

ITEM:		RECOMMENDATION: APPROVAL
REF NO:	3PL/2017/0864/F	CASE OFFICER Jon Berry
LOCATION:	SHIPDHAM The Cricket Players Old Post Office Street, Shipdham	APPNTYPE: Full POLICY: Part In Set Bndry ALLOCATION: N CONS AREA: N LB GRADE: N TPO: N
APPLICANT:	T & P Developments c/o DFAL 35 Whiffler Road	
AGENT:	DFAL Arkitech House 35 Whiffler Road Norwich	
PROPOSAL:	Residential Development for 23 no. dwellings and associated car parking and garages	

REASON FOR COMMITTEE CONSIDERATION

The proposal is for a major development partly in the settlement boundary.

KEY ISSUES

Principle of development/Sustainability
Landscape, character and appearance of the area
Design
Access and highway impact
Impact on amenity
Other Matters - S106, Affordable Housing, Ecology, Archaeology and Contamination.

DESCRIPTION OF DEVELOPMENT

Consent is sought to construct 23 dwellings within the application site. Access would be onto Old Post Office Street. A central estate road, roughly T shaped, would serve the development. 2 dwellings would front Old Post Office Street with a cul-de-sac arrangement further into the site. Parking would be provided by private garaging and driveways.

A mix of dwelling types would be provided to include detached, semi-detached and a short run of terraces.

House Type A (x4) - Two storey detached dwellings (3 bedrooms), GIA 104 m2, with a gabled roof and finished in brick with a pantile roof.

House Type B (x3) - Two storey detached dwellings (4 bedrooms), GIA 150 m2, with a pantiled gabled roof. The house would be finished in brick with a rendered front gable feature.

House Type C (x1) Single storey bungalow (2 bedrooms), GIA 92 m2, finished in brick with a pantiled gable

roof.

House Type D (x4) - Two storey semi-detached dwellings (3 bedrooms), GIA 87 m2, finished in brick with a pantile roof.

House Type E (x1) Detached two storey dwellings (4 bedrooms), GIA 150 m2, brick and pantile finish with two storey rendered, front gable feature.

House Type F (x1) Two storey detached dwellings, (4 bedrooms), finished in brick and pantile with front projecting gable, gabled roof with a GIA of 186 m2.

House Type G (x5) Two bedroom, two storey semi-detached & 3 unit terrace with a pantiled gable roof and brickwork finish.

House Types H & J (x4) - Semi-detached, House Type H with rendered gable, pair of two storey gabled dwellings (2 and 3 bedrooms GIA 68m2 and 92m2).

Each site would be served by individual areas of private amenity space and garages, single storey structures of 1, 2 and 3 block units.

The application is supported by various documents including a Design and Access Statement, Flood Risk Assessment, Archaeology Report, Economic Statement, Land Contamination Assessment, Tree Survey, a Financial Viability Report and an Ecology Report.

SITE AND LOCATION

The site extends to approximately 1 hectare and is a former nursery site on the edge of the village of Shipdham. The site is at the southern end of the village, on Old Post Office Street, and is bounded to the north and east by existing housing. There are open fields to the south and west. The plot is no longer in use and contains an abandoned nursery building and associated areas of grass previously used for planting. A single point of access provides entry/egress to Old Post Office Street.

The site straddles the settlement boundary of Shipdham, with approximately half of it outside the settlement boundary. The village includes a number of listed buildings and has an extensive conservation area.

Shipdham is designated in the Local Plan as a Local Service Centre village. The spatial vision for such centres is around service protection although Shipdham has been deemed suitable for housing growth. Shipdham is identified as a Local Service Centre village as it meets the criteria by having the following services:

Thomas Bullock Primary School

Shop and Post Office

Village Hall; Golden Dog Public House; Doctors Surgery; King's Cafe, Bullock Park Pavilion

Regular bus service to Dereham, Norwich and Watton

From NNDR Data (2008) there are 69 registered businesses in Shipdham, across 14 classifications.

Breckland Council is in the process of preparing a new Local Plan, which has recently been the subject of an Examination in Public. The emerging Local Plan retains Shipdham as a Local Service Centre and it is identified as suitable for housing growth of about 10% over the plan period until 2036. The site, as detailed in

the planning history, has been the subject of previous applications for residential development, and there is an outline consent in place for 23 dwellings (3PL/2015/1267/O).

