

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2021/0653/O	CASE OFFICER	Rebecca Collins
LOCATION:	HOCKERING Land West of Heath Road Hockering	APPNTYPE:	Outline
APPLICANT:	Mr & Mrs Monk Care of Agent Locus Planning Ltd	POLICY:	Part In Set Bndry
AGENT:	Locus Planning Ltd Locus Planning Ltd 11 Charing Cross	CONS AREA:	N
PROPOSAL:	Outline Planning Permission for the Development of up to 31 Dwellings with Associated Works Including; Creation of Vehicular and Pedestrian Accesses, Pedestrian Links, Infrastructure, Public Open Space and Landscaping.		
		LB GRADE:	N
		TPO:	N

REASON FOR COMMITTEE CONSIDERATION

The application site lies on a site with extant planning permission, which was previously approved at Planning Committee.

KEY ISSUES

Principle of development/sustainability
Landscape, design, character and appearance of the area
Access and highway impact
Impact on amenity
Flood risk
Ecology
Trees and Hedgerows
S106
Other matters

DESCRIPTION OF DEVELOPMENT

The application seeks outline planning permission for the development of up to 31 dwellings. Access is included at this outline stage and proposed from Heath Road.

The proposal includes the provision of 25% affordable housing, the incorporation of pedestrian links, landscaping and associated infrastructure.

The indicative layout provided with the proposals shows the development is to be served by a main spine road. The application proposes new housing at a density of up to approximately 19 dwellings per hectare (dph). The application states that dwellings will generally take the form of detached or semi-detached

properties and that the proposed development will have a similar massing as the surrounding area, with dwellings being of one or two storeys, with single-storey garages. The applicants envisage that the proposal will be of a broadly traditional style, promoted by the form and choice of materials, including red brick and clay tile.

SITE AND LOCATION

The proposal site comprises approximately 1.6 hectares of agricultural land situated on the western side of Heath Road, Hockering. The topography of site gently undulates towards the south, reaching its lowest point towards the south west corner of the site. The interior of the site remains open; however, trees are located on the eastern and western boundary, supplemented by hedgerow planting. A more recent extensive hedgerow and tree belt lies to the northern boundary of the site, whilst mature tree and shrub planting lies to the southern boundary. The site is bounded by playing fields to the north-west, existing residential development to the south and north-east, the highway to the east and agricultural land to the west.

Heath Road, on which the site sits, is one of the main vehicular routes through the village of Hockering, connecting to The Street and subsequently the A47. Heath Road has residential development, extending from the intersection with The Street northward, past the proposal site towards Park Lane.

Heath Road is characterised by dwellings of generally modern construction (post-war), comprising detached and semi-detached properties of single and two storey scale. The form of development along Heath Road is varied with examples of both linear development fronting the highway and cul-de-sacs/close type development, including at Lily Avenue and The Glebe adjacent and opposite the proposal site. Hockering as a whole is similarly varied. The scale of properties within the area comprises predominately two storey development, although there are examples of single storey properties.

Architecturally, buildings along Heath Road and Hockering as a whole, are broadly traditional, although not of distinctly uniform character, with varying roof forms and detailing. The use of red brick, clay and concrete tile does however remain a prevailing characteristic.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2017/1574/O - Application for outline planning permission for the development of up to 28 dwellings with associated works including vehicular and pedestrian access, pedestrian links, infrastructure and landscaping. All matters reserved except access. Amended site plan showing full details of three access points from Heath Road. Approved - 24th September 2019 (extant permission)

3PL/2017/1534/F - Construction of 8 residential dwellings. Approved - 15th February 2018.

3PL/2017/0887/D - Reserved Matters application for 18 dwellings - Withdrawn.

3PL/2017/0600/O - Outline permission for 8 dwellings. Approved - 2nd August 2017.

3PL/2014/0945/O - Outline approval for 18 dwellings. Approved - 24th July 2015.

