

<b>ITEM:</b>		<b>RECOMMENDATION:</b>	APPROVAL
<b>REF NO:</b>	3PL/2019/0097/D	<b>CASE OFFICER</b>	Rebecca Collins
<b>LOCATION:</b>	ATTLEBOROUGH Former Grampian Food Site Buckenham Road ATTLEBOROUGH	<b>APPNTYPE:</b>	Reserved Matters
<b>APPLICANT:</b>	Matthew Homes Ltd. & Raemoir Properties Ltd C/O Agent	<b>POLICY:</b>	Part In Set Bndry
<b>AGENT:</b>	Mr Matthew Driver Building 300, The Grange Romsey Road	<b>CONS AREA:</b>	N
<b>PROPOSAL:</b>	Reserved Matters for submission for proposed 165 homes, together with public open space & associated infrastructure following outline permission 3PL/2015/0546/O		
		<b>LB GRADE:</b>	N
		<b>TPO:</b>	N

**REASON FOR COMMITTEE CONSIDERATION**

The application is a sensitive major development, which was referred to the Chairman's Panel where it was considered appropriate to be determined at Planning Committee.

**KEY ISSUES**

Principle  
Appearance, layout and scale  
Open Space and Landscape Provision  
Impact on amenity  
Highway Safety, car parking and accessibility  
Housing Mix, Type, Tenure  
Other matters (ecology and flood risk)

**DESCRIPTION OF DEVELOPMENT**

The application seeks reserved matters permission for the erection of 165 dwellings, associated roads, parking, open space, landscaping and drainage attenuation at the former Grampian Foods site, Attleborough. Permission is therefore sought for the layout, appearance, scale and landscaping of the site. Matters of access and principle were approved at outline stage. The application has been amended during its lifetime to amend the design and layout of the scheme. The proposals incorporate a mix of detached and semi-detached, two and three storey dwellings, apartments. Open space would be largely sited towards the northern end of the site with a narrow landscaped corridor running southwards linking this to a central area of public open space providing the locally equipped area of play. Surface water attenuation would be provided in the northeast corner of the site.

The proposed scheme provides for 124 market dwellings and 41 affordable dwellings. This would comprise

the following mix:

- Eight no. 2 bedroom flats;
- 21 no. two bedroom semi-detached houses;
- 74 no. detached and semi-detached three bedroom houses;
- 21 no. detached four bedroom houses.

Of the affordable dwellings 27 would be for affordable rent and 14 shared equity (intermediate) tenure. Provided in a mix of one and two bedroom flats (12 no.); two bedroom terraced houses (19 no.) and three bedroom semi-detached/terraced houses (10 no.).

#### **SITE AND LOCATION**

The application site is approximately 5.5 hectares in size comprising the former Grampian Food Site and rough grazing land located on the south eastern edge of Attleborough. The site is located to the southern side of the Cambridge to Norwich railway line and is bounded by Buckenham Road to the west, Whitehouse Lane to the north, a collection of vehicle sales garages and showrooms to the south and east borders open agricultural fields to the south and east.

The market town of Attleborough is identified as a key settlement with a focus for employment and residential growth. The application site lies within the settlement boundary of Attleborough with the boundary, with the SUE to the east and south of the site. Attleborough Town Centre is approximately one mile to the north of the site beyond Attleborough Train Station and a mixed use industrial area. A linear residential area runs along the western side of Buckenham Road with Gaymers Meadow sports fields located further west.

The site forms two distinct parcels of land; the first being the Former Grampian Food Site which closed in 2008 and is roughly square in shape and takes up approximately half of the application site. This area comprises vacant former food processing buildings and associated offices, parking and areas of hard standing. The site has a vehicular access off Whitehouse Lane to the north and at the main access off Buckenham to the west. The second parcel of land comprises an 'L' shaped open field leftover for grazing which is bordered by mature hedgerows and trees along the north, south and west boundaries with sporadic tree cover along the eastern boundary.

#### **EIA REQUIRED**

No

#### **RELEVANT SITE HISTORY**

The application site has been the subject of the following recent planning applications:

3PL/2007/1018/F - Erection of 23.5 metre high chimney stack - Permitted.

3SR/2015/0005/SR - Screening request for a residential development of up to 165 dwellings on 5.5ha, access roads and associated POS and development - Not EIA development.

