

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2020/0751/F	CASE OFFICER	Chris Hobson
LOCATION:	THETFORD Nuns Bridge Road	APPNTYPE:	Full
APPLICANT:	Balfour Beatty Care of Parker Planning Services East Tuddenham	POLICY:	In Settlemnt Bndry
AGENT:	Parker Planning Services Ltd Orchard House Hall Lane	CONS AREA:	Y
PROPOSAL:	Proposed Electric Cable and Associated Works (Other operations).		
		LB GRADE:	Adjacent Grade 2
		TPO:	N

REASON FOR COMMITTEE CONSIDERATION

The application is being referred to Planning Committee because the application has been submitted by Balfour Beatty on behalf of Breckland Council.

KEY ISSUES

Heritage Considerations
Amenity Considerations
Access and Highway Safety Considerations
Ecology and Nature Conservation Implications
Flood Risk and Drainage Implications
Contamination /Ground Conditions

DESCRIPTION OF DEVELOPMENT

This application seeks permission for the installation of the 170 metre section of 33 kv electric cable route under the Nun's Bridges Road and River Thet and the Little Ouse River, from a point south of its junction with Ford Street, southwards to the junction of Mill Lane and Nun's Bridges Road. The cable route would be installed by Horizontal Directional Drilling (HDD) technique to create bores under the rivers and roads and forming an arch shape to avoid the three Grade II Listed Nun's Bridges. The cable route would be housed within a tubular metal pipe which would be pulled into place as the drill is pulled back through the bore. The HDD requires both a launch and a reception pit and these are typically 3m x 2m x 1.2 deep with shoring or battered sides. Both pits would be located within Nun's Bridges Road either side of the three Nun's Bridges. These are used for the temporary containment of drilling fluid during the drilling operation.

The proposed works and those already permitted under permission 3PL/2020/0674/F are part of a broader critical infrastructure project to deliver power to the Thetford SUE. This project comprises of a wider 7.5km electric cable route proposed to run from a new 21 MVA electric sub-station located in the permitted Thetford Sustainable Urban Extension (SUE) at the junction of Norwich Road and the A11 to the existing primary

substation south of Barnham Camp (RAF Barnham) to the west of the Bury Road (A134). The new 21 MVA sub station was recently granted permission reference 3PL/2020/0674/F. The remainder of the cable route other than that proposed in this application is proposed to be located within the public highway and as a result would not require planning permission and be implemented under rights afforded within separate legislation.

The proposed development for which permission is sought benefits from Scheduled Ancient Monument Consent, reference S1003940 29042020.

SITE AND LOCATION

The site comprises a section of Nun's Bridges Road running from its junction with Ford Street at its northern end southwards up to its junction with Nunnery Drive, and includes a small section of Mill Lane for site welfare and construction parking and an area west of the Nuns Bridges Road where the arched drill route would run under the River Thet, Little Ouse River and river valleys and open space either side.

The site is located within the historic core of Thetford to the southeast of town centre and within the Thetford Conservation Area. The site is also within the Scheduled Ancient Monument of an Saxon Town, known as Nun's Bridges Open Space. The site includes the three Grade II Listed Nun's Bridges (North Bridge, South Bridge and Central Bridge) each listed in their own right. To the north and east of the site is also the Scheduled Ancient Monument of Castle Hill, comprising of a motte and bailey castle, an Iron Age earthwork and enclosure remains of Augustinian Friary.

Residential properties including private dwellings and care home are located to the north and east of the site along Ford Street with office and other commercial uses also along Ford Street and Old Market Street. The river valleys, open space and footpath routes run to the east and west of the site. Residential properties are located the south of the site including along Nunnery Place and Nunnery Drive and west of the site at

EIA REQUIRED

No - Screening decision issued reference 3SR2020/0004/SCR.

