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| ITEM: | | RECOMMENDATION: | APPROVAL |
| REF NO: | 3PL/2018/0996/O | CASE OFFICER | Mark Simmonds |
| LOCATION: | FRANSHAM Land off Crown Lane (Adjacent No. 6 Council Houses) Fransham | APPNTYPE: | Outline |
| APPLICANT: | Fransham Farms Co Limited The Old Hall Little Fransham | POLICY: | Out Settlemnt Bndry |
| AGENT: | Brown & Co The Atrium St Georges Street | ALLOCATION: | N |
| PROPOSAL: | Residential development including the erection of 5 detached dwellings, garages and new access onto Crown Lane with formation of agricultural access onto Crown Lane | CONS AREA: | N |
| | | LB GRADE: | N |
| | | TPO: | N |

REASON FOR COMMITTEE CONSIDERATION

The application is referred to Planning Committee because the application is contrary to policy.

KEY ISSUES

- Principle of Development
- Design and Impact upon the Character and Appearance of the Area and Amenity
- Impact on Trees and Hedgerows
- Impact on Ecology
- Impact upon Highway Safety

DESCRIPTION OF DEVELOPMENT

Outline planning permission is sought for the construction of five dwellings and associated parking. Whilst permission is only sought at this stage for the principle of the dwelling and access, the application indicates the dwellings would be detached and the footprint for each dwelling does not exceed 156sqm.

SITE AND LOCATION

The application site comprises of a section of agricultural land located to the south of Crown Lane, Fransham. The site is a part of a larger field and as confirmed by the agent measures 0.49 hectare. The site is partly bounded by hedges and trees. The subject site is adjoined by existing houses south east side along Crown Lane.

The application site is located outside of any Settlement Boundary.

EIA REQUIRED

Not required.

RELEVANT SITE HISTORY

No relevant site history.

POLICY CONSIDERATIONS

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

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| CP.01 | Housing |
| CP.04 | Infrastructure |
| CP.08 | Natural Resources |
| CP.09 | Pollution and Waste |
| CP.10 | Natural Environment |
| CP.11 | Protection and Enhancement of the Landscape |
| CP.12 | Energy |
| 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.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

NORFOLK COUNTY COUNCIL HIGHWAYS

No objections subjected to conditions

ECOLOGICAL AND BIODIVERSITY CONSULTANT

No objections subjected to conditions

TREE AND COUNTRYSIDE CONSULTANT

The layout requires the removal of category B oaks and hedgerow. Further information should be provided relating to the status of the hedgerow and whether or not it would be classed as important under the 1997 regulations. Presumption should be in favour of retaining important hedgerows. Currently the hedgerow cannot be removed without planning permission or approval from the council following the submission of a hedgerow removal notice.

CONTAMINATED LAND OFFICER

No Objections subjected to conditions.

HISTORIC ENVIRONMENT OFFICER

The proposed development site lies within an area identified by intensive field-walking and documentary research as the site of settlement dating from at least the 14th century. Consequently there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be adversely affected by the proposed development. Therefore no objections to approval subjected to conditions.

HOUSING ENABLING OFFICER

In the event the site area is below 0.5ha, no affordable housing would then be required.

FRANSHAM PARISH COUNCIL

Fransham Parish Council has no objection to the scheme in principle but requests the following issues are taken into consideration prior to full planning approval being granted.

- The increased level of traffic using Crown Lane, which is a single-track road used by lots of large vehicles.
- The access to the plot is sited close to a sharp bend with limited visibility.
- The increased traffic levels at the junction with the A47
- The loss of a ditch in an area which is already prone to flooding.
- The loss of hedgerows - reinstatement of hedgerows should be a condition of any permission.

HISTORIC ENVIRONMENT SERVICE

Based on currently available information the amended proposed development will not have any significant impact on the historic environment no further recommendations for archaeological work.

FRANSHAM P C

No Comments Received

REPRESENTATIONS

2 Objections letters were received and the key concerns outlined in the letters are as below:

- Overdevelopment of agricultural site.
- Traffic congestion and safety around A47.
- Highway safety as a result of proposed access arrangement.
- Flood Risk
- Light and Noise pollution

- Loss of privacy
- Removal of trees and hedgerow

ASSESSMENT NOTES

1. Principle of Development

1.1 This application seeks outline consent for the erection of five dwellings and associated parking with access to be considered. The site is located outside of any Settlement Boundary. For this reason, the proposal conflicts, in principle, with Policies DC2 and CP14 of the Core Strategy and Development Control Policies Development Plan (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.

1.2 The Statement of Five Year Housing Land Supply as at 31st March 2018 was confirmed at the Planning Committee on the 30th July 2018. The five year supply is not being currently met. In these cases 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, and good design.

1.3 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: environmental, social and economic. 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.