3PL/2015/0546/O - Demolish bldgs & Erect up to 165 homes, together with public open space & associated infrastructure (Outline) - Granted - 20/01/17.

**POLICY CONSIDERATIONS**

The following policies of the Breckland Local Plan, 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

COM01	Design
COM02	Healthy Lifestyles
COM03	Protection of Amenity
ENV01	Green Infrastructure
ENV02	Biodiversity protection and enhancement
ENV04	Open Space, Sport & Recreation
ENV05	Protection and Enhancement of the Landscape
ENV06	Trees, Hedgerows and Development
ENV09	Flood Risk & Surface Water Drainage
GEN01	Sustainable Development in Breckland
GEN02	Promoting High Quality Design
GEN03	Settlement Hierarchy
GEN05	Settlement Boundaries
HOU01	Development Requirements (Minimum)
HOU02	Level and Location of Growth
HOU06	Principle of New Housing
HOU07	Affordable Housing
HOU10	Technical Design Standards for New Homes
INF02	Developer Contributions
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
TR01	Sustainable Transport Network
TR02	Transport Requirements

**OBLIGATIONS/CIL**

The Outline Permission was subject to a legal agreement to deliver the following planning obligations:

1. Education contribution of up to £1,055,505 to be put towards education facilities in the local area.
2. Library contribution equivalent to £60 per dwelling for facilities/equipment at Attleborough library.
3. Healthcare contribution of up to £54,600 for healthcare provision in Attleborough.
4. Provision of 25% affordable dwellings.
5. Financial contributions towards the provision of a bus shelter and the provision of ten cycle stands within Attleborough.
6. A financial contribution towards the provision of off site open space and outdoor sport facilities.
7. A Scheme for the design, implementation and management of the Landscape Open Space and Green Infrastructure on the site. Including the provision of a Locally Equipped Area of Play,(LEAP) and management

and maintenance of the Sustainable Urban Drainage Systems to be provided on site.

8. The provision of three fire hydrants on site.

**CONSULTATIONS**

**ATTLEBOROUGH TC**

No objections.

**ENVIRONMENT AGENCY**

No comments to make.

**ANGLIAN WATER SERVICE**

No objections subject to conditions.

**NATURAL ENGLAND**

No comments to make on the application.

**CRIME REDUCTION & ARCHITECTURAL LIAISON OFFICER**

There are now many doorsets on the market with dual certification for both fire and security. This type of doorset would be of great advantage in these settings. I would like to reiterate the importance of having secure communal doorsets for the safety and security of the residents within the flat blocks and to remind the developer that the use of trades buttons is greatly discouraged.

Where small alleyways are detailed between dwellings such as plots 124/125, 134/135, 140-141; and 143/144 these alleyways should also be gated at the roadside entrance as well as the entrances to the associated dwellings gardens to prevent the opportunistic criminals using the space for hiding / accessing the rear gardens undetected.

**NORFOLK COUNTY COUNCIL HIGHWAYS**

With reference to the application relating to the above development (drawing MATT180317-CSL.01 rev H), in relation to highways issues only, notice is hereby given that Norfolk County Council does not wish to restrict the grant of permission.

**FLOOD & WATER MANAGEMENT TEAM**

No objections.

**TREE AND COUNTRYSIDE CONSULTANT**

The proposed Soft Landscaping proposals are acceptable. Request a Arboricultural Impact Assessment and Tree Protection Plan be submitted.

Officer Response: A Tree Protection Plan and Arboricultural Method Statement have been submitted. The updated comments of the Tree Officer on these will be reported to committee.

**HOUSING ENABLING OFFICER**

No objections.

**ECOLOGICAL AND BIODIVERSITY CONSULTANT**

A mitigation strategy for bats to protect bat interests on the site informed by further bat surveys shall be submitted to, and approved in writing by the LPA prior to commencement of development.

No plans for bird and bat boxes have been provided therefore we would not recommend discharging condition 12.

Maintenance, enhancement and any EPS mitigation requirements should be informed by up to date information which will need to be submitted following completion of the bat surveys (required due to the time that has elapsed since the 2015 survey data was collected).