RELEVANT SITE HISTORY

No relevant site history

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

COM03	Protection of Amenity
ENV02	Biodiversity protection and enhancement
ENV03	The Brecks Protected Habitats & Species
ENV06	Trees, Hedgerows and Development
ENV07	Designated Heritage Assets

ENV08	Non-Designated Heritage Assets
ENV09	Flood Risk & Surface Water Drainage
GEN01	Sustainable Development in Breckland
LBC	Planning(Listed Building & Conservation Areas) Act 1990
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
TH1	National Planning Policy Framework - Presumption in Favour of Sustainable Development
TH17	Development in Flood Zones
TH18	Archaeology
TH21	Locally Distinctive Features of the Landscape
TH32	Connecting to a decentralised energy supply
TR01	Sustainable Transport Network
TR02	Transport Requirements

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

THETFORD T C

Support this application, but would suggest that the works should start at the beginning of the school holidays in 2021, with pedestrian and cycle access across the bridges maintained at all times. A detailed travel plan should be provided, and all other works on alternative north-south routes through the town at the same time should be avoided. We would welcome all attempts to minimise disruption for residents.

HISTORIC BUILDINGS CONSULTANT

No objections.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

Policy ENV 02 - In accordance with the stepwise approach to protecting biodiversity (the mitigation hierarchy), all development with the potential to affect biodiversity should demonstrate how such effects have been considered, by firstly demonstrating how effects have been avoided, and then how effects that cannot be avoided have been minimised. Residual harm, after all measures to prevent and adequately mitigate have been applied, must be adequately compensated for.

All development should demonstrate how net gains for biodiversity are being secured as part of the development, proportionate to the scale of development and potential impacts (if any).

An Ecological Design Strategy condition will be required to outline details of compensation and enhancement measures and a timetable for implementation, initial aftercare and long-term maintenance.

HRA

As previously stated, the data on stone curlew nesting in Breckland as a whole is collected and collated by

the RSPB, although some landowners collect their own data and do not share this with the RSPB. The stone curlew nesting data held by NBIS, and used in the HRA, will be incomplete and may provide an inaccurate picture of the situation. The Natural Environment Team have been formally consulted by Breckland Council to comment on HRA reports for unrelated planning matters that show that there have been recent and regular nesting by stone curlew at the southern section of this cable route. Nevertheless and notwithstanding the data issue, in our opinion, the HRA report is fit for purpose, and if the measures are followed and all parties are made aware of the stone curlew issue, the proposed works should be able to proceed without adversely affecting the integrity of the SPA.

If practicable, works in the section of the route which falls within and adjacent to the Breckland SAC/SPA (along the A134 Bury Road) could be timed outside of the stone curlew nesting season.

CEMP

The CEMP is broadly fit for purpose but some elements of other reports have not been incorporated in to the document. The following matters need to be added:

- All compound/ storage area locations should be provided and these areas should be included within the ecological impact assessment. The botanical report highlights any compound/storage areas should be located within areas of negligible botanical (and ecological) interest.
- Recommendations outlined in section 6 of the botanical report including the following:
 - 1.locations of notable species on scale drawings
 - 2.locations of Variegated Yellow Archangel
 - 3.proposed works adjacent to Barnham Common verges and the Nuns Bridges area must be subject to supervision by an Ecological Clerk of Works
 - 4.Proposed cabling works should be undertaken within the surfaced road areas only and appropriate barriers be installed to ensure verges, and therefore notable plant species, are not adversely impacted.

The location of the proposed heras fencing needs to be provided. Heras fencing should be positioned on the highway to prevent adverse impacts on notable species and designated sites.

HISTORIC ENGLAND

The scale of the proposed works within the scope of the planning application is relatively modest and the level of harm to the significance of the scheduled monument would be towards the lower end of less than substantial harm in terms of the NPPF. We consider that the potential harm to the significance of the scheduled monument that the proposed works may cause could be mitigated through a programme of archaeological work and we recommend that this is secured through appropriately worded planning conditions in accordance with NPPF paragraph 199.

Scheduled Monument Consent has already been granted for the proposed works within the boundary of the Site of Saxon town: Nuns Bridges open space scheduled monument. We suggest that you also seek the views of your specialist conservation and archaeological advisers, as appropriate.

Historic England has no objection to the application on heritage grounds. We consider that the application meets the requirements of the NPPF, in particular paragraphs 194 and 196.

ENVIRONMENT AGENCY

Notwithstanding the planning permission(s) that may be granted or extant on the site, under the Environmental Permitting Regulations as amended 2016, the prior written permission of the Environment Agency is required for the proposed activities.

FLOOD & WATER MANAGEMENT TEAM

No comments.

