

ITEM:		RECOMMENDATION: APPROVAL
REF NO:	3PL/2017/1171/O	CASE OFFICER Jon Berry
LOCATION:	ATTLEBOROUGH Land south of New Road / West of Hargham Road	APPNTYPE: Outline POLICY: Out Settlemnt Bndry
APPLICANT:	Norfolk County Council County Hall Martineau Lane	ALLOCATION: N CONS AREA: N
AGENT:	NPS Property Consultants Ltd Lancaster House, 16 Central Avenue St Andrews Business Park	LB GRADE: N TPO: N
PROPOSAL:	Residential development of 48 dwellings	

REASON FOR COMMITTEE CONSIDERATION

The proposal is classed as a major application.

KEY ISSUES

Principle of development/Sustainability
Landscape, character and appearance of the area
Impact on amenity
Access and highway impact
Other Matters - Affordable Housing/Development Contributions, Historic & Natural Environment, Trees & Landscaping, Flood Risk, Environmental Health considerations, Contamination, Third Party Comments.

DESCRIPTION OF DEVELOPMENT

Outline planning consent is sought for a residential development with all matters except for access reserved.

An indicative plan has been submitted and this provides details of a scheme of up to 48 residential units. The plans indicate two points of access to the development from Hargham Road. The plans outline that a mix of detached, semi-detached and terrace properties would be accommodated on the site. Under the indicative plan each property would be served by an individual area of private amenity space and communal areas of open space would also be provided. Parking need would largely be met largely off-street.

SITE AND LOCATION

The application site extends to approximately 2.0 hectares and currently consists of rough grassland used for grazing and agricultural purposes close to the settlement of Attleborough. The plot has two road frontages, with the wider frontage onto Hargham Road and a shorter frontage onto New Road. To the north of New

Road is existing housing development within Attleborough. To the west of the site are a reservoir and the Haverscroft Industrial Estate. To the east of Hargham Road, on the opposite side of the road, are more residential dwellings and agricultural land. To the south of the site is largely open agricultural land. Some screening exists on the boundaries in the form of roadside hedgerows and intermittent trees.

The site is to the south and east of the settlement boundary of Attleborough, a market town deemed suitable for significant growth. The town has mainline rail connections and is in close proximity to the A11 transport corridor between Cambridge, Thetford and Norwich. The settlement has a range of services and community facilities suitable to meet the day to day needs of local residents.

EIA REQUIRED

No

RELEVANT SITE HISTORY

No relevant site history

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.1 Housing
CP.5 Developer Obligations
CP.10 Natural Environment
CP.11 Protection and Enhancement of the Landscape
CP.14 Sustainable Rural Communities
DC.01 Protection of Amenity
DC.02 Principles of New Housing
DC.04 Affordable Housing Principles
DC.11 Open Space
DC.12 Trees and Landscape
DC.13 Flood Risk
DC.16 Design
DC.17 Historic Environment
DC.19 Parking Provision
SS1 Spatial Strategy
NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

OBLIGATIONS/CIL

The following S.106 contributions are requested if planning permission is granted;

Affordable Housing
Open Space

CONSULTATIONS

ATTLEBOROUGH TC

Refuse, as concerns over drainage issues, density, close proximity to the Industrial premises and the application is outside of the settlement boundary.

NORFOLK COUNTY COUNCIL HIGHWAYS

The applicant will need to demonstrate as part of their proposals that suitable vehicular access can be provided to this site and that appropriate pedestrian/cycle links can be made with local services. Alterations to the layout are needed to meet Highway concerns and to retain appropriate standards. Whilst the majority of our earlier comments have been addressed we remain in discussion with the applicant regarding the proposed footway improvements on Hargham Road.

FLOOD & WATER MANAGEMENT TEAM

Additional information has been received for the above site, received on 15 November 2017. We have reviewed the application as submitted and wish to make the following comments.

The applicant has now submitted a revised FRA and Drainage Assessment (Create Consulting Engineers Ltd Ref: JJ/JEB/P15/832-01 Revision A) to support the drainage scheme for this planning application. This addresses the issues we raised at the last consultation. We welcome that Sustainable Drainage Systems (SuDS) have been proposed in the development.