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

OBLIGATIONS/CIL

The following requirements would need to be secured by a suitable legal agreement:

- Open space provision and contribution
- 25% Affordable Housing
- Education contributions as per NCC advice
- Library service provision
- Fire Hydrant (to be secured via condition)

CONSULTATIONS

HOCKERING P C

The application was unanimously objected to on the grounds, this exceeds the villages quota of new houses, according to the local plan Area is too small to take such a number of houses.

Parking issues as the plans only allow for one vehicle per dwelling. This is not realistic.

Nearness to a water course plan states that there is no water course within 20m. This is not correct. The Stile stream is well within that distance. A proper drainage scheme needs to be in place due to risk of stream contamination and flooding.

Risk of contamination of the River Tudd. Anglian Water need to be fully consulted. The Local Plan states that all new developments should now have the capacity of the sewage system checked. This is not mentioned.

No mention of access regarding footpaths. Access is shown to the playing field and this footpath is not an official path.

31 dwellings too many for such a small site. Risk that service lorries and emergency vehicles will not be able to reach properties.

Traffic issues of vehicles turning onto Heath Road bearing in mind so many properties.

Recommendation that number of houses be reduced to 14 if committee decide to approve.

NORFOLK COUNTY COUNCIL HIGHWAYS

Awaiting amendments.

ENVIRONMENT AGENCY

No objection.

FLOOD & WATER MANAGEMENT TEAM

No objection subject to conditions.

ANGLIAN WATER SERVICE

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site.

The foul drainage from this development is in the catchment of Hockering-By A47 Water Recycling Centre that will have available capacity for these flows.

The sewerage system at present has available capacity for these flows via a gravity connection to the foul sewer in Heath Road.

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management.

CONTAMINATED LAND OFFICER

Recommend approval providing the development proceeds in line with the application details and subject to conditions to alleviate environmental concerns.

TREE AND COUNTRYSIDE CONSULTANT

No objection to the principle. All category B trees identified in the survey should be retained and incorporated in to finalised layout if approved.

NORFOLK COUNTY COUNCIL PUBLIC RIGHTS OF WAY

Based on the information currently available this application would not result in an objection on Public Rights of Way grounds. We would however highlight that a Public Right of Way, known as Hockering Footpath 1 is aligned along the southern boundary of the site. We highly recommend that the applicant obtain a Highway Boundary plan of Hockering Footpath 1 in this area to ensure that the full legal extent of the Public Right of Way is not encroached upon by the development, as this could result in an objection.

HOUSING ENABLING OFFICER

The site area and number of dwellings proposed trigger the thresholds of the Councils affordable housing policy as per HOU07 of the Councils local plan document. At present a 25% provision is required on sites capable of accommodating 10 or more dwellings and/or 0.5ha. This is then further split into 70% being made available for rent and 30% for shared ownership.

OBLIGATIONS OFFICER, NORFOLK COUNTY COUNCIL

There is no local childcare provision in the Early Education sector within 2 miles of the proposed site. This development is likely to generate children that could put pressure on the local primary school but this pressure can be managed through the admissions round so no contributions will be sought for primary school provision. There is not enough capacity at the Dereham High schools when taking proposed developments into consideration. There is spare capacity within the Sixth Form provision in Dereham so Norfolk County Councils Childrens Services will be seeking developer contributions in this instance as follows:

Secondary Education 11-16: 4 x 15,664 (cost per pupil place) = 62,656

Norfolk Fire Services have indicated that the proposed development will require 1 fire hydrant per 50 dwellings (or part thereof to provide adequate fire fighting water supply) on a minimum 90mm main at a (current) cost of 921.

A development of 31 dwellings would place increased pressure on the existing library service particularly in relation to library stock, such as books and information technology. This stock is required to increase the capacity of the library. It has been calculated that a development of this scale would require a total contribution of 2,325 (i.e. 75 per dwelling). This contribution will be spent on increasing the capacity of the library serving the development.