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2015/1267/O - The Cricket Players, Old Post Office Street - Residential development for 23no. dwellings - Approved May 2017.

3PL/2014/1073/O - 14 dwellings on part of the site within the development boundary - Refused March 2015.

3PL/2011/0292/O - Development of 30 dwellings - Refused June 2011.

POLICY CONSIDERATIONS

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

CP.01	Housing
CP.05	Developer Obligations
CP.06	Green Infrastructure
CP.10	Natural Environment
CP.11	Protection and Enhancement of the Landscape
CP.13	Accessibility
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.04	Affordable Housing Principles
DC.11	Open Space
DC.12	Trees and Landscape
DC.13	Flood Risk
DC.14	Energy Efficiency
DC.15	Renewable Energy
DC.16	Design
DC.19	Parking Provision
NPPF	With particular regard to paras 8,14,47,49, 59 & 63.
NPPG	National Planning Practice Guidance
SS1	Spatial Strategy

OBLIGATIONS/CIL

The following requirements would need to be secured by a suitable legal agreement:

- Affordable housing provision (following independent appraisal findings)
- Open space provision
- Education contributions as per NCC advice
- Library service provision
- Green infrastructure
- Fire hydrants

CONSULTATIONS

SHIPDHAM P C

As with the outline application still object to the development. The reasons being;

Outside village boundary.

Safety concerns of traffic on Watton Road.

Inadequate infrastructure schools/surgery.

Inadequate drainage, potential flooding.

Density of development.

Further comments added:- serious concerns about the poor visibility and bad road layout particularly for larger vehicles.

NORFOLK COUNTY COUNCIL HIGHWAYS

Should permission be granted the developer will need to enter into a S278 Agreement with the Highway Authority under which full details of the works will be agreed. The layout has been amended to achieve a more suitable level of parking provision and highway improvements on what was originally submitted.

CONTAMINATED LAND OFFICER

The location and end use of this application is almost identical to 3PL/2015/1267/O. The same contaminated land report has been submitted for both applications.

ENVIRONMENT AGENCY

No objections to the proposal. The site is located above a Principal Aquifer and within Source Protection Zone (SPZ) 3. However, this proposal is not considered to be High Risk. The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration (SuDS). Any infiltration (SuDS) greater than 2.0 m below ground level would be considered to be a deep system and is generally not acceptable. If the use of deep bore soakaways is proposed, the Agency should be re-consulted.

ANGLIAN WATER SERVICE

The foul drainage from this development is in the catchment of Shipdham Carbrooks Water Recycling Centre that will have available capacity for these flows. The sewerage system at present has available capacity for these flows. 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, no comments are provided on the suitability of the surface water management.

HISTORIC ENVIRONMENT SERVICE

The above mentioned application site has been the subject of two phases of predetermination archaeological evaluation by trial trenching. The evaluation trenching has identified two areas worthy of further archaeological investigation by excavation. Evidence of probable occupation dating to the medieval period was found close to the Old Post Office Street frontage and evidence of Roman activity was found in the northwest part of the site. If planning permission is granted this should be subject to a conditioned programme of archaeological work in accordance with National Planning Policy Framework paragraph 141.

CRIME REDUCTION & ARCHITECTURAL LIAISON OFFICER

The Design and Access Statement does not make reference to any proposed crime prevention measures for the development. The preventative security measures and standards found with the ACPO Secure by Design (SBD New Homes 2016) should be adopted for this development, as the principles and products used have proven track record in reducing crime.

The application details a well laid out site, which does not have any alleyways, is not permeable and has a primary vehicular access point. This layout is very encouraging as greater permeability is linked to increased crime. A no through route gives residents a feeling of ownership and encourages a feeling of community. The orientation of these plots is ideal as it allows for good surveillance of the public open space; however the rear parking facilities raises concerns with crime prevention. It is recommended that the design is altered for plots 7 & 13 to incorporate parking at / near to the front of the properties.

OBLIGATIONS OFFICER, NORFOLK COUNTY COUNCIL

The requirements below would need to be addressed in order to make the development acceptable in sustainable terms through the delivery of necessary infrastructure. The funding of this infrastructure would be through Planning obligations/conditions.