TREE AND COUNTRYSIDE CONSULTANT

Areas of the indicative layout are likely to require some change, particularly along the southern and western boundaries to bring dwellings further away from trees. An implication assessment, method statements, tree protection plan and programme of arboricultural site supervision will be required.

HOUSING ENABLING OFFICER

Based on a development of 48 dwellings, 19 affordable dwellings would be required, 12 for rent and 7 for intermediate housing. The affordable housing should be integrated into residential layouts to provide a distribution of affordable housing within the development site that will enhance community cohesion. A S.106 Agreement will be required to secure the affordable housing contribution.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

The application is supported by a Preliminary Ecological Appraisal (The Ecology Consultancy, October 2016). The appraisal is fit for purpose. It identifies that ecological constraints are largely restricted to the presence of breeding birds and the likely presence of reptiles and hedgehogs. The report also identifies the need for enhancements for biodiversity.

ENVIRONMENTAL HEALTH OFFICERS

No objections if the scheme proceeds as submitted. Condition providing details of noise mitigation measures suggested.

ENVIRONMENT AGENCY

The site is not at high risk of contamination. We consider any infiltration (SuDS) greater than 2.0 m below ground level to be a deep system and these are generally not acceptable.

ANGLIAN WATER SERVICE

We request a condition requiring compliance with the agreed drainage strategy. From the details submitted to support the planning application the proposed method of surface water management does not relate to

Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management.

NORFOLK RIVERS INTERNAL DRAINAGE BOARD

The development will drain indirectly to the IDB maintained watercourse to the south of the railway, consequently the IDB has an interest in the surface water drainage strategy.

The IDB has no objection to the principle of the development, or to the proposed drainage strategy. The consent of the Board will be required for the surface water discharge, the Board will require payment of the Surface Water Development Charge based on the impermeable area drained. The Board ask that should the development receive outline consent that a suitable surface water drainage Condition is applied requiring a fully detailed drainage strategy.

HISTORIC ENVIRONMENT SERVICE

We will not be advising archaeological mitigation as a condition in this case.

NATURAL ENGLAND

Natural England has no comments to make.

OBLIGATIONS OFFICER, NORFOLK COUNTY COUNCIL

No Comments Received

CRIME REDUCTION & ARCHITECTURAL LIAISON OFFICER

No Comments Received

CONTAMINATED LAND OFFICER

No Comments Received

REPRESENTATIONS

The application was advertised in the local press, site notice displayed, and letters sent to neighbouring residents. 3 representations were received raising the following comments:

- Yet more houses proposed on agricultural land.
- No infrastructure to support this - existing roads too narrow, lack of school places, waiting lists for dentists, doctors who are over stretched now.
- Attleborough is fast losing its identity and appeal.
- Concern about the surface water drainage, will it be pumped to the reservoir or the ditch on Flowers Lane. This ditch is sometimes over-flowing, I hope steps are taken to prevent flooding of my property.
- Surely the planning department has to realistically look at the amount of proposed development in this area, Attleborough cannot cope now. This is going to have a massive impact on Hargham Road and New Road.

ASSESSMENT NOTES

1. Principle of the Development/Introduction

1.1 The application site is located in close proximity to Attleborough, though just outside the settlement boundary and on agricultural land. The proposal is therefore contrary to local plan policies SS1, DC02 and CP14 which aims to restrict new development outside of settlement boundaries.

1.2 Attleborough is identified as a market town suitable for substantial growth as detailed within policy SS1 of

the Core Strategy In that respect there are planning consents in place for multiple residential unit developments abutting the settlement and adjoining the A11.

1.3 The Council is in the process of preparing a new local plan and under the Preferred Options and Settlement Boundary document a Strategic Urban Extension of circa 4,000 dwellings is proposed to the south of the town. This would extend beyond, and wash over the application site.