HISTORIC ENVIRONMENT SERVICE

If planning permission is granted, we ask that this be subject to a programme of archaeological mitigatory work in accordance with National Planning Policy Framework para. 199.

ECOLOGICAL AND BIODIVERSITY CONSULTANT No Comments Received

REPRESENTATIONS

Three letters of representation have been received, their comments are summarised as follows:

- Potential danger due to the additional vehicles accessing directly on to Heath Road. Over the last twelve months it has become increasingly busy on Heath Road. Many vehicles ignore both the speed limit and weight restrictions currently in place. The chicane system currently in place has no effect on reducing the speed.
- If this development is to proceed then either the developer or the Highways Department need to ensure that speeding and weight restrictions are properly enforced.
- Traffic, speed, noise, pollution, safety is concerned by allowing such a huge number of properties in that small piece of field. As it is now, we already notice the traffic on the narrow road (Heath rd) where one has to stop to let the other one through. One can just imagine the chaos 31 dwellings would add to this already busy road.
- The road is not wide enough to accommodate three more access points to the new development on an already busy road. These new access points in addition to the access to the football pitch which is getting much busier can only be a recipe for disaster.
- The existing hedging is to be removed? How is this even being considered? When the recent development of bungalows situated just passed the football pitch had to replant the hedging that was damaged during the development of the site.

ASSESSMENT NOTES

1.0 Principle of the Development/Introduction

1.1 Outline planning permission was granted on 24th September 2019 for up to 28 dwellings on this site, this permission remains extant until 23rd September 2019 (before which date a reserved matters application could be received to keep the permission alive). In addition, the site lies within the designated settlement boundary for Hockering.

1.2 On this basis the principle of development in this location is considered to be established.

2.0 Landscape, Character, Design and Appearance of the Area

2.1 Section 12 of the NPPF and Policies HOU01, GEN02 and COM01 of the of the Breckland Local Plan (adopted 2019) seek to promote high quality design and protect the character of an area, Policy ENV05 of

the of the Breckland Local Plan seeks new development to contribute to and where possible enhance the local environment by recognising the intrinsic character and beauty of the countryside.

2.2 The application site has extant planning permission for 28 dwellings. Whilst the proposal is for development of up to 31 dwellings, an indicative layout submitted (full details to be submitted and agreed at outline application stage) shows a similar layout to that already indicatively approved with the previous outline planning application. The indicative layout shows the development remains located fronting onto a T shaped access road, running through the centre of the site. Two additional dwellings are proposed along the rear/western boundary of the site through introducing a pair of semi-detached properties in this location and a further dwelling is proposed on the opposite side of the road also.

2.3 The indicative plan submitted shows that there is sufficient space within the site to accommodate these additional 3 dwellings whilst providing suitable levels of private amenity space, parking and the incumbent ancillary requirements such as adequate access and turning facilities. Largely space appears to have been created by moving development closer to the boundaries of the site. Existing vegetation is noted in this regard and this has been further discussed below in the tree and hedgerow section of this report.

2.4 The previous application committee report noted that 'whilst plots to the front along Heath Road would be more constrained, they would still provide suitable levels of accommodation for future residents. The majority of plots would be relatively spacious and a suitable mix of unit sizes appears feasible'. On this basis, and subject to full details at reserved matters stage, then the character of the area is considered to be preserved.

2.5 The density of development at 19 dph remains consistent with the rural setting in this location. The applicants set out that it is their intention to provide detached or semi-detached properties, as shown on the indicative layout and it is intended that the proposed development will have a similar massing as the surrounding area, and that dwellings will be of one or two storeys, with single-storey garages. This is considered in character with the surrounding area. However, the exact detailed designs, as well as materials can be adequately checked at reserved matters or discharge of condition stage.

2.6 On this basis, subject to full details at reserved matters stage and the earlier outline planning permission granted, the proposal is considered to accord with Section 12 of the NPPF and Policies HOU01, GEN02 and COM01 of the of the Breckland Local Plan (adopted 2019).

