

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2018/0563/O	CASE OFFICER	Natalie Levett
LOCATION:	SAHAM TONEY Richmond Hall Richmond Road Saham Toney	APPNTYPE:	Outline
APPLICANT:	Mr Graham Tweed Richmond Hall Richmond Road	POLICY:	Out Settlemnt Bndry
AGENT:	Small Fish 24 Old Lakenham Hall Drive Norwich	ALLOCATION:	N
PROPOSAL:	Five detached dwellings with gardens and garages and off-site footpath		
		CONS AREA:	N
		LB GRADE:	N
		TPO:	N

REASON FOR COMMITTEE CONSIDERATION

This application is referred to Committee because the proposal is recommended for approval contrary to policy.

KEY ISSUES

- Principle of Development
- Design and Impact upon the Character and Appearance of the Surrounding Area
- Amenity Impact
- Impact on Ecology
- Impact on Trees
- Access and Highway Safety Implications
- Flood Risk and Drainage Implications

DESCRIPTION OF DEVELOPMENT

This application seeks outline planning permission with all matters reserved for the erection of 5 dwellings. The reserved matters, comprising access, scale, layout, external appearance and landscaping, will be the subject of a future detailed reserved matters applications.

This outline planning application, as submitted, seeks to establish the principle of development of the site for 5 dwellings. An indicative site plan and details have been submitted with the application, which indicates five, two-storey detached dwellings running in a roughly linear form north to south.

SITE AND LOCATION

The site comprises an area of approximately 0.4 hectares of what is described as "garden area within hall grounds" within part of the ownership of Richmond Hall, Richmond Road, Saham Toney.

Richmond Hall comprises a small manor house built in a tudor style of brick and flint with a pantiled roof. The site is located to the southwest of the village of Saham Toney with vehicular access via an existing access serving Richmond Hall and two adjacent dwellings. The site is located outside of the settlement boundary of Saham Toney in the open countryside with open fields to the north and west. Broom Hall and its associated mature landscaped grounds are located to the south of the site. Residential properties comprising a mix of ages, sizes and designs are located to the north and east of the site along either side of Richmond Road with the main built part of the village further to the northeast.

EIA REQUIRED

Not required.

RELEVANT SITE HISTORY

- 3PL/2017/0270: Residential Development of five new dwellings - refused and dismissed at appeal
- 3PL/2015/0976/O - Outline application of the erection of 35 dwellings and associated access and landscaping. - Refused

POLICY CONSIDERATIONS

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

CP.01	Housing
CP.04	Infrastructure
CP.06	Green Infrastructure
CP.10	Natural Environment
CP.11	Protection and Enhancement of the Landscape
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.12	Trees and Landscape
DC.13	Flood Risk
DC.16	Design
DC.17	Historic Environment
DC.19	Parking Provision
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SS1	Spatial Strategy

OBLIGATIONS/CIL

Not applicable.

CONSULTATIONS

SAHAM TONEY P C

Object for the following reasons:

1. The access to the development will be onto Richmond Rd which is the busiest road in the parish providing a through route from Watton to Swaffham. From recent records of the Speedwatch Team in the village, Richmond Road regularly carries an average of 340 vehicles an hour.
2. The visibility splay at the entrance is limited. There has already been one fatal accident on the bend towards the village from the proposed entrance to this development.
3. Consultations for our Neighbourhood Plan show that there is a need for 1 and 2 bedroom properties and not 4 and 5 bed.

NORFOLK COUNTY COUNCIL HIGHWAYS

Revised Submission:

Awaiting formal reconsultation response, Members will be updated at the Planning Committee meeting on the response.

Original Submission:

Whilst the application is submitted in Outline with all matters reserved for future consideration, there has to be a realistic prospect of the development being delivered.

In this instance off-site works in the form of a footway will be required to the north of the site to link in with the existing. Whilst a footway running northwards from the site to the existing provision in Richmond Rd appears deliverable, this will involve re levelling existing banks and cutting back vegetation. It will also introduce kerbing where currently surface water can soak into the adjacent verge and the effect of the scheme on surface water drainage needs to be addressed. A more detailed plan of the off-site highway works needs to be prepared demonstrating that consideration to the accommodation works has been addressed.

ENVIRONMENT AGENCY

No formal comment to make on this application but offer the guidance on groundwater and foul drainage.