1.4 Paragraph 78 of the NPPF notes that development in one village may help support the services in a nearby village.

1.5 Further environmental considerations would cover the impact the development would have on the natural and built environment. The proposed development would see the loss of a section of Greenfield land.

1.6 However, the Planning Inspectorate, for an appeal (against the refusal of 3PL/2016/1314/F) very close to this application site, in August 2017, concluded that Little Fransham is a sustainable area. The Planning Inspector's reasoning was as follows:

1.7 A public footpath runs along the road frontage where the occupants would be able to walk to a limited range of local services including a farm shop, public house and a village hall. There are also bus stops close by which afford relatively frequent connections to nearby larger settlements where services and employment can be easily accessed.

1.8 Thus, whilst the occupants would inevitably require the use of a private car, they would not in my view be entirely dependent on the private car and could undertake some of their journeys through walking or public transport.

1.9 The occupants of the proposed dwelling might therefore work locally and use local services as part of a wider network of communities. There would be social benefits associated with housing provision and economic benefits in terms of new customers and employees for local businesses and there would also be economic benefits associated with construction.

1.10 Thus, even if the site is not previously development land and would result in the development of a green field, the proposal would still result in five new dwellings which would be well integrated into an existing village and I find the proposal would result in a small scale enhancement to the vitality of the rural community.

1.11 On this basis the reduced weight I afford to the conflict with Policies SS1, DC2 and CP14 of the DPD and the only partial dependence on the private car is significantly and demonstrably outweighed by the benefit of the provision of five dwellings and the small scale enhancement to rural community vitality. Consequently, I conclude the proposal would amount to sustainable development and would accord with the aims of the Framework.

1.12 Few other sites in the area closer to the current application site have subsequently been approved. As a result of the above, in the light of the Planning Inspector's conclusion, it is considered that the principle of development is acceptable.

2.0 Design and Impact upon the Character and Appearance of the Area and Amenity

2.1 Policy DC16 on Design expects 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. Policy DC1 on Protection of Amenity sets out that development will not be permitted where there are unacceptable effects on the amenities of the area.

2.2 Whilst the design is a Reserved Matter, it has been indicated that it is likely to be five detached dwellings, footprint not exceeding 156sqm and an indicative site plan has been submitted.

2.3 It is acknowledged that the site would result in the development of a green field. However the proposal would appear to be an infill to the stretch of dwellings already established alongside the subject site in Crown Lane. This existing arrangement plot arrangement further minuses any harm that may arise as a result of the subject proposal.

2.4 The indicative plan indicates that five suitably located dwellings could be accommodated within the site and the proposal has the ability to comply with policies DC1, DC16 and CP11.

3.0 Impact on Trees and Hedgerows

3.1 Policy DC12 seeks to protect the district's trees and hedgerows. The proposal requires the removal of category B oaks and hedgerow. Further information should be provided relating to the status of the hedgerow and whether or not it would be classed as important under the 1997 regulations. Presumption should be in favour of retaining important hedgerows.

3.2 The Tree and Countryside Consultant has advised that there is no objection to the principle as detailed in the submitted application, however the hedgerow proposed to be removed requires planning permission or approval from the council following the submission of a hedgerow removal notice. The Reserved Matters

application will require an arboricultural impact assessment and tree protection plan based on the final layout design. As a result, the proposal has the ability to comply with Policy DC12.

4.0 Impact on Ecology

4.1 Policy CP10 seeks the protection of the natural environment.

4.2 The application is supported by an Ecological Assessment (Hopkins Ecology; July 2018) and an Addendum: Additional Assessment of Ponds for Great Crested Newts (Hopkins Ecology; September 2018). The species scoped-in as likely to be present are nesting birds, hedgehogs and widespread but declining moths. The addendum also highlights a very low risk of great crested newts moving into the site once construction commences.

4.3 Mitigation measures are encouraged as proposed in the Ecological Assessment (Hopkins Ecology; July 2018) and Addendum: Additional Assessment of Ponds for Great Crested Newts (Hopkins Ecology; September 2018) to reduce the likelihood of impacts on ecological receptors to acceptable levels.

4.4 The NPPF requires that planning decisions should enhance the natural environment by "providing net gains for nature" (paragraph 170). It is required that the scope of ecological enhancement be outlined in a biodiversity enhancement plan for the site including but not limited to enhancement measures included in the Ecological Assessment (Hopkins Ecology; July 2018).

4.5 Subject to conditions, the Council's ecologist raises no objection and thus the application would comply with Policy CP10.

5.0 Impact upon Highway Safety

5.1 Crown Lane reduces from around 6.5 metres in width, at its junction with the A47, to around 3.5 metres to the south of the site. To mitigate against the increase in vehicular traffic the applicant proposes widening the carriageway to 5.5 metres up to the site access.