3.0 Residential Amenity

3.1 Policy COM03 of the Breckland Local Plan (adopted 2019) seeks to avoid unacceptable effects on the residential amenity of neighbouring occupants, or development which does not provide for adequate levels of amenity for future occupants.

3.2 As detailed above the scheme appears capable of providing suitably in amenity terms for 31 units. There are no obvious on-site amenity problems. Furthermore the site could be suitably developed to avoid impact on existing residents of any particularly intrusive nature, particularly with the long back to back gardens shown indicatively on the submitted plans.

3.3 On the previous application, the Environmental Health Team raised the issue of potential impacts on neighbour amenity from the adjoining playing fields. Whilst the potential for noise disturbance should not be down played, any impacts would be sporadic and balanced with the positive attributes of the scheme and therefore could only be afforded limited weight. Reasonable areas of private amenity space could be provided for each occupant of the new dwellings to limit noise and disturbance and there would also be a certain degree of buyer beware, given the playing fields are already in existence.

3.4 The proposal is therefore considered to comply with Policy COM03 of the Breckland Local Plan (adopted 2019).

4.0 Access and highway impact

4.1 Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019) seek to promote sustainable transport. Policy TR01 requires development to minimise the need to travel; promote opportunities for sustainable transport modes; not adversely impact on the operation or safety of the strategic road network; improve accessibility to services; and support the transition to a low carbon future. Policy TR02 requires development to integrate into existing transport networks; mitigate highways impacts; protect and enhance access to public rights of way; provide safe, suitable and convenient access for all users, including appropriate parking; and avoid inappropriate traffic generation and do not compromise highway safety.

4.2 Concerns from local residents are noted about the suitability of the road for another access and the speed etc of vehicles travelling along Heath Road. However, extant consent already exists in this location for an access at this point and 28 residential dwellings. It is not considered that the addition of 3 dwellings would significantly increase traffic entering and exiting this access to warrant refusal of planning permission on highway safety grounds.

4.3 The final comments of the Highways Authority are awaited with regards to this application and will be reported to members at the Planning Committee. However, on the basis of the earlier consent it is considered likely that the proposal would comply with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

4.4 Matters of highways enforcement and legality are not material planning considerations, which can be taken into consideration in the determination of this planning application.

5.1 Flood Risk

5.2 The Parish Council has raised concern in relation to an existing flooding risk in the general area and that this is something the development will exacerbate. However technical advice received for the previous application suggests the scheme would not raise any additional risk of flooding. The site is in an area of the least risk of flooding (Flood zone 1) and is not within a surface water flowpath. There is no substantive evidence of significant flooding in the area.

5.3 In light of the technical advice received, officers conclude that the use of modern surface water drainage systems in an area of limited flood risk should ensure that the site itself will not be susceptible to flooding or increase the risk elsewhere. The LLFA and Anglia Water raise no objections to the current proposals or information submitted. Appropriate conditions are deemed necessary in this case, as recommended by the LLFA, to ensure accordance with Section 14 of the NPPF and ENV09 of the Breckland Local Plan (adopted 2019), which seek to minimise the risks of flooding by direct new development away from areas at highest risk of flooding and for new development not to increase flood risk elsewhere.

6.0 Ecological Implications

6.1 The application is supported by a Preliminary Ecological Appraisal. The comments of our ecologist are awaited and will be reported to members at the Planning Committee. However, given the existing extant consent then it is considered that the proposals are likely to be acceptable in ecological terms and in accordance with Section 15 of the NPPF and policy ENV02 of the Breckland Local Plan (adopted 2019),

which require the protection and enhancement of biodiversity.

7.0 Trees and Landscaping

7.1 A Tree Survey and tree protection statement has been submitted in support of the application. The Tree Officer has no objections to the application on the basis 'All category B trees identified in the survey should be retained and incorporated in to finalised layout if approved'. The reserved matters can sufficiently check and approve layout and landscaping to ensure significant trees and hedgerows are protected in accordance with Policy ENV06 of the Breckland Local Plan (adopted 2019), which seeks the retention of significant trees and hedgerows.