1.4 It is accepted that the Council cannot demonstrate a 5 year supply of housing land. Relevant policies for the supply of housing should not be considered up to date if the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites. Where relevant policies are out of date, NPPF paragraph 14 advises that the presumption in favour of sustainable development, which should be seen as the golden thread running through decision making, is engaged. This means granting permission unless specific policies in the NPPF indicate that development should be restricted or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

1.5 This so called "tilted balance" however does not diminish the weight to be afforded to Policy CP14 in assessing whether the adverse impacts demonstrably outweigh the benefits and this consideration is a matter of planning judgement for the decision maker.

1.6 The provision of housing to meet local needs is identified as a key component of sustainable development and in this respect the NPPF seeks to boost significantly the supply of housing. The NPPF also encourages the avoidance of isolated homes in the countryside and the location of development where there is access to alternative modes of transport other than the private car.

1.7 As paragraph 8 of the NPPF outlines, there are three strands to sustainability; economic, social and environmental, each mutually dependent, and not assessed in isolation from each other.

1.8 Attleborough provides available access to other modes of transport and also offers a range of local services and facilities. Hence the town has been deemed suitable for growth and there is no real concern about the settlement being able to accommodate a development of 48 dwellings. The overarching spatial strategy set out in the Core Strategy is to concentrate growth on the main district settlements, including Attleborough.

2. Principle of the Development/Sustainability

2.1 As outlined above the planning balance in such schemes is tilted towards an approval unless any adverse impacts significantly and demonstrably outweigh the benefits.

2.2 The economic contribution that this site could make to the local economy is not insignificant. The construction and implementation, sale and fitting out would support and maintain local business. This should be afforded appropriate weight in any planning balance.

2.3 Furthermore helping to meet the housing needs of the local population can be deemed socially sustainable. It is noted that the Housing Enabling Officer supports the proposed scheme, and highlights a requirement, triggered by local policy, of 19 affordable units. A scheme providing a mix of housing size, type and tenure, engendering social cohesion in housing provision, can be deemed socially sustainable.

2.4 Access to the town centre and the range of services - food stores, public transport links, schools and community facilities is good. At a distance of circa 1.5km to the heart of the town, walking is an option for

future residents. Minimum alterations to footpaths, currently an area of negotiation with NCC Highways, would ensure a safe and usable link. The town has the majority of goods and services for day to day living and a new primary school will be within easy reach on London Road. The settlement is also served by a mainline train service providing sustainable access to the range of facilities, including employment opportunities, which larger settlements provide. Another factor for consideration is the appropriateness of the settlement to contribute to housing supply and future local plan research which indicated the suitability of land to the south of the town to meet the need.

2.5 However the site would result in the development of greenfield land, albeit adjacent to the settlement, and the NPPF has as core planning principles a desire to encourage more effective use of previously developed land and the conservation and protection of the natural environment.

2.6 In this case the "in principle" policy conflict is outweighed by the local shortfall in housing supply and the site characteristics which would comply with the national policy desire for sustainable development.

2.7 When a balancing exercise is undertaken it is concluded that the proposed development is a sustainable way to meet housing need. The proposed development would accord with the core planning principle in paragraph 17 of the National Planning Policy Framework which is to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling. The proposal would also accord with paragraph 34 of the Framework in terms of ensuring the need to travel will be minimised and the use of sustainable transport modes will be maximised.

2.8 Any adverse harm of this scheme would not significantly and demonstrably outweigh the positive benefits. The proposed development is therefore deemed in compliance with adopted policies SS1, DC02 and CP14 and relevant national guidance contained in the NPPF.

3. Landscape, Character and Appearance of the Area

3.1 Policy CP11 of the Core Strategy seeks to ensure that the landscape of the district will be protected for the sake of its own intrinsic beauty and its benefit to the rural character.

Development within the district is also expected to be of the highest design quality in terms of both architecture and landscape. It should have regard to good practice in urban design and fully consider the context within which it sits, embracing opportunities to enhance the character and appearance of an area.

3.2 Whilst the application site is currently in agricultural use, as detailed above, it is just outside the settlement limit and its development would result in a natural expansion of the settlement, bearing in mind its suitability for meeting housing need. The site is relatively flat and impact on the landscape would be minimal. The character to the north of the site is residential in nature, largely 1960's and 1970's housing schemes, and there are more recent schemes, developed in the last few years, along New Road/London Road. None are of a style, density or layout that would render what is proposed here contrary to any established pattern of development. The proposed scheme would assimilate relatively seamlessly into the established character of the area.