**CONTAMINATED LAND OFFICER**

The developers must ensure that any further contaminated land assessment takes into account potential contamination which may be present on and off-site since the submission of the desk-study. Further investigations and surveys are required.

Officer Response: Conditions on the outline permission require the submission and approval of further site investigation reports and implementation of any necessary remediation.

**ENVIRONMENTAL HEALTH OFFICERS**

No objections or comments on the grounds of Environmental Protection, providing the development proceeds in line with the application details. Consideration should be given to the layout / acoustic glazing of properties overlooking these garages premises in terms of noise disturbance to external areas and sensitive bedroom and living areas.

Officer response: A condition on the outline permission requires the approval of a noise report and provision of any acoustic attenuation measures to mitigate for noise generating sources nearby.

**AIR QUALITY OFFICER**

No objections subject to development proceeding in accordance with submitted details.

**HISTORIC BUILDINGS CONSULTANT**

No objections.

**ENVIRONMENTAL HEALTH OFFICER**

No objections or comments on the grounds of Environmental Protection, providing the development proceeds in line with the application details.

**NORFOLK WILDLIFE TRUST**

No Comments Received

**OBLIGATIONS OFFICER, NORFOLK COUNTY COUNCIL**

No Comments Received

**REPRESENTATIONS**

Letters were sent to neighbouring properties and a site notice erected at the site for the statutory 21 day period. No representations from members of the public have been received so far.

**ASSESSMENT NOTES**

**1.0 Principle of development**

1.1 The principle of development was established in this location by the granting of the outline planning permission reference 3PL/2015/0546/O for up to 165 dwellings with all matters reserved apart from access, which was considered at outline application stage. Therefore, only the outstanding reserved matters of appearance, layout, scale and landscaping and other related material planning considerations, have been

considered further, below.

1.2 The Attleborough Neighbourhood Plan has since been approved and adopted and as such should be given significant weight in the planning consideration. Given that the site already has outline planning permission then only the policies which are relevant to the reserved matters have been considered here in the relevant sections of the report.

## 2.0 Appearance, layout and scale

2.1 Policies 12 of the NPPF, GEN02, COM01, ENV05 of the Breckland Local Plan (adopted 2019) seek to achieve a high quality design and to protect the landscape. Section 11 of the NPPF seeks to make effective use of land and Policy HOU07 seeks the design and layout to optimise the density of the development to a level which is appropriate and justified for the locality. Policy ESD.P3 of the Attleborough Neighbourhood Plan states that all new development should seek to be of the highest sustainable and innovative design quality in terms of both architecture and landscape.

2.2 Amended plans have been submitted during the course of the application to address the concerns of officers with regards to the appearance, design and layout of the development. Of particular note, officers commented that the proposed development failed to provide a satisfactory frontage to Buckenham Road, how the site design relates to the wider character of the area, a poor relationship in various parts of the site between dwellings and parking areas, and that the proposed house types lacked sufficient design and architectural quality.

2.3 The majority of properties proposed are two storey, with a small proportion (12 no) two and half storey dwellings proposed towards the centre of the site framing the central area of open space. This is considered an appropriate design response emphasising the importance of this central green space and maximising opportunities for natural surveillance.

2.4 The density of development is 30 dwellings per hectare, which in accordance with Section 11 of the NPPF and the outline planning permission and Policy HOU07 of the Breckland Local Plan (adopted 2019). This density is broadly in line with development to the west of the site.

2.5 The proposed layout is formed by a series of perimeter blocks which create for a coherent, clear and legible street pattern. They also allow for links to be made east to west and north south through site, and opportunities have been taken to link the key areas of public open space on site. Importantly the proposals seek to address Buckenham Road and retain the landscaped setting of White House Lane, but with dwellings fronting northwards set behind landscaped site frontage.

2.6 The proposed dwellings include a variety of house types all of conventional modern layout and appearance. The proposals include a mix of materials to be used across the house types include some brick, rendered elements and some dwellings featuring horizontal timber cladding. In light of the conventional approach to the appearance of the dwellings it is considered particularly important that high quality materials that reference the local context and vernacular are used on the site, and that the windows and doors to be used are also of high quality design. Therefore, a condition has been recommended requiring details of all external materials, the type, material and design of windows to be used are to be submitted to and approved by the Local Planning Authority.