ENVIRONMENTAL HEALTH OFFICERS

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

CONTAMINATED LAND OFFICER

No objection subject to conditions.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objections subject to conditions. I understand that the provision of a new sub-station and associated cable works have already been discussed with the County Council's Network coordinator for the area and the cable route has largely been agreed in principle. It is essential that no works are undertaken within the highway until the written approval of Norfolk County Council.

NORFOLK COUNTY COUNCIL PUBLIC RIGHTS OF WAY

We have no objection in principle to the application but would highlight that a Public Right of Way, known as Thetford Footpath 10 is aligned within the proposed alignment of drilling. The full legal extent of this footpath must remain open and accessible for the duration of the development and subsequent occupation.

RAMBLERS ASSOCIATION: NORFOLK AREA

No objection, however Nuns Bridges Road forms the route of Icknield Way Trail and St Edmund Way along the southern part of the application site. We would therefore ask that the work takes place in a way that accommodates walkers using these long distance trails.

HISTORIC ENVIRONMENT SERVICE

No Comments Received

NATURAL ENGLAND

No Comments Received

REPRESENTATIONS

The application was publicised by way of letters sent to nearby properties, Site Notices erected at the site and notices displayed in the local press.

No representations as yet have been received.

ASSESSMENT NOTES

1.0 Heritage Considerations

1.1 Section 66(1) of the Planning (Listed Building and Conservation Areas Act) 1990 (as amended) states that the Local Planning Authority "shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

1.2 Paragraph 192 of the NPPF states that when determining applications LPA's should take account of, "a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness."

1.3 Paragraph 193 of the NPPF also states that when considering the impact on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

1.4 Policy ENV07 of the Breckland Local Plan requires that the significance of designated heritage assets including listed buildings, conservation areas and schedule ancient monuments are conserved and wherever possible enhanced.

1.5 Policy ENV08 requires that with respect of assets of archaeological significance an archaeological evaluation will be required. Where appropriate archaeological remains should be left in situ and only where the benefits of the development outweigh the importance of leaving the remains in situ, will development be permitted subject to undertaking satisfactory excavation and recording.

1.6 The proposed works would be undertaken within the historic core of Thetford, with the proposed works within or within close proximity to the following nationally important assets; Thetford Conservation Area; two Scheduled Ancient Monument's comprising of a Saxon Town, known as Nun's Bridges Open Space; and Castle Hill, comprising of a motte and bailey castle, an Iron Age earthwork and enclosure remains of Augustinian Friary; the three Grade II Listed Nun's Bridges (North Bridge, South Bridge and Central Bridge) each listed in their own right. Further listed buildings are located to the northeast and northwest of the northern entry point for the HDD at Ford Place, Boscombe House, and 4 Ford Street.

1.7 Due to the temporary nature of the proposed works (10 weeks) once completed the proposed works would not detract significantly from the character and appearance of the Conservation Area. Short term impacts on the character and appearance of the conservation area would be mitigated through implementation of construction management measures to minimise noise, dust and odour emissions.

1.8 The proposed works incorporate inbuilt mitigation to avoid impacts on the grade II Listed series of bridges along Nun's Road by arching out west away from Nun's Bridges Road under the open space. The proposed northern drill pit, associated plant and temporary fencing around the works compound would be sufficient distance from the nearest listed buildings and screened by boundary walls to avoid any significant harm to the significance of the grade II listed buildings along Ford Street during construction.

1.9 The proposed HDD and associated works have the potential to have direct impacts on the significance of the Nuns Bridges Open Space and any associated archaeological features. Whilst comments are still awaited from the Historic Environment Service it is noted that the works have been the subject of an archaeological survey which concludes that. This report has been previously reviewed by Historic England as part of the separate consent granted by them for the works to the Scheduled Ancient Monument. The Council's Historic Buildings Officer and Historic England have both raised no objections to the proposals. Having regard to the above, and subject to the comments of the HES and a condition requiring the implementation of an approved programme of archaeological work it is considered that the potential impacts on archaeological assets and the significance of the Scheduled Ancient Monument would not be significant and would be appropriately mitigated for.