TREE AND COUNTRYSIDE CONSULTANT

Can the southern most plot moved away from the adjacent trees to allow for future growth potential, limes can grow to in excess of 20m and create sticky honey dew which is likely to cause future problems. In addition the red line extends to the north along Richmond Road; this would suggest a footpath which is likely to have arboricultural implications which have not been taken into account.

HISTORIC ENVIRONMENT SERVICE

No objection, subject to condition.

NATIONAL GRID

Requested an informative to be added regarding considerations in relation to gas pipeline/s identified on site

ECOLOGICAL AND BIODIVERSITY CONSULTANT No Comments Received

PRINCIPAL PLANNER MINERAL & WASTE POLICY No Comments Received

REPRESENTATIONS

A Site Notice was displayed on 2nd June 2018, advertised in the EDP and 20 neighbours were directly notified. Two representations were received, raising comments to the application, which can be summarised as:

- same as previously refused and dismissed at appeal apart from a slight change of the position of one of the garages;
- suggest three dwellings are smaller scale to meet the needs of the community;
- provides details comments regarding the scheme and suggested conditions;
- highway safety concerns;
- the submitted ariel photograph is out of date and over 10 years old and does not reflect the current situation.

ASSESSMENT NOTES

1.0 Principle of Development

1.1 This application seeks outline consent with all matters reserved for the erection of five dwellings and off-site footpath.

1.2 The site is located outside of any settlement boundary in an area of open countryside on the edge of Saham Toney. For this reason, the proposal conflicts in principle with Policies DC2 and CP14 of the Core Strategy and Development Control Policies Development Plan Document (2009), which seek to focus new housing within defined Settlement Boundaries. However, paragraph 11 of the NPPF (2018) states that where an authority does not have an up-to-date Development Plan or five year housing land supply, the relevant local policies for the supply of housing, as referred to above, should not be considered up-to-date and that housing applications should be considered in the context of the presumption in favour of sustainable development.

1.3 The Statement of Five Year Housing Land Supply as at 31st March 2017 was published in July 2017 and reported to 31st July 2017's Planning Committee. This outlined that the District does not benefit from having a five year supply of housing land (it can only demonstrate a 4.6 years housing land supply) and the NPPF makes provision, in principle, for Local Planning Authorities to positively consider sites that are not within defined Settlement Boundaries. This must be balanced against other policy requirements and aims including securing sustainable development, protecting the countryside, good design.

1.4 The NPPF constitutes guidance for local planning authorities and decision-takers and is a material consideration in the determination of planning applications to achieve sustainable development. The Government outlines three dimensions to sustainable development: economic, social and environmental (paragraph 8). These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- a social role - supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a

well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- an environmental role - contributing to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

1.5 Paragraph 9 states that these roles should not be undertaken in isolation, because they are mutually dependent and that the planning system should play an active role in guiding development to sustainable solutions. A balanced assessment against these roles is, therefore, required.

1.6 Paragraph 78 of the NPPF (2018) states that housing should be located where it will maintain the viability of rural communities.

1.7 In terms of the economic and social criteria, the proposal would provide five new dwellings and would, therefore, make a positive, albeit very small, contribution to the housing supply. The proposal would have limited short-term economic benefits through labour and supply chain demand required during construction, and longer-term economic benefits through the additional household spend within the wider area that would be generated by the provision of five dwellings.

1.8 The social role of sustainable development seeks to ensure, amongst other matters, the creation of a high quality built environment with accessible local services. Saham Toney is currently identified in the Council's Spatial Strategy as a Local Service Centre and is not allocated any significant growth beyond existing commitments. In the emerging Local Plan for the district, Saham Toney is identified to be removed as a Local Service Centre because it no longer meets the required criteria and thus this carries some weight. Nevertheless, consideration has been given to the sites accessibility to the current level and range of services and facilities in the surrounding area. At present, Saham Toney has a primary school, public house, post office and community centre, recreation ground and play area. There is a bus service which runs Monday to Saturdays that provides hourly services to of Kings Lynn and Watton. The market town of Watton is also located 1.1miles/1.77km to the south and provide for a range of the necessary employment, education, retail and leisure needs of future residents. In these terms, the application site is considered to be a sustainable location for some form of new development.

1.9 Although outside the defined settlement limit, the proposed development would adjoin the main built up area of the village to the north and would be adjacent to an existing post-war residential development to the south. The proposal would, therefore, be closely related to the built form of the village and would not result in an isolated development in the countryside. The residential use would also be compatible with the general residential character of the area to the north.