Education

There is still spare capacity at Early Education, High school and 6th Form levels, but Thomas Bullock CE Primary Academy will have no spare capacity. Norfolk County Council will therefore seek Education contributions.

The contributions will be used to fund the following project:

Thomas Bullock CE Primary Academy contribute towards new class space to increase capacity of school (Project A).

Fire Service

1 fire hydrant.

Library Provision

It has been calculated that a development of this scale would require a total contribution of 1,725 pounds (75 per dwelling). This contribution will be spent on library stock and equipment for mobile service.

Green Infrastructure

The Local Planning Authority advises that a maintenance/mitigation contribution or commuted sum for new and existing GI features may be required in addition to the County response in order to comply with local policy.

HOUSING ENABLING OFFICER

A viability study has been submitted with the above application. This study is required to be independently tested to confirm the percentage of affordable housing which can be achieved within this development.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

The Ecological and Biodiversity Consultant recommends that sections 10 and 11 of the aforementioned report are conditioned as part of the decision. This will require native planting of recommended species to be incorporated into the plans. In addition I recommend that at least 5 swift boxes / tiles are incorporated into the new properties.

ENVIRONMENTAL HEALTH OFFICERS

No objections providing the development proceeds in line with the application details and subject to the recommended condition to control the operation of the proposed sewage pumping station.

TREE AND COUNTRYSIDE CONSULTANT

The site contains only category C trees which should not be seen as a constraint upon development. Retained trees will require protection during construction through condition.

CLLR LYNDA TURNER

The previous concern about the pumping station has been addressed and supports this application as it complies with the local plan.

HISTORIC BUILDINGS CONSULTANT

No objection.

NORFOLK RIVERS INTERNAL DRAINAGE BOARD No Comments Received

REPRESENTATIONS

The application was advertised in the local press, and letters sent to neighbouring residents. 35 representations were received and objections have been raised on the following grounds:

- Concern about potential impacts on highway safety.
- Excessive volume of dwellings in a historic village.
- Lack of local services to cater for this development.
- Concern about impact on neighbouring amenity, overlooking.
- The estate development will change the character of the area.
- Density will be harmful to the village entrance.
- The number of dwellings should be reduced by half.
- No need for further housing in the village.
- Concern about flooding of existing and proposed housing.
- Concern about congestion on local roads which are busy enough.
- The site is outside of the settlement boundary.
- Concern this is the first phase of future developments.
- Concern about access to existing properties and the increased risk of accidents.
- Overdevelopment and outside village boundary.
- Impact on existing amenity, noise, loss of views, traffic.
- No affordable housing has been proposed.

ASSESSMENT NOTES

1.1 Principle of the Development/Introduction

1.1 As detailed in the planning history an extant permission exists for an outline consent to develop this site for 23 dwellings. Therefore much of the general principle has been agreed. A full application has been submitted in this case as opposed to a reserved matters follow up to the outline.

1.2 Half the site is within the settlement boundary and would therefore find favourable consideration on the general principle. Whilst the other half of the application site is outside of the settlement boundary, the outline consent reiterated the local position in relation to the national policy requirement of maintaining a five year supply of housing sites. In the absence of such a supply, the many favourable attributes of the site/settlement coupled with the existing permission provides a clear policy slant towards granting consent.

1.3 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 location of rural housing where there is access to alternative modes of transport other than the private car and where it will enhance or maintain the vitality of rural communities. The site meets these requirements and therefore the principle of housing is appropriate.

2.0 Principle of the Development/Sustainability

2.1 The application site has a number of positive attributes which weigh in favour of granting consent. Firstly the general principle of development for housing has been previously agreed.

2.2 The council's emerging local plan designates Shipdham as a local service centre. This is in recognition of local service qualities as alluded to above. Therefore unlike other rural villages, which in some cases are devoid of any services, the village has some services and local facilities. This includes local employment opportunities.

2.3 Furthermore relatively good transport links exist to other higher order settlements. The NPPF advises that developments generating significant amounts of traffic should be located where the need to travel will be minimised and the use of sustainable transport modes can be maximised, and where there is access to high quality public transport facilities, recognising that this will differ between rural and more urban areas. It is considered that sustainable transport options, although moderate, do exist providing links to higher order settlements.