3.3 The undoubted rural character of the site, and its southern boundaries, could to some extent be maintained with the retention of the landscaped boundaries. Impacts on the landscape and character of the area are deemed acceptable. The proposal complies with policy CP11.

3.4 The proposed density amounts to approximately 24 dwellings per hectare. Policy DC02 of the Core Strategy aims for a density of 22-30 units per hectare at settlement edges. The density falls comfortably into this range. Furthermore the indicative plans indicate each dwelling would be served by a reasonable level of

private amenity space and on-street parking. Communal parking courts are also indicated but a layout could be achieved which would not result in a car dominated streetscene. The layout is in compliance with DC02.

3.5 The indicative plan makes an ample allowance for communal amenity space and as such a play area for children. The scheme therefore complies with local plan policy DC08.

3.6 Design would be a matter reserved for detailed consideration later. At this stage there are no apparent reasons to restrict the details, massing, scale or ridge levels. There appears no reason why a two storey development would not be suitable. Any scheme should provide an appropriate mix of dwelling types and sizes and finishes drawn for the local palette of materials.

4. Impact on amenity

4.1 The site is stand-alone, retaining adequate separation distances to surrounding properties. Whilst there is existing residential development on the southern boundary, no significant impact should result, and adequate separation and screening is achievable. The scheme conforms to policy DC01. Whilst the site is close to an industrial estate, located to the west, the Environmental Health section are content that no significant impact would result and conditions are suggested to mitigate potential impacts.

5. Access and highway impact

5.1 There have been ongoing consultations between the applicant and Norfolk County Council Highways Authority. The Highways Authority appears content that safe access could be achieved and that the majority of earlier concerns have been addressed with the submission of an amended layout.

5.2 The issue of providing a footpath to the front of No.144-148 Hargham Road is being progressed towards resolution and further information will be reported in the supplementary information to be presented at the meeting. The scheme is generally acceptable from a highway perspective subject to appropriate conditions and therefore complies with policies DC19 and CP13.

6. Other Matters

- Flood Risk

6.1 The applicant has now submitted a revised FRA and Drainage Assessment (Create Consulting Engineers Ltd Ref: JJ/JEB/P15-832/01 - Revision A) to support the drainage scheme for this planning application. This addresses the issues raised at the initial consultation by the Flood Risk Officer at Norfolk County Council. Furthermore the Internal Drainage Board raises no objection to the proposal. The proposed development is considered acceptable from a flood risk perspective and the scheme should not increase flood risk off-site, a concern raised in third party correspondence. Conditions agreeing the implementation of a drainage strategy are necessary to ensure accordance with policy DC13.

- Affordable Housing

6.2 The site area and number of dwellings proposed trigger the thresholds of the Council's affordable housing policy as per DC04 of the Council's Adopted Core Strategy and Development Control Policies Development Plan Document. The council's Housing Enabling Officer has been consulted and provided comments.

6.3 This concludes that in this instance, based on a development of 48 dwellings, 19 affordable

dwellings would be required, 12 for rent and 7 for intermediate housing. The affordable housing mix i.e., unit types, layout etc. will need to be addressed in the reserved matters. Whilst at this stage it is difficult to agree the type of affordable housing unit, ie 2 bed, 3 bed etc, it is suggested that, in order to best meet an identified housing need a mix of 1 bed 2 person, 2 bed 4 person and 3 bed person units is provided with a focus on 1 and 2 bed properties. This can be agreed by Section 106 Agreement should consent be granted by the Council. The proposal accords with policy DC04.

- Trees and Landscaping

6.4 Any layout should take into account the constraints (above and below ground) of the category A and B trees. It does not appear that there should be any requirement for development within root protection areas or areas which could result in post development issues relating to proximity of trees to dwellings. Areas of the indicative layout are likely to require some change, particularly along the southern and western boundaries to bring dwellings further away from trees. An implication assessment, method statements, tree protection plan and programme of arboricultural site supervision will be required to ensure compliance with policy DC12.