1.10 The development would thus be consistent with the NPPF principles that housing should be located where it will maintain or enhance the vitality of existing communities.

1.11 The previous application that was refused and dismissed at appeal was primarily due to insufficient information. The Planning Inspector confirmed that the site was appropriate for housing and that they considered that five dwellings were capable of being developed on the site. As a result, this holds great weight given that there are no significant policy changes since the appeal decision.

1.12 Given that the Council does not have a five-year housing land supply, the site is well-related to Saham Toney, which has a number of facilities that the proposed dwellings would have the potential to support

together with the Planning Inspector confirming that five dwellings could be developed on the site, it is considered that these tip the balance in the development's favour and the principle of development is considered acceptable.

2.0 Design and Impact on the Character and Appearance of the Surrounding Area

2.1 The environmental role of sustainable development seeks to, in part, contribute to protecting and enhancing the natural, built and historic environment. Consideration of a development's impact on the character and appearance of the area within which it is situated is, therefore, integral to the environmental dimension of sustainable design, as is its design.

2.2 Policy DC16 expects that all new development should achieve the highest standards of design. All design proposals must preserve or enhance the existing character of an area. Policy CP11 on Protection and Enhancement of the Landscape sets out that the landscape of the District will be protected for the sake of its own intrinsic beauty.

2.3 The Breckland District Landscape Character Assessment (2007) indicates that the landscape is classified as part of the River Wissey Settled Tributary Farmland (B5) character area. The site is in the Saham Toney South West (ST1) character area as identified within the Settlement Fringe Landscape Character Assessment (2007) which is considered to be highly sensitive. General Landscape Management principles include conserving the landscape setting of Saham Hall and Broom Hall. The principles for new development include conserving the sensitive rural gap between Watton and Saham Toney created by the wooded watercourse and parkland landscape of Broom Hall, and avoiding infill or the creation of further blocks of development.

2.4 The proposed development would extend the built up area of the village westwards and the appearance of the site would clearly change from open garden and orchard to a small cul-de-sac of houses. The scheme would abut the settlement boundary and when viewed from the north would be set behind existing built form of the village and when viewed from along Richmond Road to the south the mature trees would help to screen the proposals. The proposed development would utilise part of the curtilage of an existing substantial dwelling and would be closely related to other buildings to the northeast, the dwelling at Richmond Hall to the south, and would be in line with a detached dwelling permitted immediately to the northwest of the site.

2.5 With respect to layout, scale, appearance and landscaping, these are reserved matters to be considered at a later date. The indicative linear form would need to be better laid out to remove frontage detached garages, pick up on the siting of the dwelling permitted immediately to the northwest of the site, and avoid the loss of and impact on existing trees. Whilst the indicative height of the two storey dwellings will need to be reconsidered to ensure an appropriate relationship to the scale and height of the dwellings fronting Richmond Road, and it is considered that, in principle, five dwellings could be provided on the site in an acceptable form, which the previous application concluded.

2.6 As a result, due to the revised proposed development, it has the ability to comply with Policy DC16 and the NPPF and will be fully assessed at the Reserved Matters stage.

3.0 Amenity Impact

3.1 Policy DC1 seeks to protect residential amenity and that all new development must have regard to amenity considerations and states that development will not be permitted where there are unacceptable effects on the amenity of neighbouring residents and future occupants.

3.2 The application site sits on the western edge of Saham Toney adjacent to single storey and two storey dwellings to the east. The land levels within and immediately adjacent to the site slope generally downwards from the northeast to the southwest. The provision of landscaping and planting along the site boundaries together, with appropriate fencing would further ensure sufficient privacy screens would be provided. Whilst the proposals would alter the open outlook from the rear of these neighbouring properties, there is nothing to suggest that the development, if appropriately designed and laid out, would have an overbearing effect on adjacent dwellings to the northeast or cause undue overlooking or overshadowing. Therefore, it is considered that the proposals would not cause unacceptable impact on the amenity of those residents to the west of the site.

3.3 Paragraph 122 of the NPPF states that planning policies and decisions should support development that makes efficient use of the land, taking into account the criteria given and Paragraph 123 states that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. The density of this proposal is 12.5 dwellings per hectare, given the area and plot shape, this was considered appropriate by the Planning Inspector. Whilst it would be possible to increase the density through smaller dwellings and/or flats, the latter in particular would not be appropriate to the character and appearance of the surrounding area.