7.2 One comment has been received about the removal of the hedgerow. there will be hedgerow removal at the frontage of the site to make way for the access but this is the same for the earlier approved proposals and sufficient replacement landscaping can be secured at reserved matters stage. On this basis the proposal remains acceptable.

8.1 S106 contributions

8.1 There is no local childcare provision in the Early Education sector within 2 miles of the proposed site. This development is likely to generate children that could put pressure on the local primary school but this pressure can be managed through the admissions round so no contributions will be sought for primary school provision. There is not enough capacity at the Dereham High schools when taking proposed developments into consideration. There is spare capacity within the Sixth Form provision in Dereham so Norfolk County Council's Children's Services will be seeking developer contributions for Secondary Education of £62,656.00.

8.2 Norfolk Fire Services have indicated that the proposed development will require 1 fire hydrant per 50 dwellings (or part thereof to provide adequate fire fighting water supply) on a minimum 90mm main at a (current) cost of 921. This will be secured via a suitably worded planning condition.

8.3 A development of 31 dwellings would place increased pressure on the existing library service particularly in relation to library stock, such as books and information technology. This stock is required to increase the capacity of the library. It has been calculated that a development of this scale would require a total contribution of £2,325.00 (i.e. 75 per dwelling).

8.4 Contributions towards Green Infrastructure and upgrades of the Public Right of Way (Footpath FP1) as suggested seems reasonable in light of the development of a currently greenfield site in a rural village. Use of FP1 will increase and the supporting statement alludes to connectivity between the footpath and the development, which is a logical enhancement of the scheme. The legal integrity and unimpeded access to the footpath, raised in a number of consultee responses, should be at the forefront of any reserved matters application. Such matters would be addressed under a Reserved Matters application but the general principle of the requirements is considered acceptable.

8.5 On-site play space is another matter for consideration should the principle of this scheme be agreed at outline stage. Open space will be secured through a suitably worded planning condition.

8.6 The site area and number of dwellings proposed trigger the thresholds of the Council's affordable housing policy as per Policy HOU07 of the Breckland Local Plan (adopted 2019). The Council's Housing Enabling Officer has been consulted and provided comments. At present a 25% provision is required on sites capable of accommodating 10 or more dwellings or on sites in excess of 0.5ha. This is a reduction to

that previously secured in the outline consent for this site, whereby 40% was previously required by Policy. Despite this reduction the application must be considered in accordance with adopted planning policies and the current adopted Development Plan only requires 25%.

8.7 On this basis and subject to compliance with the Housing Enabling Officer comments, which will be secured via an appropriately worded s.106 then the proposal is considered to accord with Policy HOU07 of the Breckland Local Plan (adopted 2019).

8.8 Space standards for all dwellings will be checked at reserved matters stage and will be required to accord with Policy HOU10 of the Breckland Local Plan (adopted 2019).

9.0 Other Matters

Archaeological Implications

9.1 On the previous application, the Historic Environment Officer at Norfolk County Council reported on the archaeological trial trenching conducted on this development site under previous consents reporting no significant evidence of archaeological activity and is therefore content to advise no further archaeological work.

Contamination

9.2 The proposed development does not raise any significant concerns in relation to potential contamination. Conditions agreeing investigation, remediation and unexpected contamination are deemed reasonable and necessary. The proposal is therefore considered to accord with Section 15 of the NPPF and COM03(8) of the Breckland Local Plan (adopted 2019), which states that planning decisions should take account of ground conditions, pollution and contamination risk.

10.0 CONCLUSION

10.1 The proposal is considered to accord with the adopted Development Plan as a whole, taking into consideration all relevant material planning considerations. It is therefore recommended that consent is granted subject to conditions and a suitable Section 106 Agreement to agree developer contributions. As well as no objections being received from Norfolk County Council Highways Authority and Ecologist.

RECOMMENDATION

Approval with conditions and S106 Agreement, subject to no objections being received from Norfolk County Council Highways Authority and Ecologist.

CONDITIONS

1

Outline Time Limit (3 years)

Application for Approval of Reserved Matters must be made not later than the expiration of THREE 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.

2 Standard Outline Condition

No development whatsoever shall take place until the plans and descriptions giving details of the reserved matters referred to above shall have been submitted to and approved by the Local Planning Authority and these plans and descriptions shall provide details of the appearance, layout, scale and landscaping of the development.

Reason for condition:-

The details are not included in the current submission.

3 Precise details of foul water disposal

Prior to the commencement of any works above slab level precise details of the means of foul water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall accord with the approved details.

Reason for condition:-

To minimise the possibilities of flooding from the outset of the development. This condition is imposed in accordance with Policy ENV09 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

4 Precise details of surface water disposal

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

Reason for condition:-

To minimise the possibilities of flooding from the outset of the development. This condition is imposed in accordance with Policy ENV09 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

5 Contaminated Land - Site Investigation/Remediation

Unless otherwise first agreed in writing, the following details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved:

A. Site Investigation

A site investigation and risk assessment to determine the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings must include: (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments; (iii) an appraisal of remedial options, and proposal of the preferred option(s).

B. Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

The above must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason for condition:-

Details are required prior to commencement 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 in accordance with Section 15 of the NPPF.

INFORMATIVE:-

Land contamination risk assessment is a step-by-step process. During the course of the risk assessment process set out in the above condition, it may become clear that no further work is necessary to address land contamination risks. Where this is the case the condition may be discharged by the Council without all the steps specified being completed. In all cases written confirmation should be obtained from the Council confirming that the requirements of the condition have been met.

This condition will require to be discharged

6

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 Section 15 of the NPPF.

This condition will require to be discharged

7

Landscaping scheme to be submitted - hard and soft

No development shall take place on site until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

- hard surfacing materials;
 - means of enclosure;
 - proposed finished levels or contours;
 - minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.)
- Soft landscaping shall include:
- Planting plans;
 - Written specifications (including cultivation and other operations associated with plant and grass establishment);
 - Schedules of planting, noting species, plant sizes and proposed numbers/densities where appropriate;
 - Implementation programme

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

Reason for condition:-

Details are required prior to commencement in the interests of the satisfactory appearance of the development in accordance with Policy ENV06 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

8 non standard condition

Notwithstanding the submitted plans, the layout plan to be submitted for the detailed reserved matters application shall include the provision of 1 Local Area of Play (LAP) with a minimum activity zone of 100 square metres. Full details of LAP shall be submitted to and approved in writing by the Local Planning Authority prior to installation and the LAP shall be laid out in accordance with the approved details.

Reason for condition:-

To provide sufficient outdoor playing space in accordance with Policy ENV04 of the Breckland Local Plan (adopted 2019).

9 Boundary treatment/screening to be agreed

Prior to first occupation of any of the dwellings hereby approved, 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 first occupation of the dwelling to which it adjoins. 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, HOU06 and COM01 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

10 Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development

- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. detailed proposals for the removal of asbestos from existing buildings to be demolished
- viii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason for condition:

The details are required prior to the commencement of the development in the interests of the amenity of the area and to ensure a safe development from the outset of the development in accordance with Policy COM03 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

11 Full details of external lighting

No external lighting shall be erected unless or until full details have been submitted to and agreed in writing with the Local Planning Authority, and only lighting so agreed shall be installed on the site. Such lighting shall be kept to a minimum for the purposes of security and site safety, and shall prevent upward and outward light radiation.

Reason for condition:-

In the interests of amenity in accordance with Policy COM03 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

12 CEMP

An ecological management plan (EMP) shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of development. The content of the EMP shall include the following:

- a) Description and evaluation of features to be managed,
- b) Ecological constraints on site that might influence management
- c) Aims and objectives of management
- d) Appropriate management options for achieving aims and objectives including mitigation detailed in the Preliminary Ecological Appraisal submitted with the application namely that for
 - Farmland bird
 - Hockering Wood (SSSI)
 - Protection of the ditch
 - Protection and enhancement of bat feeding and commuting corridors,
 - Protection and enhancement of hedgerows and trees
 - Sensitive lighting strategy
 - No. of bat boxes
 - No. of nest boxes for birds
- e) Prescriptions for management actions
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- g) Details of the body or organisation responsible for implementation of the plan
- h) On-going monitoring and remedial measures

The EMP shall also include details of the legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer. The plan shall also set out

(where the results of monitoring show that conservation aims and objectives of the EMP are not being met) how remedial action will be identified, agreed and implemented so the development still delivers the fully function biodiversity objectives of the originally approved scheme. The development shall be carried out in accordance with the approved details.

Reason for Condition:-

Details are required prior to commencement to ensure that appropriate regard is had to ecological characteristics at the site in accordance with Policy ENV02 of the Breckland Local Plan (adopted 2019).

13

CEMP

No development shall take place (including demolition ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP: Biodiversity shall include the following:

- Risk assessment of potentially damaging construction activities;
- Identification of 'biodiversity protection zones';
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction;
- The location and timing of sensitive works to avoid harm to biodiversity features;
- The times during construction when specialist ecologists need to be present on site to oversee works;
- Responsible persons and lines of communication;
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
- Use of protective fences, exclusion barriers and warning signs.

The approved CEMP: Biodiversity shall be adhered to and implemented through the construction phases strictly in accordance with the approved details, unless otherwise first agreed in writing by the local planning authority.

Reason for Condition:-

Details are required prior to commencement to ensure that appropriate regard is had to ecological characteristics at the site in accordance with Policy ENV02 of the Breckland Local Plan (adopted 2019).

14

Tree and Hedgerow Removal

No removal, in full or in part, of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason for Condition:-

To ensure that appropriate regard is had to ecological characteristics at the site in accordance with Policy ENV06 of the Breckland Local Plan (adopted 2019).

15

Non-standard landscaping condition

An updated arboricultural impact assessment and tree protection plan shall be provided with any subsequent reserved matters application, based on final layout. The development shall proceed in accordance with the agreed details.

Reason for Condition:-

To ensure existing landscaping features of the site are retained in the interests of maintaining the rural character of the area in accordance with Policy ENV06 of the

Breckland Local Plan (adopted 2019).

16

Highways Condition

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

Reason for Condition:-

To ensure satisfactory development of the site and a satisfactory standard of highway design and construction in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

17

Highways Condition

No works shall be carried out on roads, footways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Highways Authority.

Reason for Condition:-

To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

18

Highways Condition

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

Reason for Condition:-

To ensure satisfactory development of the site in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

19

Highways Condition

Prior to the first occupation of the development hereby permitted a visibility splay measuring 2.4m x 59m shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

Reason for Condition:-

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

20

Highways Condition

Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise first agreed in writing until detailed drawings for the off-site highway improvement works as indicated on Drawing reference TL-3856-17-101-E have been submitted to and approved in writing by the Local Planning Authority. Prior to first occupation of the development hereby permitted the off-site highway improvement works (including Public Rights of Way works) shall be completed in accordance with the approved details.

Reason for Condition:-

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 in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

21

non standard condition

All dwellings shall comply with the Department for Communities and Local Government's Technical Housing Standards - nationally described space standard March 2015 or any standard which supersedes this document and meet Building Regulation requirement of 110 l/h/d.

Reason for condition:-

To ensure the new homes are highly functional and reduce the amount of water each homes need in accordance with the requirements of Policy HOU 10 of the Breckland Local Plan (adopted 2019).

24

Note non standard re: S106

This permission is subject to a legal agreement dated XXXXX.