2.4 The NPPF also seeks, at Paragraph 78, to locate rural housing where it will enhance and maintain the vitality of rural settlements. The NPPF also encourages the avoidance of isolated homes in the countryside. This scheme would help maintain the local services that exist in the village including a number of local businesses. Reasonable alternative transport modes exist and services in neighbouring settlements would benefit. Furthermore this scheme, adjacent to the village settlement boundary, will avoid isolated homes in the countryside, in the provision of rural housing.

2.7 There are moderate economic benefits in the short term including economic activity which would be generated during the construction/disposal phase of development. When considered in conjunction with other approved developments the overall contribution to the local economy would not be inconsequential. Longer term economic benefits would emerge for the village and further afield with the creation of new households.

2.8 It is therefore considered that the site and specific characteristics of Shipdham deem it potentially suitable for such a development and this must carry significant weight.

2.9 In relation to such a planning balance it is considered that in this case the significant benefits of the development outweigh any demonstrable harm. Subject to finding relative favour on other material considerations, the general principle of the development can be accepted.

3.0 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 The site is within the Central Breckland Plateau as identified in the 2007 Landscape Character Assessment (LCA). Key sensitivities include open skylines and long views from the elevated road network. There is a desire to conserve woodlands and historic hedgelines. Settlement edge development should preserve historic settings and take into account the open elevated landscape and associated views.

3.3 As detailed within the outline application the development of the site would be seen in the context of existing development on Old Post Office Street and built form would not extend excessively into the surrounding landscape, half the site being within the settlement boundary. The proposed finishes and development styles, two storey/single storey detached/semi-detached, would be commensurate with the existing pattern of development.

3.4 Whilst a density of 23 dph is considered higher than adjoining development, Policy DC.02 of the Core Strategy aims for a density of 22-30 units per hectare at settlement edges. Furthermore the supply of housing should be optimised on appropriate sites for development. The proposed density and impact on the character of the area is considered acceptable. The site would not appear overdeveloped or cramped and each property is served by a suitable level of private amenity space. The site would be seen within the context of existing development and whilst the inevitable change in character will have some impact the low set nature of the site will ensure impact would be localised. Any moderate impact on the character of the area is outweighed by the significant and demonstrable benefits of the development.

4.0 Design and Layout

4.1 The NPPF highlights in paragraph 126 that "The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

4.2 Paragraph 64 further states that "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions". It should embrace opportunities to enhance the character and appearance of an area and contribute to creating a sense of local distinctiveness.

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

4.4 As would be expected at this site, the proposed materials palette references red brick and pantile elements in the finishes. This is in keeping with the predominant materials finish in the immediate area. Furthermore the general mix of two storey/single storey detached/semi-detached is in general keeping with the character of the immediate area and wider village. A sufficient mix is included to offer some variety. The overall scale and massing is also generally in keeping with the local character.

4.5 The site plan demonstrates suitable levels of private amenity space, parking and the incumbent ancillary requirements such as adequate access and turning facilities. The development would provide continuity in the street frontage. The estate layout retains a relatively spacious feel with dwellings fronting on to roads and an areas of open space is provided, a valuable element of all small housing developments. The space is useable and accessible for all residents. Garden areas are spacious and suitably private.

4.6 As individually designed dwellings, the houses will be a modernised version of typical red brick family homes. As detailed the mix in styles will provide some level of variety, but the use of good quality materials, something that can be secured by condition, will ensure a development that would assimilate relatively seamlessly into the existing housing stock of the village providing a new chapter in the spatial development of Shipdham. The design and layout raises no significant issues and is general compliance with policy DC.02 and DC.16.

5.0 Residential Amenity

5.1 The proposed development would provide a relatively spacious development served by appropriate levels of both public and private amenity space for future residents. Whilst some concern has been raised about potential impacts on existing residents, adjoining properties are served by spacious rear gardens and this ensures that the proposed development would not appear unneighbourly or result in excessive losses of outlook from existing houses or rear amenity areas. Whilst there will be an increase in noise form the general comings and goings from the new development, this should not detract significantly from the overall pleasant village feel which is a positive selling point of most village settlements.

5.2 The scheme includes a sewage pumping station which can often be a source of nuisance for neighbouring residents. On this issue the Environmental Health section are content that there would be no significant impacts, and a suitable condition agreeing details of the system and measures to control noise and smells is deemed necessary.