3.4 Given the density, height and scale of the dwellings proposed, it is considered that in principle the proposals would provide for an acceptable form of residential environment. Additional traffic movements would result in some additional disturbance to existing residents along Richmond Road approaching the application site. However, given the existing situation, the size of the site and the likely volume, speed and distribution of such traffic, it is not considered that such disturbance would cause significant harm to the amenity of nearby residents.

3.5 The submitted plan indicates that the proposed dwellings could be set back from the road, similar to other properties along the lane. It is considered that the proposed development could comply with the environmental dimension of sustainable development, if the dwellings were designed to avoid overlooking/detrimental impacts to the adjoining property, that no trees/hedges were felled on the boundaries/additional planting for added screening took place and that the overall design respected the character and appearance of the surrounding area. This latter point has been indicated on the submitted indicative drawing and it is considered that the dwelling on the northern part of the site should be single storey, adjacent to the existing bungalow.

3.6 In terms of neighbour amenity, the detailed implications would be considered at the Reserved Matters stage should permission be granted. In the light of the Planning Inspector's appeal decision for this site, whilst the appeal was ultimately dismissed, the Inspector concluded that five appropriate designed dwellings could be accommodated on the site and thus would mean that the proposal would also have the ability to be acceptable in terms of amenity.

3.7 The Council's Environmental Health Officer has raised no objections to the proposed development subject to conditions securing details of foul and surface water drainage.

3.8 As a result, it is considered that subject to suitably designed properties, the proposal has the ability to comply with Policy DC1.

4.0 Impact on Ecology

4.1 Both Core Strategy Policy CP10 and the NPPF require that development should contribute to a net gain

in biodiversity with an emphasis on improving ecological networks and linkages where possible. Furthermore, in order to accord with Section 40 of the 2006 Natural Environment & Rural Communities (NERC) Act, National Planning Policy Framework (2018) and policies CP6, CP8, CP10 and CP11 all promote the conservation and enhancement of biodiversity through sustainable development.

4.2 With regard to implications on protected sites, the site is located approximately 1.4km/0.87miles from the Breckland SPA and the Breckland Farmland SSSI, approximately 1.5km/0.93miles from the buffer zone of the SPA for the stone curlew, and within close proximity to The Grove County Wildlife Site. Natural England raised no objection to the previous submission with respect to the impacts on protected sites and advised that the Local Planning Authority is not required to undertake an appropriate assessment under the requirements of, the Habitat Regulations and Section 28(l) of the Wildlife and Countryside Act 1981 (as amended).

4.3 The Ecologist has advised that the Preliminary Ecological Appraisal report (Wild Frontier Ecology; May 2018) is fit for purpose and that the proposed development is unlikely to impact on designated sites. The Preliminary Ecological Appraisal report states "the area of poor semi-improved grassland and young planted trees which occupy the majority of the proposed development site are of moderate ecological value. Clearance of the site to accommodate the proposed development is expected to have an intermediate negative impact on the local resource due to habitat loss". They also support the statement "that impacts to habitats can be acceptably mitigated by post-construction enhancement of the site". The report identifies potential for impacts on badgers, breeding birds and reptiles. Without mitigation there is the potential for individuals to be killed/injured during development works. There is also potential for impacts on commuting/foraging bats. As a result, the mitigation measures proposed to reduce the level of impact to acceptable levels is acceptable. There is a low risk of individual great crested newts being present on site. As a precaution mitigation measures have been advised and these must be followed. Species of Principle Importance such as common toad or hedgehog may occur on site as well as other small terrestrial animals and the mitigation measures advised in the Preliminary Ecological Appraisal report to reduce impacts on these species to acceptable levels is appropriate.

4.4 As a result, the proposal has the ability to comply with Policies CP6, CP8, CP10 and CP11 and the NPPF.

5.0 Impact on Trees

5.1 Policy DC12 seeks to protect the district's trees and hedges.

5.2 The Tree and Countryside Consultant has noted that this application is in outline and requested that the southern most plot is moved away from the adjacent trees to allow for future growth potential because limes can grow to in excess of 20m and create sticky honey dew which is likely to cause future problems. In addition, given that the red line extends to the north along Richmond Road for the footpath, this is likely to have arboricultural implications which have not been taken into account.

5.3 It is considered that, subject to the re-siting and reduction in the size of the indicative dwellings in, in principle, five dwellings could be provided on site and the mature trees would not be a constraint on development.

