

**Item 9 (q): pages 232-241**

**Location: OLD BUCKENHAM: Land South of March Field Way, Old Buckenham**

**Proposal:** Residential development of 12 dwellings and associated external works

**REFERENCE:** 3PL/2018/0719/F

**Applicant:** Places for People

**Author:** Julie Lawson

**CONSULTATIONS**

**NCC Highways**

Highways provided comments on 16/08/2018 recommending changes in relation to: the size 3 turning head, the extent of road adoption, parking spaces distance from road and parking space sizes. A revised plan to address these comments was submitted on 29/08/2018 and Highways re-consulted. Highways responded on 30/08/2018 confirming the revised plan (5251-51-RevF) addressed their points raised. However, they have challenged the developer's comment that the only way to drain the site is by permeable paving. Furthermore, that their opinion remains that for the scale of development proposed an adoptable standard road should be provided.

**ASSESSMENT**

A Drainage Strategy has been submitted as part of the application, as required for major applications. No objection has been received by the Lead Local Flood Authority or Anglian Water to this document. The final detailed drainage will be conditioned, and sufficient information has been provided to demonstrate the development can be drained in a sustainable manner.

Highways have confirmed they are not objected the entire road not being adopted, however, are recommending it is full adopted due to the number of units it serves.

**RECOMMENDATION**

Approval is recommended subject to the conditions listed in the committee report, in addition to the additional ones listed below and the S106, subject to the expiry of the requires redline amendment notification/ consultation period ending and no new material planning considerations being raised.

12. Prior to the commencement of any works above slab level precise details of the means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. Only such agreed system or works shall be used in connection with this approval.

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

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

Reason:

This needs to be a pre-commencement condition to ensure fundamental elements of the development that cannot be retrospectively designed and built are planned for at the earliest possible stage in the development and therefore will not lead to expensive remedial action and adversely impact on the viability of the development.

14. Prior to the occupation of the final dwelling all works shall be carried out on roads/footways/street lighting/foul and surface water sewers in accordance with the approved specification to the satisfaction of the Local Planning Authority.

Reason:

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

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

Reason:

To ensure satisfactory development of the site.

16. Prior to the commencement of any works on site a Construction Traffic Management Plan, to incorporate details of on-site parking for construction workers, access arrangements for delivery vehicles and temporary wheel washing facilities for the duration of the construction period shall be submitted to and approved in writing with the Local Planning Authority in consultation with Norfolk County Council Highway Authority.

Reason:

In the interests of maintaining highway efficiency and safety

17. 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 unless otherwise approved in writing with the Local Planning Authority in consultation with the Highway Authority.

Reason:

In the interests of maintaining highway efficiency and safety