5.3 It is noted that house types B and H include first floor windows in the flank elevations to serve bedrooms. Whilst care should be taken to avoid future issues of overlooking, the windows adjoin private driveways serving the dwellings and although there is the potential for overlooking of adjoining plots any impact would not be, on balance, to an unacceptable level. The proposed development is in generally compliance with local plan policy DC.01.

6.0 Access and highway impact

6.1 There have been ongoing consultations between the applicant and Norfolk County Council Highways Authority. A scheme of highway improvements was agreed for the outline application and these have once again been submitted. Highways had requested amendments to the original layout, largely to ensure more appropriate parking provision, which has been provided through amended plans. Whilst some third party representations have raised concern about potential issues of highway safety, there is no substantive evidence to suggest this would be the case. The final advice of the Highway Authority and any additional conditions will be reported on the supplementary information to be reported to the Planning Committee at the meeting.

7.0 Other Matters

S106

7.1 As detailed above the response from Norfolk County Council suggests contributions under Section 106 of the Town and Country Planning Act 1990. Any contributions requested must meet the tests in that they are necessary to make the development acceptable in planning terms, are directly related to the development and fair and reasonably relate in scale and kind to the proposed development. The request for education contributions, in this case at the Thomas Bullock CE Primary Academy, is a common enough expense generated by a new development and meets the tests. The contributions towards a fire hydrant and library facilities are also deemed appropriate. On-site public amenity space is provided in accordance with policy DC.11 and can be secured in perpetuity through the legal agreement.

7.2 Contributions towards Green Infrastructure seems reasonable in light of the development of a currently greenfield site in a rural village.

Affordable Housing

7.3 Policy DC4 requires residential development to provide 40% affordable housing unless it can be demonstrated that the existing physical constraints on the site would result in an extraordinary costs which the development could not reasonably be expected to bear.

7.4 The applicant has submitted a viability appraisal of the development. The council has had the findings independently appraised by DVS Property Specialists. It has been agreed that a scheme which provides 2 affordable units would be viable. The applicant has submitted amended plans to achieve this and it is considered that both units should be in shared ownership/shared equity as a tenure split may not be as attractive to a Registered Provider. This is to be secured via a Section 106 Agreement.

Flood Risk

7.9 The applicant has provided a Flood Risk Assessment which has been considered by the Lead Local Flooding Authority. The Flood Risk Officer objected to the initial submission but in response the Applicant has provided in May 2018 a SuDS & Surface Water Drainage Maintenance & Management Plan to address the concerns. This has been shared with the Lead Local Flood Authority which has now removed the original objection subject to a condition requiring detailed designs of a surface water drainage scheme.

Ecological Implications

7.10 A Protected Habitat and Species Survey has been submitted in support of this application (Anglian Ecology, June 2015). This concludes that there are minimal ecological constraints despite the field/grassland nature of the site. NCC Ecologists advise that should the council be minded to approve this development they recommend that sections 10 and 11 of the aforementioned report are conditioned as part of the decision. This will require native planting of recommended species to be incorporated into the plans. In addition it is recommend that at least 5 swift boxes / tiles are incorporated into the new properties. The application can be conditioned accordingly and will accord with policy CP.10.

Trees and Countryside Consultant

7.11 The site contains only category 3 trees which can be protected by condition during construction to

ensure compliance with policy DC.12. Hard and soft landscaping can be agreed by condition.

Historic Environment

7.12 Whilst the village contains a conservation area and a number of listed buildings, this proposal would have no material impact on their special setting. The scheme therefore accords with policy DC.17. Evidence of probable occupation dating to the medieval period was found close to the Old Post Office Street frontage and evidence of Roman activity was found in the northwest part of the site. A condition requiring a programme of archaeological work in accordance with National Planning Policy Framework paragraph 141 is deemed necessary.

Contamination

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

Environment Agency

7.14 The Environment Agency raises no objection to the proposed development.

Norfolk Constabulary

7.15 The constabulary's Liaison Officer in relation to designing out crime advises that the layout is relatively suitable, avoiding alleyways and other characteristics which can encourage crime and or result in an unsafe layout. The general layout is considered acceptable.