5.4 With regard to the arboricultural implications in relation to the footpath, these would need to be assessed fully at the detailed design stage, despite indicative highway details having been submitted.

5.5 As a result, the proposal has the ability to comply with Policy DC12.

6.0 Access and Highway Safety Implications

6.1 The NPPF requires new developments to provide safe and suitable access to the site for all people. Policy CP4 seeks to ensure that all access and safety concerns are resolved in new developments. Policy DC19 sets out the car parking requirements.

6.2 The Highways Authority advised that, whilst the application is submitted in Outline with all matters reserved for future consideration, there has to be a realistic prospect of the development being delivered. In this instance off-site works in the form of a footway will be required to the north of the site to link in with the existing. Paragraph 4.7 of the Design and Access Statement refers to the footway works being carried out if "feasible" rather than providing a commitment in this respect.

6.3 The Highway Authority provided pre-application advice in respect of the previous application, in that, whilst a footway running northwards from the site to the existing provision in Richmond Road appears deliverable, this would involve re-levelling existing banks and cutting back vegetation. It will also introduce kerbing where currently surface water can soak into the adjacent verge and the effect of the scheme on surface water drainage needs to be addressed. As a result, a more detailed plan of the off-site highway works needs to be prepared demonstrating that consideration to the accommodation works has been addressed.

6.4 The applicant provided additional information based upon this. The Highway Authority's comments are awaited at the time of writing, although verbal comments are that it is acceptable subject to conditions.

6.5 With regards to traffic generation, the proposal will inevitably result in some additional vehicular traffic on the surrounding highway network and additional traffic slowing and turning into and out of the site access. However, it is not considered that a residential development of the size indicated would cause severe impacts on the capacity of the surrounding network. The indicative layout also demonstrates that sufficient vehicular parking would be provided for each dwelling on site.

6.6 As a result, Members will be updated at Committee or in the Supplementary Report.

7.0 Flood Risk and Drainage

7.1 Policy DC13 relates to flood risk and paragraph 163 of the NPPF (2018) stipulates that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as appropriate) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- b) the development is appropriately flood resistant and resilient;
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- d) any residual risk can be safely managed; and
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

7.2 The application was accompanied by a site specific flood risk assessment and preliminary drainage strategy. The application site is located within Flood Zone 1 and is, therefore, within an area at lowest risk of flooding from various sources including that from rivers, surface water, tidal, reservoir and canal sources. However, from the comments of the LLFA on a previous application, the site sits adjacent to areas of medium-high risk of surface water flooding, with ordinary watercourses also running to the northwest and east of the site, the site is identified as being at high risk of ground water flooding, and that there are records of sewer flooding to the north east of the site.

7.3 With regards to managing surface water flows, the site predominantly comprises permeable areas including gardens and fields, and that the proposals would introduce a significant increase in the extent of hardstanding from the buildings, roads, footpaths and driveways. The preliminary drainage strategy proposes to use infiltration methods to manage surface water.

7.4 Foul drainage would be via the existing mains system. Whilst not consulted on this application, it is noted that Anglian Water confirmed that there would be capacity available in the surrounding sewerage system and within the Watton Water Recycling Centre for the flows from the previously proposed development of 35 dwellings and previously raised no objections. Given the number of dwellings now proposed it is considered that subject to a conditions securing details of the foul water drainage scheme, and its completion prior to occupation there would be no significant risk from foul water flooding.

7.5 The Environment Agency raised no objection although provided guidance notes to be appended to the Decision Notice.

7.6 As a result, based upon the appeal decision and information provided, it is considered that, subject to conditions, an appropriate development could be adequately accommodated on the site.

8.0 Other Matters

8.1 With regard to archaeological interests, the Historic Environment Service advised that the proposed development site is located in an area of high archaeological potential. This area appears to have been a focus for activity in the Roman period. To the south west is the scheduled site of Woodcock Hall Iron Age to Roman settlement, including the below ground remains of two first century military forts. A Roman settlement has also been uncovered to the north west of the proposed development site following deep ploughing. In addition a number of Roman coins, as well as Saxon and medieval metal objects have been recovered in the vicinity of the site. Consequently, there is potential that significant heritage assets with archaeological interest (buried archaeological remains) may be present at the site and that their significance may be affected by the proposed development. If planning permission is granted, a condition relating to the submission of a programme of archaeological mitigatory work is recommended. This is considered appropriate with regard to Policy DC17 and the NPPF, which seek to protect the historic environment.