1.10 Overall, the proposals will preserve the character and appearance of the conservation area and surrounding listed buildings, and subject to the archaeological mitigation secured by way of condition the proposals would result in less than substantial harm to the significance of the Scheduled Ancient Monument known as Nun's Bridges Open Space and any ground born archaeological features and assets. This is outweighed by the provision of cabling and the facilitation of development in this location. Accordingly the proposed development is considered to accord with policies ENV07 and ENV08 of the Breckland Local Plan (adopted 2019). The proposals would therefore accord with these Policies and the requirements of the

Planning (Listed Building and Conservation Areas) Act 1990, and in particular sections 16, and paragraphs 194 and 196 of the the NPPF 2019.

2.0 Amenity Implications

2.1 Policy COM03 of the Breckland Local Plan seeks to prevent development that would have an unacceptable effect on the residential amenity of neighbouring occupants and in particular with regard to this application requires consideration be given to potential noise, vibration, odour, light and other forms of nuisance and pollution.

2.2 There are a number of residential properties surrounding the site and the location of the proposed HDD works on Nuns Bridges Road. The nearest dwellings to the proposed works are those two located to the northeast and northwest of the application site along Ford Street which include private dwellings and care home at Ford Place Nursing Home. The proposed HDD works would involve the operation of plant and subsequently increased levels of noise, odour, dust would be experienced during the construction period which would comprise of 8 weeks construction with a week at the beginning end of this to set up and decommission the works.

2.3 The proposed works would also only be undertaken during daytime in order to avoid unacceptable impacts on the amenity of surrounding residents by way of noise and disturbance. Restrictions on the hours of works are proposed to be secured by way of approval of a construction management plan, including measures to minimise emissions of water, odour, and dust. The proposed works would be undertaken within the public highway and within a mixed use part of Thetford Town Centre which is subject to existing levels of activity, noise and disturbance. Due to the temporary nature of the works being undertaken over a 10 week period and their restriction to daylight hours it is not considered that the proposals would cause unacceptable harm to the amenity of surrounding residents. It is also noted that the Council's Environmental Health Officer does not raise objection to the proposal on amenity grounds. A condition has been recommended requiring the submission and approval of a Construction Management Plan (CMP) to appropriately manage construction operations and mitigate amenity impacts during construction.

2.4 Having regard to the above, given the surrounding context, the above mitigation measures, it is considered that the proposals would cause unacceptable impact on the amenity of nearby residents and accords with policies COM01 and COM03 of the Breckland Local Plan (adopted 2019) in respect to amenity impacts.

3.0 Access and Highway Safety Considerations

3.1 Policy TR02 of the Breckland Local Plan (adopted 2019) states that proposals will be permitted that mitigate impact on the local or strategic highway network arising from the development. Policy TR02 also requires new development to ensure safe access, avoid inappropriate traffic generation and provide appropriate on site parking provision. Paragraph 109 of the NPPF advises that development should only be prevented or refused on highway grounds if there would be unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

3.2 The proposals works would involve closure of the Nun's Bridges Road and a section of Mill Lane to vehicular traffic for a period of 10 weeks during the HDD works. The applicants propose to implement a construction and traffic management plan to provide diversions along Ford Street and Castle Hill. The location of the works and route having been agreed with the County Council's Network Co-ordinator. The exact details of the Traffic Management Plan are the subject of ongoing discussions with the Highways Authority and final details of this would be secured via condition. The applicants have considered alternatives

to closing the road to vehicular traffic, however necessary health and safety precautions and the need to minimise the total period of construction works mean that the closure to vehicular traffic would be necessary.

3.3 The Highways Authority have raised no objections subject to conditions including the approval and implementation of a construction traffic management plan. Similarly the Public Right of Way Officer has raised no objections to the proposals. Conditions have been recommended accordingly.

3.4 Having regard to the above, whilst the proposals would result in disruption to traffic and additional congestion on alternative routes through the town centre during the 10 week construction period, the proposals would not result in severe impacts on the function and safety of the highway network and the proposals would comply with Policy TR02 of the Breckland Local Plan (adopted 2019) and the policy guidance and principles set out within the NPPF.

4.0 Ecology and Nature Conservation Implications

4.1 Both policy ENV02 of the Breckland Local Plan (adopted) and the guidance contained within 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. Policy ENV03 of the Breckland Local Plan (adopted) requires that a Habitat Regulations Assessment be undertaken for development that may have a significant effect on the Breckland Special Protection Area (SPA) and the Breckland Special Area of Conservation (SAC) and that development will only be permitted where it has been demonstrated that the proposal will not adversely affect the integrity of these habitat sites.