2.7 The proposed public open space is predominantly located in two locations along the northern edge of the site and within a central area of open space focused on an equipped area of play. The proposed play space have been submitted and are considered to benefit from good natural surveillance and linked to

linkages and routes through the site to enhance their use and safety. The provision of an informal landscape buffer to the northern boundary will respect the rural character of White House Lane and mature hedgerows and trees along the site frontage. The implementation of the proposed landscaping will be subject of appropriately worded conditions.

2.8 Some matters of concern remain including the relationship of new properties to those under construction fronting the road to the south of the application site. Here this application proposes blocks of terrace development adjacent to large detached, 3 bay fronted dwellings, more typical of historic development along Station Road. The applicants have dealt with this through not providing direct access onto this road and making an area of open space to the frontage of these plots so there is no direct relationship between the two sites. This is considered acceptable in this instance. There remains a large number of small plots, however, it is considered that these will provide a specific market need and also a large amount of frontage/tandem parking, this is further discussed below. The flat blocks remain quite bulky in appearance in comparison to the relatively small proportions of the dwellings proposed. These however, contribute to the mix of house types (discussed below and in accordance with policy) and have been considered in the re-designs with gables added and cladding to reduce their bulk. Given the flats are largely located to the centre of the site and contribute to the housing mix, in this instance they are considered acceptable.

2.9 The matters Norfolk Constabulary raise have either been addressed, can be covered by a boundary treatment condition or have been added as a note to the permission for the developers information.

2.10 The proposed layout and appearance of the development is therefore considered acceptable and in character with the surrounding area in accordance with Section 12 of the NPPF, GEN02, COM01 and ENV05 of the Breckland Local Plan (adopted 2019) and Policies ESD.P3 of the Attleborough Neighbourhood Plan.

### 3.0 Open Space and Landscape Provision

3.1 The retention of trees and hedgerows is supported by Policy ENV06 of the Breckland Local Plan (adopted 2019). The outline planning permission requires reserved matters application to be supported by a Tree Survey and AIA to ensure those important trees and landscape features are taken into account in the design of the layout and retained. Trees and hedgerows on the north, and east boundaries are to be protected in accordance with this assessment and will provide a good level of screening for the development as well as adjacent properties to the north of White House Lane and help to soften the impact of the development on the open countryside to the west.

3.2 The Tree Officer previously confirmed the proposed landscaping was acceptable but requested that the application be supported by a Arboricultural Impact Assessment and Method Statement. This has now been submitted. The site layout largely ensures the proposed dwellings are sited outside of the RPA's of the existing trees on site. The updated comments of the Council Tree Officer will be reported to committee in due course. The proposal is therefore considered to accord with Policy ENV06 of the Breckland Local Plan (adopted 2019).

3.3 In the officer assessment of the site, frontages, especially for more modern developments along Buckingham Road are set behind fairly high, dense vegetation (including the Buckingham Road frontage for the site, as existing). The dwellings along Buckingham Road have therefore been set back into the site to provide space for some planting. Although, this area remains quite tight a condition will be added to ensure some appropriate planting is achieved to help the site blend with the wider character of the area.

### 4.0 Impact on amenity

4.1 Policy COM03 of the Breckland Local Plan (adopted 2019) seeks all new development protects the amenity of the area, neighbouring and future occupants. Some concerns have been raised with regards to properties on Longfields to the north of the application site with regards to loss of privacy from the proposed two storey properties located towards the northern boundary of the application site. The proposed dwellings towards the northern boundary of the site would retain approximately 21 metres to the frontage of properties off Whitehouse Lane. Buckenham Road also separates the site from other dwellings in this location. This results in an acceptable degree of separation and the avoidance of unacceptable harm by way of loss of outlook and privacy. Therefore, given these distances, even with two storey development at the boundaries of the site, the proposal is unlikely to result in significant amenity impact in terms of overlooking, overbearing or overshadowing for the properties to the north and west of the site.

4.2 There are good separation distances proposed throughout the proposed scheme with sufficient car parking and amenity spaces, as well as new open spaces to protect the amenity of future occupants. On this basis, the proposal is therefore considered in accordance with Policy COM03 of the Breckland Local Plan (adopted 2019) and the amenity of existing and future occupants protected.