- Contamination

6.5 The proposed development does not raise any significant concerns in relation to potential contamination. Conditions agreeing investigation, remediation and unexpected contamination are deemed reasonable and necessary. The scheme is in accordance with policy DC.09.

- Ecological Considerations

6.6 The application is supported by a Preliminary Ecological Appraisal (The Ecology Consultancy, October 2016). The appraisal is fit for purpose. It identifies that ecological constraints are largely restricted to the presence of breeding birds and the likely presence of reptiles and hedgehogs. Natural England raises no objection to the scheme and no conditions are suggested. Norfolk County Council Ecologists suggest a condition agreeing;

- The timings of works for nesting birds.
- Precautionary measures to mitigate any impact on reptiles during construction (Section 4.10 of the PEA report)
- That connectivity for hedgehogs is maintained between the gardens by installing wildlife-friendly fencing, with gaps or tunnels in the bottom panels/gravel boards to allow easy passage for small mammals to continue foraging in this area.
- Enhancements for biodiversity are included in the design or otherwise included through condition.

The application can be conditioned accordingly and the scheme therefore accords with policy CP10.

- Archaeological Implications

6.7 The Historic Environment Officer at Norfolk County Council reports on archaeological trial trenching conducted on this development site pre-application and are content to advise no further archaeological work. Therefore archaeological mitigation as a condition is not necessary in this case. The scheme accords with policy DC17.

- Water Supply

6.8 Anglian Water suggests compliance with the submitted drainage strategy and as detailed above this will

be agreed by condition.

- Third Party Representations

6.9 Comments have been raised through the Council's statutory consultations, some of which have been addressed within this report. The Town Council have concerns regarding the proposed density, but as detailed above it is a reasonable requirement and in accordance with policy. Justification for development outside the settlement boundary has been provided. The concern relating to adjoining industrial premises can be mitigated by condition.

6.10 Some neighbours have also raised concern about further development within the town and the infrastructures ability to support it. As detailed within the report, this is a higher order town, deemed suitable for growth, and this scheme would make a reasonable contribution to meeting identifiable housing need within the district.

- S106 Contributions

6.11 Para. 204 of the NPPF makes clear that it is unlawful for a planning obligation to be taken into account in a planning decision on a development if the obligation does not meet all of the following tests. These are that the obligation is necessary to make the development acceptable in planning terms, is directly related to the development, and is fairly and reasonably related in scale and kind to the development.

6.12 As detailed above the proposed scheme triggers affordable housing requirements and the scheme should be tailored to take this into account. The details can be agreed by a Section 106 Agreement should consent be granted and are considered to meet the tests.

6.13 The Obligations Officer at Norfolk County Council has been consulted though no response has been received at the time of this report. Further information regarding contributions for education and healthcare will be reported in the supplementary information to be presented at the meeting.

7. CONCLUSION

7.1 In light of the above appraisal the proposed development is considered an appropriate way to meet the need for housing in the district. Whilst contrary to policy, the shortfall in available land to meet housing need triggers a presumption in favour of sustainable development as per paragraph 14 of the NPPF. This scheme has been deemed a sustainable and suitable form of development, discussed in detail within the report. The positive attributes of the scheme outweigh any adverse impacts. It is therefore recommended that consent is granted subject to conditions and a suitable Section 106 Agreement to agree developer contributions.

RECOMMENDATION

Outline Planning Permission

CONDITIONS

3946 Contaminated Land - Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in

accordance with details to be agreed in writing with the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

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.

This condition is imposed in accordance with CP9 of the Breckland Adopted Core Strategy.

This condition will require to be discharged

3949

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:

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 (referred to in PPS23 as a validation 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

ER18

Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement 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 prior to the commencement of the development in the interests of the amenity of the area and to ensure a safe development from the outset of the development.

This condition will require to be discharged

LS01

Landscaping scheme to be submitted - hard and soft

No development shall take place on site until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

- hard surfacing materials;
- means of enclosure;
- proposed finished levels or contours;
- minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.)