Third Party Representations

7.16 It is considered the majority of third party representations have been addressed as part of the assessment undertaken above.

7.17 Whilst the level of services available in the village has been raised as a deficiency of the development, the village is a Local Service Centre and has been deemed appropriate for housing growth. The amount of development strikes a reasonable balance in optimising the site and retaining the village character of Shipdham. The historic character of the village would be retained and the Historic Environment Service is content with what is proposed.

8.0 CONCLUSION

8.1 In light of the above appraisal the proposed development is considered an appropriate way to meet the need for housing in the district. 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 and the general principle has been agreed under an outline application. It is therefore recommended that consent is granted subject to conditions and following the execution of a suitable Section 106 Agreement to agree developer contributions as detailed above.

RECOMMENDATION

Planning Permission

CONDITIONS

- 1 Full Permission Time Limit (3 years)**

The development must be begun not later than the expiration of THREE YEARS beginning with the date of this permission.

Reason for Condition:
As required by section 91 of the Town and Country Planning Act 1990.
- 2 In accordance with submitted plans NEW 2017**

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

Reason for condition:-
To ensure the satisfactory development of the site.
- 3 External materials and samples to be approved**

Prior to the commencement of any works above slab level details and samples of all external materials to be used shall be submitted to and approved in writing by the Local Planning Authority, and this condition shall apply notwithstanding any indication as to these matters which have been given in the current application. Only such agreed materials shall be used in connection with this approval.

Reason for condition:-
To ensure the satisfactory appearance of the development, in accordance with Policy DC 1 and DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged
- 4 Archaeological condition**

A) No development shall take place until an archaeological 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 and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.

and,

B) No development shall take place other than in accordance with the written scheme of investigation approved under condition (A).

and,

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 archaeological written scheme of investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive

deposition has been secured.

Reason for condition:-

To ensure that regard is had to potential archaeological artefacts that may be present on the site.

This condition will require to be discharged

5 Boundary screening to be agreed

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

Reason for condition:-

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

This condition will require to be discharged

6 Landscaping - details and implementation

Prior to the occupation of the development hereby permitted a scheme of landscaping which shall take account of any existing trees or hedges on the site, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out during the planting season November/March immediately following the commencement of the development, or within such longer period as may be agreed in writing with the Local Planning Authority. The details shall take account of the Council's leaflet "Tree pack" (Landscaping advice for applicants). Any trees or plants which within a period of 5 (five) years from the completion of the landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with others of the same size and species unless the Local Planning Authority gives written consent to any variation.

Reason for condition:-

To ensure the satisfactory appearance of the development, in accordance with Policy DC 12 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

7 Trees/hedges to be retained

Operations on site shall take place in complete accordance with the approved Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) supplied by R Thackray. No other operations shall commence on site in connection with the development until the tree protection works and any pre-emptive tree works required by the approved AIA or AMS have been carried out and all tree protection barriers are in place as indicated on the TPP. The protective fencing shall be retained in a good and effective condition for the duration of the construction of the development and shall not be moved or removed, temporarily or otherwise, until all site works have been completed and all equipment, machinery and surplus materials removed from site, unless the prior written approval of the local planning authority has been sought and obtained.

Reason for condition:-

To ensure a satisfactory appearance to the development in the interest of the visual amenity of the area.

8 Full details of external lighting

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

Reason for condition:-

In the interests of amenity.

This condition will require to be discharged

9 Precise details of surface water disposal

Prior to commencement of development, in accordance with the submitted Flood Risk Assessment and Drainage Strategy Report, Project Reference 2970, Version 4, and drawing 2970.SK01, Rev P8, 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. Detailed infiltration testing in accordance with BRE Digest 365 at the depths and locations of the proposed infiltration features or surface water runoff rates will be attenuated to 2.2 l/s (QBAR) as stated within section 4.11 of the FRA.

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 in 100 year return period, including allowances for climate change, flood event. A minimum storage volume of 443.04m³ will be provided in line with section 4.9 of the submitted FRA.

III. 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.

IV. The design of the 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 in 100 year return period.

I. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding and a minimum of 150mm freeboard between proposed external ground levels and property finished floor levels.

II. 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.

III. 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.

Reason for condition:

To prevent flooding 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.