#### 5.0 Highway Safety, car parking and accessibility

5.1 Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019) requires new development to ensure highway safety and sufficient car parking. Access to the site was assessed at outline application stage and a transport assessment and addendum submitted in this regard. It was considered that the impacts from the development on highway safety were acceptable and no objection was raised by the Highways Authority. Off-site highways works were proposed at outline stage and have been conditioned on the outline permission, including a pedestrian refuge for the crossing of Whitehouse Lane, carriageway widening and footpath provision. A number of amendments have been sought by the highways authority to the proposed scheme. The Highways Authority now have no objections to the proposals subject to conditions. The proposal is therefore considered in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

5.2 Car parking provision has been made for the development on an average of two spaces per dwelling with further additional car parking available within proposed garaging and visitor spaces. Due to the density of the development, this has resulted in long runs of frontage car parking. Although, not ideal the applicants have gone some way to breaking up the frontage car parking with landscaping, the proposed roads would be sufficiently wide enough for on-street car parking, the use of car parking courts has been avoided and where rear parking remains, the applicants have tried to improve surveillance to address this matter. On this basis the proposal is considered in accordance with Policy TR02 of the Breckland Local Plan (adopted 2019) and the Attleborough Neighbourhood Plan.

5.3 Section 9 of the NPPF requires sustainable transport to be promoted; safe and suitable access to sites; and to give priority to pedestrian and cycle movements.

5.4 Policy TC.P1 of the Neighbourhood Plan encourages the implementation of designs that promote direct and safe routes for all. The road layout is clear and allows for pedestrians to permeate through the site and find routes both through to the town centre and train station to the north, but also east west towards Gaymers playing fields and the on site children's play facilities.

5.5 Overall the proposals are considered to provide for safe access and egress and would not result in severe adverse impacts on highway safety and function of the highway network in accordance with policies TR01 and TR02 of the Breckland Local Plan (adopted 2019) and the relevant paragraphs of the NPPF.



## 6.0 Housing Mix, Type, Tenure

6.1 Policy HOU07 requires an appropriate size, mix, type and tenure of affordable dwellings to be provided. Policy HOU10 seeks to ensure that new homes provide quality living environments for residents.

6.2 The proposals provide a mix of house types including single and two bedroom apartments, two and three bedroom terraced and semi detached homes, and three and four bedroom detached family homes, all with access to parking and appropriate levels of private indoor and outdoor amenity space. Overall the proposals are considered to provide sufficient mix and balance of house types and sizes to supplement the housing stock locally and meet the needs in the district, in accordance with HOU10 of the Local Plan.

6.3 The proposals provide 25% affordable housing provision secured through the outline permission. The Councils Housing Officer has reviewed the proposals and considers the proposed affordable housing to be acceptable, providing for a satisfactory mix of type and size of dwellings to meet the particular need in Breckland. The affordable dwellings have sufficient spread through the site, noting the minimum thresholds required for registered providers of social housing require to make their ongoing management and maintenance viable.

6.4 Having regard to the above, the proposals are considered to accord with policies HOU07 and HOU10 of the Breckland Local Plan (adopted 2019) and the policy guidance and objectives set out in the NPPF.

## 7.0 Other Matters

### 7.1 Ecology

Policy ENV02 and Section 15 of the NPPF require that development should contribute to a net gain in biodiversity with an emphasis on improving ecological networks and linkages where possible. An updated Ecology report has been submitted and this recommends a series of mitigation and enhancement measures and that the exact details of the proposed bat mitigation measures is determined by further surveys of the site. A condition requiring the provision of mitigation measures is on the outline planning permission, in the interests of protecting protected species, namely bats. Subject to a condition requiring the proposals be carried out in accordance with the recommendations in this report the proposals would accord with local and national planning policy. Condition 12 of the outline planning permission covered bat and bird boxes and therefore does not need repeating. A lighting condition will also be placed on the reserved matters to protect ecology, the dark sky status and rural amenity in accordance with Section 15 of the NPPF and ENV02 of the Breckland Local Plan (adopted 2019).

### 7.2 Flood Risk

Section 14 of the NPPF seeks to direct new development away from areas at highest risk of flooding and for new development to not increase flood risk elsewhere.