5.2 The applicant also proposes extending the footway, which currently terminates adjacent to the existing agricultural access, to the site access to provide a safe walking route from the site to village amenities including the shop and the bus stops on A47.

5.3 The proposal refers to the "formation" of an agricultural access but, for the avoidance of doubt, the agricultural access already exists and the submission provides for this to be surfaced. It is noted that the 2.4 metres x 43 metres visibility splays from the site access onto Crown Lane will involve the removal of some existing hedging and trees. This will also improve forward visibility for drivers on Crown Lane and will enhance highway safety in this location.

5.4 Whilst the submitted details are indicative, a size three turning area will need to form part of the Reserved Matters application to enable larger delivery vehicles to turn and re-enter Crown Lane in forward gear. In addition to obtaining advice from this Authority you will also need to obtain the views of Highways England, as Trunk Road Authority, to establish whether they have any concerns regarding the effect of the development on the safe and efficient movement of traffic on A47.

5.5 Based on the discussion above, the proposal would be broadly in accordance with Policy CP13 and the NPPF subject to conditions.

6.0 Other matters

6.1 Given the proposed residential use, a pre-determination questionnaire and initial risk assessment for land contamination has been submitted. The Contaminated Land Officer had no objections and the proposal would be in accordance with Policy CP9 subject to conditions.

6.2 The Historic England has stated that the proposed development site lies within an area identified by intensive field-walking and documentary research as the site of settlement dating from at least the 14th century. Consequently there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be adversely affected by the proposed development.

6.3 However, they advise that if planning permission is granted, that it be conditioned to ensure that a programme of archaeological migratory work is implemented in accordance with National Planning Policy Framework paragraph 141. As a result, given that this can be addressed by condition, the application complies with Policy DC17

7.0 Affordable Housing

7.1 The revised National Planning Policy Framework (July 2018) (NPPF) sets out new thresholds of when affordable housing should be sought at pages 64 and 68. The new definition when determining whether affordable housing would be required as follows:

- Residential sites of 0.5ha or more; or
- 10 or more dwellings

7.2 The agent has confirmed via email that the total site area measures to 0.49ha. In the event it is below 0.5ha, no affordable housing would then be required and therefore complies with the above Policy.

8.0 Planning Balance and Conclusion

8.1 The National Planning Policy Framework (NPPF, 2018) is clear and explicit that Local Planning Authorities should consider favourably sustainable development. As noted above, the Planning Inspectorate, in an appeal decision in August 2017, concluded that Little Fransham was a sustainable area and, this, together with other residential developments nearby, it would be difficult to substantiate an objection to the principle of development.

8.2 As a result, it is whether or not there are any other material considerations that would outweigh approval. Given that this is application is in outline with only access to be considered at this stage, the information submitted and comments received indicate that the proposal could be accommodated and conditions could be imposed to overcome issues of concern.

8.3 In terms of the overall Planning balance of the scheme and the absence of a five year housing land supply, it is considered that the development is acceptable and the application is recommended for conditional approval, subject to Highways England responding with a no objection.

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| RECOMMENDATION |
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Conditional Approval of Outline Permission.

CONDITIONS

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

Application for Approval of all 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 in writing by the Local Planning Authority and these plans and descriptions shall provide details of the appearance, scale, access and landscaping of the development.

Reason for condition:

The full 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 Number of dwellings only (outline)**

The reserved matters referred to above shall relate to the construction of five dwellings only with footprint not exceeding 156sqm each.

Reason for condition:-

To ensure that the development is compatible with the form and character of the surrounding area in accordance with policies DC1 & DC16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.
- 5 Mitigation Measures Ecology**

Works must proceed in line with the Ecological Assessment (Hopkins Ecology; July 2018) and Addendum: Additional Assessment of Ponds for Great Crested Newts (Hopkins Ecology; September 2018) including but not limited to the erection of exclusion fencing and the removal of the hedgerow under a watching brief by a licenced ecologist. Full details of which shall be detailed in the layout Reserved Matters application.

Reason for condition:-

For clarity and protection of biodiversity in accordance with Policy CP10 of the adopted Breckland Core Strategy and Development Control Policies Development Plan Document and the NPPF (2018).
- 6 Enhancement Measures Ecology**

Prior to the commencement of development, a biodiversity enhancement plan shall be submitted and approved in writing by the local planning authority, detailing the enhancement measures for biodiversity on site. The biodiversity enhancement plan should include numbers and locations of bird boxes, bat boxes, habitat enhancement. The measures shall

be carried out strictly in accordance of the approved scheme. Full details of which shall be detailed in the Reserved Matters application.

Reason for condition:-

The details are not included in the current submission and for protection of biodiversity in accordance with Policy CP10 of the adopted Breckland Core Strategy and Development Control Policies Development Plan Document and the NPPF (2018).