9.0 Conclusion

9.1 In terms of the overall planning balance, given that the Council does not have a five-year housing land supply, the site is located in relative proximity to services and facilities and that the Planning Inspector has concluded that five dwellings could be accommodated on the site and that there is a reasonable prospect that the reserved matters could be acceptable, it is considered that these tip the balance in their favour to the previously refused applications.

9.2 As a result, it is recommended that Delegated Authority to be given to the Director of Place to issue Outline Planning Permission providing that the Highway Authority is satisfied that the amendments are

acceptable, otherwise to refuse permission if the amendments are not acceptable.

RECOMMENDATION

Outline Planning Permission

CONDITIONS

- 1 Outline Time Limit (2 years) Early Delivery**

Application for Approval of Reserved Matters must be made not later than the expiration of TWO 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 and in order to ensure the early delivery of housing.
- 2 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.
- 3 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.
- 4 Details indicative 5 dwellings, 2 storey required**

Notwithstanding the details supplied with this application, which have been treated as indicative only, the details required as part of the Reserved Matters shall relate to five dwellings to be no more than two storey in height.

Reason for condition:-
In the interests of the visual character of the dwellings in accordance with Policies DC1 and DC16 of the adopted Breckland Core Strategy and Development Control Policies Development Plan Document (2009) and the NPPF (2018).
- 5 Archaeological condition**

A) No works shall take place until an archaeological written scheme of investigation has been submitted to and approved in writing by the Local Planning Authority. 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 as approved under A above.

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 Part A above and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

In this case, the programme of archaeological mitigatory work shall commence with informative trial trenching to determine the scope and extent of any further mitigatory work that may be required (e.g. an archaeological excavation or monitoring of groundworks during construction). A brief for the archaeological work can be obtained from Norfolk County Council Historic Environment Service.

Reason for condition:-

The details are required to be submitted prior to the commencement of the development to ensure the potential archaeological interest of the site is investigated and protected from the outset of the development, in accordance with Policy DC17 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009 and the NPPF.

This condition will require to be discharged

6 AIA to be submitted as part of RM

As part of the Reserved Matters application, an arboricultural implication assessment and associated documentation and mitigation measures shall be submitted regarding the implications for the provision of the footpath. The development shall be undertaken in accordance with the approved details.

Reason for condition:-

The details were not submitted as part of this application.

7 Highway's conditions as appropriate

Highway Condition(s) as appropriate.

8 Non-standard condition

The flood mitigation measures as outlined in Section 5 of the Flood Risk Assessment and Paragraph 6.7 relating to the drainage maintenance scheme shall be implemented. Full details shall be submitted as part of the Reserved Matters application and the proposal shall be carried out in accordance with the approved details.

Reason for condition:-

For the protection of ecology and protected species, in accordance with Policy DC13 of the adopted Breckland Core Strategy and Development Control Policies Development Plan Document (2009) and the NPPF (2018).

9 Ecology Mitigation Measures

The mitigation measures as outlined in Section 7 of the Ecological Report (Wild Frontier Ecology; May 2018) shall be implemented.

Reason for condition:-

For the protection of ecology and protected species, in accordance with Policy CP10 of the adopted Breckland Core Strategy and Development Control Policies Development Plan Document (2009) and the NPPF (2018).

10 Ecology Enhancement Measures

The enhancement measures outlined in Section 8 of the Ecological Report (Wild Frontier Ecology; May 2018) shall be incorporated into the site's design and detailed in the Reserved Matters application.

Reason for condition:-

For the protection of ecology and protected species, in accordance with Policy CP10 of the adopted Breckland Core Strategy and Development Control Policies Development Plan Document (2009) and the NPPF (2018).

11 Landscaping - details and implementation

Prior to the first occupation of the development hereby permitted, a scheme of landscaping which shall take account of any existing trees or hedges on the site, as well as the provision of replacement tree planting, 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 DC12 of the adopted Breckland Core Strategy and Development Control Policies Development Plan Document (2009).

This condition will require to be discharged

12 Foul drainage to main sewer

Foul drainage from the proposed development shall be discharged to the main sewer.

Reason for condition:-

To prevent the pollution of the water environment, in accordance with Policy CP9 of the adopted Breckland Core Strategy and Development Control Policies Development Plan Document (2009) and the NPPF (2018).

13 Precise details of surface water disposal

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.

This condition will require to be discharged

19 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