4.2 The application has been supported by an Extended Phase 1 Habitat Survey, Shadow Habitat Regulations Assessment and more recently by a Construction Ecological Management Plan (CEMP) to provide sufficient information with respect to the necessary mitigation measures to be implemented during construction and post construction. The report identifies that impacts on great crested newts, lizards, badgers and nesting birds could be suitably mitigated for by implementing a series of working methods and avoiding vegetation clearance in the bird nesting season.

4.3 The wider project beyond that within the scope of this planning application has the potential to impact on the Breckland SPA and Breckland SAC. These are Habitats Sites and such sites are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). The Habitat Regulations requires consideration as to whether the proposals are likely to have significant effects on this site. For the purposes of the Habitats Regulations the application (project) has been screened and the Council considers that the proposed development may have an impact on the Habitat sites and therefore effects on the integrity of the Habitat Sites cannot be ruled out.

4.4 Accordingly the applicants have submitted information sufficient to carry out an Appropriate Assessment under the Habitat Regulations Assessment. The Norfolk Ecology Team have reviewed the submitted reports and agree with the conclusions that subject to the mitigation measures identified within them, there are unlikely to be significant impacts on the Breckland SPA and Breckland SAC. As a result they have recommended that Breckland District Council as the competent authority (as defined by the Habitat Regulations) has sufficient information to make an Appropriate Assessment and that subject to the mitigation measures identified in the Shadow HRA the integrity of the Breckland SPA and Breckland SAC would be preserved.

4.5 In this regard it is also noted that Natural England have raised no objections to the proposed development. For the purposes of the Habitats Regulations the Council has undertaken an Appropriate Assessment and subject to the mitigation measures identified within the Shadow HRA report above the

integrity of the habitat sites will be preserved.

4.6 Following the submission of additional information the Natural Environment Team (NET) have confirmed that the submitted CEMP is fit for purpose and have requested a scheme of replacement tree planting to compensate for those lost at the access and provide for ecological enhancements. Conditions have been recommended requiring the proposed mitigation measures within the CEMP be carried out and approval of a scheme of ecological mitigation and enhancement. A condition has also been recommended requiring approval of any external lighting in the interests of nature conservation in addition to the dark skies in the surrounding rural area. Subject to application of the recommended conditions, the ecological impacts are considered acceptable and the proposals would be in accordance with with Policies ENV02 and ENV03 of the Breckland Local Plan, and above mentioned regulations.

5.0 Flood Risk and Drainage Implications

5.1 Policy ENV09 seeks to ensure that flood risk is not increased elsewhere as a result of development and where feasible development has a neutral or positive impact on surface water drainage and management. Criterium 6 of the Site Allocation Policy reflects the requirements in the NPPF and policy ENV09 in requiring schemes are supported by a site specific flood risk assessment.

5.2 The proposed development would not create additional built development, alter ground levels, affect surface water flow paths or generate a use that would be susceptible to flooding. The proposed works would involve drilling within close proximity of the river bank and will be subject to separate Environmental Permitting Regulations administered by the Environment Agency. The proposals have been designed to avoid impacts on the River Thet and Little Ouse through HDD under the river courses. Subject to a detailed Construction Management Plan to cover works and measures to avoid damage to the river bank, avoid contamination of groundwater it is considered that the proposals would not cause significant adverse flood risk and drainage impacts.

5.3 Both the Environment Agency and LLFA have confirmed they do not object and subject to conditions the development is acceptable in respect of flooding and drainage and accords with Policy ENV09 of the adopted Local Plan. A condition has been recommended requiring the proposed surface water drainage scheme to be completed prior to first operation of the development.

6.0 Contamination /Ground Conditions

6.1 The Council's Contaminated Land Officer has reviewed the details of the proposed development and has raised no objection subject to conditions including to require further investigation should unexpected contamination be encountered during construction. On this basis and subject to appropriately worded conditions the development is acceptable in relation to contamination and complies with Policy COM03 of the Breckland Local Plan (adopted 2019).