This condition is imposed in accordance with the National Planning Policy Framework, Policies DC 1 and DC 13 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009

This condition will require to be discharged

10 Precise details of foul water disposal

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.

Reason for condition:-

The details are required to be submitted prior to the commencement of development 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

This condition will require to be discharged

11 Non-standard condition

Prior to commencement of the development full details for the proposed sewage pumping station and a scheme for the protection of the proposed and existing residential properties from noise and odour shall be submitted, and approved in writing by the Local Planning Authority.

The information submitted shall include;

Specification of system

Noise levels of pumps/plant and predicted noise levels at the boundary of nearest noise sensitive premises

Odour abatement measures

Maintenance arrangements

Emergency arrangements in case of failure

All works which form part of the scheme shall be completed before any part of the development is occupied.

Reason for condition:-

In the interest of the amenities of existing and future occupants.

12 Ground Gas condition

The development shall include ground gas protection measures, or a site investigation may be undertaken to provide site specific assessment which would need to be acted on accordingly. The Local Planning Authority shall approve the proposals in either case before works on the site commence. The scheme shall be constructed and completed in

accordance with the approved specification at such times as may be specified in the approved scheme.

Reason for condition:-

To ensure a safe development.

This condition will require to be discharged

13

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. 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.

B. 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.

This condition will require to be discharged

14

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

16

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

17

Standard estate road conditions

No works shall commence on the site until such time as detailed plans of the roads, footways, cycleways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. All construction works shall be carried out in accordance with the approved plans.

Reason for condition:-

To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.

This condition will require to be discharged

18

Standard estate road condition

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 in consultation with the Highway Authority.

Reason for condition:-

To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.

19 Road Surfacing

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

Reason for condition:

To ensure satisfactory development of the site.

20 Highway improvements-offsite A

Notwithstanding the details indicated on the submitted drawings no works shall commence on site until a detailed scheme for the off-site highway improvement works as indicated on the approved plans have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason for condition:-

To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

This condition will require to be discharged

21 Highway improvements off-site B

Prior to the first occupation of the development hereby permitted (or Prior to the commencement of the use hereby permitted) the off-site highway improvement works referred to in part A of this condition shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Reason for condition:-

To ensure that the highway network is adequate to cater for the development proposed.

**22 Construction traffic management and routing/
exceptional wea**

Prior to the commencement of any works a Construction Traffic Management Plan and Access Route which shall incorporate adequate provision for addressing any abnormal wear and tear to the highway shall be submitted to and approved in writing with the Local Planning Authority in consultation with Norfolk County Council Highway Authority together with proposals to control and manage construction traffic using the 'Construction Traffic Access Route' and to ensure no other local roads are used by construction traffic.

Reason for condition:-

In the interests of maintaining highway efficiency and safety.

This condition will require to be discharged

**23 Construction traffic management and routing/
exceptional wea**

For the duration of the construction period all traffic associated with the construction of the development will comply with the Construction Traffic Management Plan and use only the Construction Traffic Access Route and no other local roads unless approved in writing with the Local Planning Authority in consultation with the Highway Authority.

Reason for condition:-

In the interests of maintaining highway efficiency and safety.

This condition will require to be discharged

24

Traffic regulation orders

No works shall commence on the site until the Traffic Regulation Order for the implementation of a 20mph zone on Old Post Office Street and Watton Road Service has been promoted by the Highway Authority.

Reason for condition:-

In the interests of highway safety.

This condition will require to be discharged

25

non standard condition

4) No development shall take place until full details (in the form of scaled plans and/or written specifications) shall be submitted to and approved in writing by the Local Planning Authority to illustrate the following:

i) Visibility splays (2.4m x33m).

ii) Access arrangements.

iii) Parking provision in accordance with the adopted standard.

iv) Turning areas.

Reason for condition:-

In the interests of highway safety.

26

non standard condition

The proposed development will proceed in accordance with the findings and recommendations of sections 10 and 11 of the submitted Protected Habitat and Species Survey (Anglian Ecology, June 2015). This will require native planting of recommended species to be incorporated into the plan and at least 5 swift boxes / tiles shall be incorporated into the new properties.

Reason for condition:-

In the interests of ensuring that consideration is given to the ecology of the site and that mitigation measures are incorporated into the layout.

27

Note non standard re: S106

This permission is subject to a legal agreement requiring