7 AIA & TPP to be submitted RM

As part of the submission of the first Reserved Matters application, an Arboricultural Impact Assessment and Tree Protection Plan based on the final layout design shall be submitted. The development shall accord with the approved details.

Reason for condition:-

The details are not included in the current submission.

8 Boundary screening to be agreed

As part of the submission of the layout Reserved Matters application, a scheme for the provision of boundary screening shall be submitted. Such scheme as may be agreed shall be completed prior to the first occupation of the development to the written 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

9 External materials to be approved

As part of the submission of the Reserved Matters application, details of the external materials to be used in the construction of the development hereby permitted shall be submitted. The materials to be used in the development shall be in accordance with the approved details.

Reason for condition:-

The details are not included in the current submission and to enable the Local Planning Authority to control the colour, tone, texture and appearance of the materials used to ensure the satisfactory appearance of the development, as required by 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

10 Slab level to be arranged

As part of the submission of the layout Reserved Matters application, precise details of the slab levels of the dwelling hereby approved shall be submitted. Such details shall also provide comparative levels with adjoining properties and details of the levels of any boundary treatments proposed. The development shall be carried out in accordance with the details as approved.

Reason for condition:-

The details are not included in the current submission and to ensure that the development approved does not have an adverse effect on the amenities of local residents or on the character and appearance of the area, as required by policies DC1 & DC16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

11 Precise details of surface water disposal

As part of the submission of the layout Reserved Matters application, precise details of the means of surface water disposal shall be submitted. 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

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.

13 Archaeological work to be agreed

A) No development 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 approved under Part (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 Part (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured, which shall be to the written satisfaction of the Local Planning Authority.

Reason for condition:-

To ensure the potential archaeological interest of the site is investigated in accordance with Policy DC17 of the adopted Breckland Core Strategy and Development Control Policies Development Plan Document (2009).

This condition will require to be discharged

14 Standard outline landscaping 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 in writing by the Local Planning Authority and these plans and descriptions shall provide for a landscaping and tree planting scheme, which shall take account of any existing trees or hedges on the site. The landscaping and tree planting shall be carried out in accordance with the scheme as approved during the planting season of the 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, and in accordance with 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:-

The details are not included in the current submission.

This condition will require to be discharged

15 Highways condition - Variation development access

Prior to the first occupation of the development hereby permitted the vehicular access shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority and thereafter retained at the position shown on the approved plan. Additionally the access shall achieve a minimum width of 4.5 metres and be constructed perpendicular to the highway for the first 10 metres as measured from the nearside carriageway edge. Arrangements shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.

Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety.

16 Highways condition - Agricultural access

Prior to the first use of the development hereby permitted the agricultural vehicular access shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority in accordance with the highways specification Field Type 2 and thereafter retained at the position shown on the approved plan. Arrangements shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.

Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety.

17 Highways condition - Agricultural access

Any access gates/bollard/chain/other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 8 metres from the near channel edge of the adjacent carriageway. Any sidewalls/fences/hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the outside gateposts to the front boundary of the site.

Reason: In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened.

18 Non-standard highways condition

Prior to the first occupation of the development hereby permitted visibility splays measuring 2.4 metres x 43 metres shall be provided to each side of the access where it meets the highway. The splays shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety in accordance with the principles of the NPPF.

19 Non-standard highways condition

Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise agreed in writing until detailed drawings for the off-site highway improvement works for the extension of the existing footway as indicated on Drawing No.17/185/05 Rev D and localised widening of Crown Lane to 5.5 metres as indicated on Drawing1400/03/002 Rev A have been submitted to and approved in writing by the Local Planning Authority.

Reason: 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.

20 Non-standard highways condition

Prior to the first occupation/use of the development hereby permitted the off-site highway improvement works referred to by condition 19 shall be completed to the written satisfaction of the Local Planning Authority.

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

21 Highways INF3

It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained and typically this can take between 3 and 4 months. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich. Please contact 01362 656211.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

If required, street furniture will need to be repositioned at the Applicants own expense. Please be aware it is the applicants responsibility to clarify the boundary with the public highway. Private structures such as fences or walls will not be permitted on highway land. The highway boundary may not match the applicants title plan. Please contact the highway research team at highway.boundaries@norfolk.gov.uk for further details.

22 Works to Trees and Hedges

All details of works to Trees and hedges including removal, pruning or crown reduction, shall

be submitted to and approved in writing by the Local Planning Authority prior to the works taking place.

Reason for condition:-

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

23 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

25 Decision Notices Conditions to be discharged prior to work

Conditions 13 and 14 are required to be discharged prior to any works on site being undertaken.

26 Variation of approved plans

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

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