Soft landscaping shall include:

- Planting plans;

- Written specifications (including cultivation and other operations associated with plant and grass establishment);
- Schedules of planting, noting species, plant sizes and proposed numbers/densities where appropriate;
- Implementation programme

Reason for condition:-

In the interests of the satisfactory appearance of the development in accordance with policy DC12 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

LS09 Boundary treatment/screening to be agreed

Prior to the occupation of the development hereby permitted a plan indicating the positions, design, materials and type of boundary treatment/screening to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment/screening shall be completed before the buildings are first occupied. Development shall be carried out in its entirety in accordance with the approved details.

Reason for condition:-

In the interests of the satisfactory appearance of the development in accordance with policy DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

3418 Tree Protection Plan - Ground Protection Mats

A Tree Protection Plan, including detailed specifications for the provision of Ground Protection Mats, shall be submitted to and approved in writing by the Local Planning Authority where access is required within the Root Protection Areas of trees to be retained (RPA). Unless otherwise agreed, the RPA shall be taken to be a circle of radius 12 x the stem diameter measured at 1.5m. Ground Protection Mats should be in situ and remain in place throughout the demolition and/or construction phase(s) of the development.

Reason for condition:-

To protect the rooting area of trees during development.

This condition will require to be discharged

3005 Outline Time Limit (3 years)

Application for Approval of Reserved Matters must be made not later than the expiration of THREE YEARS beginning with the date of this permission, 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.

3058 Standard Outline 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, access and landscaping of the development.

Reason for condition:-

The details are not included in the current submission.

3047A

In accordance with submitted plans NEW 2017

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

Reason for condition:-

To ensure the satisfactory development of the site.

3860

Non-standard drainage condition

Prior to commencement of development, in accordance with the submitted Flood Risk Assessment (Create Consulting Engineers Ltd Ref: JJ/JEB/P15A/832/01 - Revision A), 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. Dimensioned plans and drawings of all aspects of the surface water drainage system.

II. Further geotechnical investigation should be undertaken to determine whether material on site has infiltration potential. This information should be representative of on-site conditions. If material is found to have infiltration potential, detailed infiltration testing should be undertaken in line with BRE 365 at the depths and locations of the proposed SuDS structures

III. If the use of infiltration is not possible, 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. A minimum storage volume will be provided in line with the submitted FRA. Consideration should be given to the area of ponding in the north eastern portion of the site as shown on the Environment Agency Risk of Flooding from Surface Water maps, and to how this will be avoided or accommodated as part of the proposed surface water drainage system

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

VI. Management of exceedance rates in line with the submitted documentation (paragraph 4.7 of the submitted FRA).

VII. A maintenance and management plan for the existing ordinary watercourses (and any structures such as culverts), sewers and surface water management systems within and adjacent to the proposed development should be submitted, and approved in writing, by the Local Planning Authority to ensure that during the construction phase of the development flood risk is not increased onsite or elsewhere.

Reason for condition: In order to ensure safe and adequate drainage arrangements for the development.

3935

Non-standard condition

No removal, in full or in part, of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason for condition: In the interests of mitigating potential impacts on nesting birds during breeding.

3940

Non-standard condition

Prior to the commencement of the development hereby approved, the recommendations and enhancements set out in the Preliminary Ecological Appraisal by The Ecology Consultancy, October 2016, and submitted in support of this application, shall be carried out in strict accordance with the report and the development shall proceed in accordance with the recommendations.

Reason for condition:- In order to conserve and enhance biodiversity.

3920

Non-standard condition

Prior to commencement of the development a scheme for protecting the proposed housing development from noise from the adjoining industrial estate shall be submitted and approved in writing by the Local Planning Authority. The scheme shall include protection to amenity and garden area and should not rely on the requirement to close windows. All works which form part of the scheme shall be completed before any part of the housing development is occupied.

Reason for condition:-

In the interest of the amenities of future occupants

AN79

Note non standard re: S106

This permission is subject to a legal agreement requiring details of affordable housing and delivery of open space provision.

3923

Contaminated Land - Informative (Extensions)

NOTE - Where remediation of contaminated land is required, the developer is advised to put in place measures to ensure that any future alterations/extensions to the development do not undermine completed remediation works and, if appropriate, that the future alterations/extensions include the same scheme of remediation as that included in the original development.

