of the Core Strategy and Development Management Policies DPD. The details are required to be discharged prior to commencement in order to ensure that all necessary protection and precautionary measures are undertaken throughout construction works on site.

25 Invasive species

No development other than that necessary for ground investigation shall commence, other than works to the Maltings hereby approved, until a method statement for the treatment and removal of any invasive species on the site has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and timescales for implementation.

Reason for condition:-

In the interests of maintaining and enhancing biodiversity and ecological value of the site and surrounding area. In accordance with policies CP10, CP11, DC12, and DC16 of the Core Strategy and Development Management Policies DPD. The details are required to be discharged prior to commencement in order to ensure that all necessary protection and precautionary measures are undertaken throughout construction works on site.

26 No lighting to be erected other than as approved

No external lighting shall be erected at the site other than in complete accordance with details that have first been submitted to and been approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved lighting scheme.

Reason for condition: -

In in order to protect wildlife from light pollution and in the interests of the dark skies and character of the surrounding area. In accordance with policies CP10, DC 1 and DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

27 Design and access statement within REM

Notwithstanding the details hereby approved, the reserved matters applications pursuant to this outline permission shall include a detailed Design and Access Statement setting explaining the approach taken to the layout, density and design of the development which shall broadly follow the approved design parameters and principles set out in the Parameter Masterplans:

Parameter 1 Development Framework Plan

Parameter 2 Building Heights

Parameter 3 building Density

The Design and Access Statement shall include discussion of and graphic illustrations of the following; 1. the design development process undertaken; 2. justification of the internal layout of the site 3. the relationship of the proposals to their natural and built context; 4. the density of development; 5. approach to architectural style and appearance; 6. justification for the layout, scale, massing and height of the proposed dwellings; 7. the approach to the hard and soft landscaping of the site including provision of landscape buffers. 8 . Justification for the height and scale of development proposed.

Reason for condition:-

In order to ensure that the detailed design and proposed development in accordance with policies DC16 of the Core Strategy and Development Management Policies DPD.

28

WSI - archaeology

No demolition/development shall take place/commence, other than works to the Maltings hereby approved, until:

A) A Written Scheme of Investigation has been

submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and

1. The programme and methodology of site investigation and recording

2. The programme for post investigation assessment

3. Provision to be made for analysis of the site investigation and recording

4. Provision to be made for publication and dissemination of the analysis and records of the site investigation

5. Provision to be made for archive deposition of the analysis and records of the site investigation

6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation

B) The development shall thereafter take place other in accordance with the Written Scheme of Investigation approved under part A of this condition.

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under part A of this condition and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

In this instance the site investigation should commence with trench excavation (as defined by a Historic Environment Service brief). There is potential for this first phase of work to be followed by additional phases (further excavation or the monitoring of groundworks under archaeological supervision and control, for example).

Reason for condition:-

The details are required to be submitted prior to the commencement of the development to ensure the potential archaeological interest of the site is investigated and protected from the

outset of the development, in accordance with Policy DC 17 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

29 Highways Condition - SHC 03A - Residential

Before any dwelling is first occupied the road(s), footway(s) and cycleway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.

Reason for condition:-

To ensure that the highway network is adequate to cater for the development proposed, in the interests of highway and public safety.

30 Highways condition - SHC 02 - Residential

No works shall be carried out on roads, footways, cycleways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority.

Reason for condition:-

To ensure that the highway network is adequate to cater for the development proposed, in the interests of highway and public safety.

31 Construction Method Statement

No development, other than works to the Maltings hereby approved, shall take place, until a Construction Method Statement for the remainder of the development has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. detailed proposals for the removal of asbestos from existing buildings to be demolished
- viii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason for condition:

The details are required in the interests of the amenity of the area and to ensure a safe development from the outset of the development in accordance with Policies DC1 and CP4 of the Core Strategy.

This condition will require to be discharged

32 Non standard highway condition

No works shall commence on the site, other than works to the Maltings hereby approved, until a scheme for the provision of waiting restrictions as indicated on drawing G01157/15/007A and including Maltings Lane has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The scheme shall include timescales for its completion. The development shall thereafter be carried out in accordance with the approved details.

Reason for condition:-

To ensure that the highway network is adequate to cater for the development proposed, in the interests of highway and public safety.

This condition will require to be discharged

**33 Scheme for off site highway improvement works
-Residential**

Notwithstanding the details indicated on the submitted drawings no works, other than works to the Maltings hereby approved, shall commence on site unless otherwise agreed in writing, until a detailed scheme for the off-site highway improvement works as indicated on drawing(s) number(ed) G01157/15/006 and G01157/15/007A have been submitted to and approved in writing by the Local Planning Authority. The off-site highway improvement works shall be completed prior to the first occupation of the dwellings hereby permitted.

Reason for condition:-

To ensure that the highway network is adequate to cater for the development proposed, in the interests of highway and public safety.

34 Scheme detailing boundary treatment to site

Prior to the commencement of any works above slab level a scheme for the provision of boundary treatment to the western boundary of the application site adjacent to the railway line site shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall be completed prior to the dwellings being first brought into use.

Reason for condition:-

In order to provide for a satisfactory form of development and in the interests of public and highway safety and to ensure there would be no significant impact on residential properties. In accordance with policies DC1 and CP4 of the Core Strategy and Development Control Policies DPD and the policies within the NPPF.

35 Scheme for Fire Hydrants

Prior to the commencement of any works above slab level a scheme shall be submitted for the provision of fire hydrants (served by mains water supply) serving the development. No dwelling shall be occupied until the hydrant(s) have been provided in accordance with the scheme as approved to the satisfaction of the Local Planning Authority in consultation with the Norfolk Fire Service.

Reason for condition:-

In order to secure the provision of fire hydrants.

This condition will require to be discharged

37 Variation of approved plans

Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.

You or your agent or any person responsible for implementing this permission should inform the Development Control Section immediately of any proposed variation from the approved plans and ask to be advised to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.