7.3 Flood and drainage were considered at outline application stage. The LLFA have raised no objections to the detailed proposals. Anglian Water have suggested conditions, but these matters were covered at outline application stage. The proposal is therefore considered in accordance with Section 14 of the NPPF.

### 7.4 Heritage Assets

The proposal is sufficient distanced from the Attleborough Conservation Area so as to preserve its character and appearance and setting, as well as any other nearby Listed or Non-designated heritage assets. Matters of Archaeology were sufficiently considered at outline planning application stage. The proposal is therefore considered in accordance with Policy ENV06 and ENV07 of the Breckland Local Plan (adopted 2019),

Section 16 of the NPPF and Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### 7.5 Planning Obligations

A section 106 agreement was entered into at outline application stage which secure contributions for provision of on site affordable housing; the provision and on going maintenance of public open space and recreation facilities; financial contributions towards education facilities and library services, and to provide mitigation measures towards sports provision.

#### 8.0 Conclusion

8.1 The principle of development and access to the site were established and approved at outline application stage. The proposed appearance, layout, scale and landscaping have all been assessed and amended on the advice of the planning officer and statutory consultees and are now considered acceptable and in accordance with adopted National and Development Plan Policies (including the adopted Attleborough Neighbourhood Plan), as set out above. For these reasons the application is recommended for approval.

### RECOMMENDATION

The application is recommended for approval subject to the conditions set out below.

### CONDITIONS

- 1 Approval of Reserved Matters condition**  
This approval is granted following the grant of Outline Planning Permission No 3PL/2015/0546/O dated 20/01/17. The development shall proceed in accordance with the conditions and timescales as set out in that consent.  
Reason for condition:-  
The time limit by which the development must be commenced is indicated on that Permission.
- 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 Standard outline landscaping condition**  
Unless otherwise first agreed in writing by the Local Planning Authority, the development shall proceed in accordance with the landscaping details as shown on plans reference:  
  
Soft Landscaping Proposals - MAT22006-11B 1, 2, 3 and 4  
  
The landscaping shall be carried out in accordance with a timetable to be first submitted to and approved in writing by the Local Planning, prior to first occupation of any of the dwellings hereby approved.  
  
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 first gives written consent to any variation.

Reason for condition:-

To achieve a high quality design and to protect the character of the area in accordance with Policies 12 of the NPPF, GEN02, COM01 and ENV05 of the Breckland Local Plan (adopted 2019).

**This condition will require to be discharged**

**4 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 GEN02, COM01 and ENV05 of the Breckland Local Plan (adopted 2019).

**This condition will require to be discharged**

**5 Boundary treatment/screening to be agreed**

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

Reason for condition:-

In the interests of the satisfactory appearance of the development in accordance with policies GEN02 and COM01 of the Breckland Local Plan (adopted 2019).

**This condition will require to be discharged**

**6 non standard condition**

A mitigation strategy for bats to protect bat interests on the site informed by further bat surveys shall be submitted to, and approved in writing by the Local Planning Authority prior to commencement of development. The development shall accord with the approved strategy.

Maintenance, enhancement and any EPS mitigation requirements should be informed by up to date information which will need to be submitted following completion of the bat surveys (required due to the time that has elapsed since the 2015 survey data was collected).

Reason for condition:-

To protect and enhance ecology in accordance with Policy ENV02 of the Breckland Local Plan (adopted 2019) and Section 15 of the NPPF.

**7 non standard condition**

No external lighting shall be erected unless full details have first been submitted to and approved in writing by the Local Planning Authority. The details shall include a lighting plan indicating luminance levels both on the site and beyond, and a schedule of equipment including mounting heights. Such lighting shall be kept to the minimum necessary for the purposes of security and site safety and shall prevent upward and outward light radiation. The lighting shall be installed, maintained and operated in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason for condition:-

In the interests of the amenities of the area and local residents and to minimise light pollution in accordance with Policy COM3 of the Breckland Local Plan (adopted 2019) and having regard to paragraph 180 (c) of the NPPF 2019.

**8**

**non standard condition**

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) prepared by ACD Environmental, Revision C. 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. Works shall not commence until written confirmation has been obtained from the appointed arboriculturalist to confirm that tree protection is in place as specified. 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 protect important trees and hedgerows in accordance with Policy ENV06 of the Local Plan for Breckland (adopted 2019).