7.0 Conclusions

7.1 The proposed development would help deliver an important part of the utility infrastructure for the permitted Thetford SUE and as a result forms a critical part of the future growth of Thetford Town as envisaged through the adopted Breckland Local Plan. The proposed cable works would not be obtrusive within the surrounding townscape and conditions have been recommended to ensure impacts on traffic, transport connectivity are not severe. Conditions are recommended to ensure appropriate mitigation is provided in respect of potential archaeological impacts, impacts on wildlife and nature conservation interests, trees and landscape features and surface water drainage. There are no outstanding objections

from consultees. As a result the proposals are in accordance with the policy guidance contained within the NPPF and core policies within the Breckland Local Plan (adopted 2019).

7.2 Therefore, the proposed development is considered to accord with the Breckland Local Plan (adopted 2019) and in accordance with paragraph 11 of the NPPF. Accordingly the application is recommended for approval subject to conditions.

RECOMMENDATION

The application is therefore recommended for approval subject to no adverse comments being received from the HES and the conditions set out below.

CONDITIONS

- 1 Full permission 3 year time limit**

The development hereby permitted shall be begun before the expiration of THREE YEARS from the date of this permission.
Reason for condition:-
To comply with section 91 of the Town & Country Planning Act 1990 (as amended).
- 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, in accordance with Policy COM01 of the Breckland Local Plan (adopted 2019).
- 3 Archaeological work to be agreed**

No development with the exception of the widening of the access, vegetation clearance shall take place until:

 - A) an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and the following:
 - 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.
 - B) No development shall take place other than in accordance with the written scheme of investigation approved under Part (A);
 - 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.

Reason for condition:-

Details are required prior to commencement to ensure the potential archaeological interest of the site is investigated in accordance with Policy ENV07 and ENV08 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

4 Prior to the commencement of any works a Construction

Prior to the commencement of development, a Construction Traffic Management Plan and Access Route shall be submitted to and approved in writing by the Local Planning Authority. The Construction Traffic Management Plan and Access Route shall include:

- adequate provision for addressing any abnormal wear and tear to the highway
- the proposed access route to control and manage construction traffic using the 'Construction Traffic Access Route' and to ensure no other local roads are used by construction traffic;
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- wheel washing facilities;
- measures to control the emission of dust and dirt during construction;
- a scheme for recycling/disposing of waste resulting from demolition and construction works;
- hours for construction works, the operation of plant and equipment; and for deliveries to and from the site.

The development shall thereafter be carried out in accordance with the approved details.

Reason for condition:-

In the interests of maintaining highway efficiency and safety and to mitigate impacts on the A11 and A1075, in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019). This needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.

5 For the duration of the construction period all traffic

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

Reason for condition:-

In the interests of maintaining highway efficiency and safety in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

6 CEMP

The development shall take place in complete accordance with the approved Construction Ecological Management Plan (CEMP) (prepared by Middlemarch Environmental; Report No: RT-MME-152798-04 Rev B; dated August 2020), with particular regard to the mitigation

measures set out in sections 4.1 to 4.13 (inclusive) of the report; the timescales for implementation and the ongoing monitoring and management measures contained within the report.

Reason for condition:-

In order to protect wildlife and nature conservation interests within and around the application site, and to mitigate the ecological impacts of the development having regard to Policy ENV02 of the Breckland Local Plan (Adopted) and policy guidance contained within the NPPF.

7 Biodiversity Net gains

Prior to the commencement of development above slab level of the sub station buildings, a scheme demonstrating how net gains for biodiversity are being secured as part of the development, and timescales for their implementation and completion shall be submitted to and approved in writing by the Local Planning Authority. This could include the provision of bird/bat boxes or swift bricks and the planting of native tree species. The development shall be carried out in accordance with the approved details and timescales.

Reason for condition:-

To ensure a net gain in biodiversity in accordance with Policy ENV02 of the Breckland Local Plan (adopted).

8 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 Section 15 of the National Planning Policy Framework.

10 NOTE NCC Inf 2 When Vehicular access works required

This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.

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. Please note that it is the Applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Management Group.

Please contact Kay Gordon kay.gordon@norfolk.gov.uk.

If required, street furniture will need to be repositioned at the Applicants own expense.

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.

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.

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Criterion E - Planning Apps Where Approved

Appeals against planning decisions

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK