

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2022/0555/VAR	CASE OFFICER	Rebecca Collins
LOCATION:	HARLING Land North of Kenninghall Road and south of Quidenham Road	APPNTYPE:	Variation of Cond's
APPLICANT:	Abel Homes Ltd Neaton Business Park Norwich Road	POLICY:	Part In Set Bndry
AGENT:	Abel Homes Ltd Neaton Business Park Norwich Road	CONS AREA:	N
PROPOSAL:	Variation of condition 6 on 3PL/2019/1076/O - To amend the wording of the condition to lower housing density for the section of the site accessed from Mount Pleasant Drive.		
		LB GRADE:	N
		TPO:	N

REASON FOR COMMITTEE CONSIDERATION

This application is a precursor to another application, which is being heard at Planning Committee, application reference 3PL/2022/0576/D and for that reason it is considered reasonable that both applications are heard at Planning Committee.

KEY ISSUES

Is the proposed variation acceptable?

DESCRIPTION OF DEVELOPMENT

Variation of condition 6 on 3PL/2019/1076/O - To amend the wording of the condition to lower housing density for the section of the site accessed from Mount Pleasant Drive.

SITE AND LOCATION

The application is located to the north of Kenninghall Road and to the south of Quidenham Road, on land to the north of the permitted and constructed dwellings off Kenninghall Road, permitted under application reference 3PL/2017/0280/VAR. The site forms part of a previously large agricultural site where housing has already been permitted and is under construction to the south. There is also existing residential housing to the west. There is vegetation to the boundaries of the site but otherwise this is a relatively open site.

The site now falls largely within the site allocated in the Breckland Local Plan (as adopted 2019) and consists of 85 dwellings, as set out in that allocation. Access is proposed from Quidenham Road and Mount Pleasant Drive.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2019/1076/O Permission 18-03-22

Outline planning application with all matters reserved except access for redevelopment of the site for 85 no. residential dwellings with new access point, associated landscaping and open space (Amended Red Line)

3PL/2022/0576/D

Reserved Matters application for 85 dwellings following outline permission 3PL/2019/1076/O & discharge of conditions 5,6,7,8,9,10,11,12,13,14,15,16 & 18

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
ENV03	The Brecks Protected Habitats & Species
ENV04	Open Space, Sport & Recreation
ENV05	Protection and Enhancement of the Landscape
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
GEN02	Promoting High Quality Design
GEN03	Settlement Hierarchy
HHA1	Harling Housing Allocation 1 Land off Kenninghall Road (LP001)
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
LBC	Planning(Listed Building & Conservation Areas) Act 1990

NPPF	National Planning Policy Framework (Revised 2021)
NPPG	National Planning Practice Guidance
TR01	Sustainable Transport Network
TR02	Transport Requirements

OBLIGATIONS/CIL

A section 106 ties the outline planning permission (and this subsequent variation) to provide the following planning obligations:

Contributions to:

- 17.6% affordable housing units (and viability review clause)
- Early Education sector expansion of existing providers;
- East Harling Primary School a contribute towards the internal alteration/remodelling and/or extension of the school in order to increase the school capacity;
- Old Buckenham High School - contribute towards the internal alteration/remodelling and/or extension of the school in order to increase the school capacity.
- £7,575 (i.e. £75 per dwelling) to be spent on library stock and equipment for the mobile library service CEN 316.
- £1713 per unit to the fit out of the East Harling & Kenninghall Medical Practice
- Provision and maintenance of open space in accordance with Policy ENV04 of the Local Plan (adopted 2019)
- 1 fire hydrant per 50 dwellings (rounding up to the nearest 50), on a minimum 90mm main, at a cost of 824.00 each (to be secured via condition).

CONSULTATIONS

NORFOLK COUNTY COUNCIL HIGHWAYS

With reference to the application relating to the above development, in relation to highways issues only, notice is hereby given that Norfolk County Council does not wish to restrict the grant of permission.

HARLING P C

No Comments Received

REPRESENTATIONS

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

- Concern over land ownership and restrictive covenants.
- The access via Mount Pleasant Drive is unsuitable for heavy construction traffic, past a children's play area that can only be accessed by children crossing the road. Recent clearance works at the proposed site saw heavy vehicles on that road throughout the day leaving dirt and debris, and damaging the iron works in the road making it dangerous to negotiate. Mount Pleasant is narrow at points and it is a common occurrence for vehicles to have to mount the pavement either to pass oncoming traffic, or to park.
- This will cause noise and disruption to the residents. As well as congestion and delays.

ASSESSMENT NOTES

1.0 Is the variation acceptable?

1.1 In deciding an application under section 73, the Council may only consider the proposed variation, along with any other material considerations which may have changed significantly since the original grant of permission.

1.2 The principle of development is established by the grant of outline planning permission (ref: 3PL/2019/1076/O) on 18th March 2022. There is also a current reserved matters application to agree the appearance, layout, scale, landscaping, application reference 3PL/2022/0576/D to be determined, to follow any approval of this application.

1.3 As access was approved at Outline Application stage, this application is to vary condition 6, to amend the wording of the condition to lower housing density for the section of the site accessed from Mount Pleasant Drive.

Condition 6 states:

'23 of the dwellings hereby permitted shall have vehicle access from Mount Pleasant Drive only and 62 of the dwellings hereby permitted shall have vehicle access from Quidenham Road only. A pedestrian and cycle path connection shall be provided between the two residential areas.

Reason for condition:-

To ensure the safety of the Highways network and pedestrians having regard to Policies COM 01(m), (n) and TR 01 of the Breckland Local Plan (adopted), whilst also having due regard to paragraph 110 of the National Planning Policy Framework 2021'.

1.4 The applicant wishes to reduce the number of dwellings off Mount Pleasant Drive to 22, thereby increasing the numbers off Quidenham Road to 63.

1.5 The Highways Authority have been consulted in this regard and raise no objections to the proposals.

1.6 There have been representations made, raising concerns with regards to highway impact. However, these are objections to the principle of any cars using either access point, a principle which has already been established by the granting of the outline planning permission.

1.7 The changes to numbers using each access point are so minor in nature, that it is not considered an additional dwelling off Quidenham Road would impact highway safety, a view which is supported by the Highways Authority. On this basis the proposal is considered to accord with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

2.0 Other Matters

2.1 Nutrient Neutrality

This application has been assessed against the conservation objectives for the protected habitats of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site concerning nutrient pollution in accordance with the Conservation of Species and Habitats Regulations 2017 (as amended) (Habitats Regulations). The Habitat Regulations require Local Planning Authorities to ensure that new development does not cause adverse impacts to the integrity of protected habitats such as the River

Wensum or the Broads prior to granting planning permission. The applicant has demonstrated that the site is located outside of the catchment area of the sites identified by Natural England. The development proposed does not involve the creation of additional overnight accommodation and is such it is unlikely to lead to a significant effect as it would not involve a net increase in population in the catchment. This application has been screened, using a precautionary approach, as unlikely to have a significant effect on the conservation objectives either alone or in combination with other projects and there is no requirement for additional information to be submitted to further assess the effects. The application can, with regards nutrient neutrality, be safely determined with regards the Conservation of Species Habitats Regulations 2017 (as amended).

2.2 GIRAMs

Since the granting of the earlier planning permission, Breckland District Council, along with all other Norfolk Local Authorities have adopted the Norfolk Green Infrastructure and Recreational impact Avoidance and Mitigation Strategy (GIRAMs) meaning any development where additional recreational impact is likely to be generated, will be required to pay a one off tariff of £185.93 per dwelling/unit to go towards the Norfolk Recreation Impact Avoidance Mitigation Strategy. This is because evidence from the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation strategy shows that schemes which create additional recreational impact (in combination with other development), in the zone of influence of European Protected wildlife site, will likely have a significant effect through recreation impact i.e. visiting sites for recreational purposes. On this basis, a Unilateral Undertaking will be required to ensure payment of the GIRAMs.

2.3 Planning Conditions/Obligations

The section 106 agreement tied to the original outline planning permission and the obligations within (as set out above) would apply to this development and the applicant is bound by that agreement.

2.4 The planning conditions from the previous permission have been added to this permission and updated, where relevant.

2.5 The agent has confirmed that the land ownership and certificate is correct. Any covenants on the land or adjacent properties are civil matters and not for consideration as part of this planning application.

3.0 Conclusion

3.1 Matters of principle, Access, Highways and Parking, Character, Layout and Amenity, Trees and Landscape, Flood risk and Drainage, Ecology, Contamination, Crime and Planning Obligations including affordable housing, were all considered at outline application stage and there are no significant changes in the Development Plan or national policy to warrant a change of stance. On this basis, the variation is considered acceptable and recommended for approval, subject to the conditions listed below, the submission of a completed unilateral undertaking to secure mitigation towards the GIRAMS, with the permission as varied remaining bound by the s.106 attached to outline application reference 3PL/2019/1076/O.

RECOMMENDATION

Approval, subject to the conditions listed below, the submission of a completed unilateral undertaking to secure mitigation towards the GIRAMS, and note confirming the permission as varied remains bound by the s.106 for outline application reference 3PL/2019/1076/O.

CONDITIONS

- 1 Outline Time Limit (3 years)**

The development shall take place in accordance with the timescales, as set out in the varied outline planning permission, application reference 3PL/2019/1076/O.

Reason for condition:-

As required by section 92 of the Town & Country Planning Act 1990.
- 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. The access positions to the adopted highway are approved as detailed by the 'Proposed Location Plan' reference: 2005.05 and 'Proposed Plan at Quidenham Rd junction and off-site road works', reference: 2005.12 rev A.

Reason for condition:-

To ensure the satisfactory development of the site.
- 3 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.
- 4 Max 85 Dwellings**

The development shall be for 85 dwellings.

Reason for condition:-

To protect the character of the area and the amenity of future occupants in accordance with Policies GEN02, COM01 and COM03 of the Breckland Local Plan (adopted 2019) and to ensure sustainable development in accordance with Policy GEN 03 and the Harling Housing Allocation of the Breckland Local Plan (adopted 2019).
- 5 Internal Space Standards**

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).
- 6 Mount Pleasant Drive Access**

22 of the dwellings hereby permitted shall have vehicle access from Mount Pleasant Drive only and 63 of the dwellings hereby permitted shall have vehicle access from Quidenham Road only, unless otherwise first agreed in writing by the Local Planning Authority. A pedestrian and cycle path connection shall be provided between the two residential areas.

Reason for condition:-

To ensure the safety of the Highways network and pedestrians having regard to Policies COM 01(m), (n) and TR 01 of the Breckland Local Plan (adopted), whilst also having due regard to paragraph 110 of the National Planning Policy Framework 2021.
- 7 Drainage with RM**

Any reserved matters application shall be accompanied by a detailed surface water drainage strategy, plan(s) and supporting calculations and infiltration testing and a management and maintenance plan. Prior to the occupation of each dwelling, the approved drainage system which serves that dwelling shall be made available and fully functional. The drainage system shall thereafter be managed and maintained in accordance with the approved details.

Reason for condition:-

To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development and to protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework 2021 and having regard to Policy ENV09 of the Breckland Local Plan (adopted 2019).

8

AIA with RM

With the reserved matters application, a tree protection plan/arboricultural impact assessment shall be submitted based on the final layout as well as detailed planting proposals which should comprise tree planting including some large maturing species and replacement hedge planting to mitigation against the loss of those identified to be removed or reduced in the Arboricultural Impact Assessment & Preliminary Method Statement February 2021, or any which subsequently will be affected by the final development plans.

Reason for condition:-

Details are required prior to commencement and with the reserved matters application, to protect significant trees and hedgerows in accordance with Policy ENV06 and the Harling Housing Allocation of the Breckland Local Plan (adopted 2019).

9

EMP - Pre-com

An ecological management plan (EMP) shall be submitted to, and approved in writing by the Local Planning Authority prior to 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 and enhancement measures detailed in the Ecology Assessment (Hopkins Ecology; February 2021) submitted with the application including that for: protection and enhancement of bat feeding and commuting corridors; protection and enhancement of hedgerows; compensatory planting for the loss of up to 230m of hedgerow; number of nest boxes for birds; number of net bat boxes; and creation and management of the lagoon for wildlife
- 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 If more than two years have passed since surveys were undertaken then update surveys may be required at the reserved matters stage and any additional mitigation measures that need incorporating into the sites design agreed with the Local Planning Authority.

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.

Reason for condition:-

Details are required prior to commencement to protect and enhance ecology in accordance with Section 15 of the National Planning Policy Framework 2021 and ENV03 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

10 Details plans of roads etc. - Pre-com

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

Reason for condition:-

To ensure the safety of the Highways network and pedestrians having regard to Policies COM 01(m), (n) and TR 01 of the Breckland Local Plan (adopted), whilst also having due regard to paragraph 110 of the National Planning Policy Framework 2021.

This condition will require to be discharged

11 Parking for construction workers - Pre-com

Prior to the commencement of development a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of hours of site operation/deliveries, parking for construction workers, noise and dust suppression methodology and method of waste disposal. Such scheme as may be agreed shall be implemented throughout the construction period.

Reason for condition:-

To safeguard the amenities of the adjoining properties having regard to Policy COM 03 of the Breckland Local Plan (adopted 2019). This is a pre-commencement condition as the details of construction need to be agreed prior to construction work taking place.

This condition will require to be discharged

12 Archaeology - Pre-com

A) No development shall take place until 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 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.

and,

B) No development shall take place other than in accordance with the written scheme of investigation approved under condition (A).

and,

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

In this case the mitigatory works will commence with a geophysical survey.

Reason for condition:-

Details are required prior to commencement to protect heritage assets in accordance with policies ENV07 and ENV08 of the Breckland Local Plan (adopted 2019) and Section 16 of the National Planning Policy Framework 2021.

Note:-

A brief for the archaeological work can be obtained from Norfolk County Council Historic Environment Service whom charge for this service.

This condition will require to be discharged

13

Desk study/ site investigation - Pre-com

Unless otherwise first agreed in writing with the Local Planning Authority, 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. Desk Study

A desk study and risk assessment to determine the risk of any contamination on the site, whether or not it originates on the site. The desk study 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 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.

B. 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) the same details as in part A above (ii) a survey of the extent, scale and nature of contamination and (iii) an appraisal of remedial options, and proposal of the preferred option(s).

C. 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.

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, unless otherwise first 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 undertaken 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. This condition is imposed in accordance with Section 15 of the National Planning Policy Framework 2021 and Policy COM 03 of the Breckland Local Plan (adopted 2019).

Informative:

Where remediation of contaminated land is required, the developer is advised to put in place measures to ensure that any future alterations/ extensions to the development do not undermine completed remediation works and, if appropriate, that the future alterations/extension include the same scheme of remediation as that included in the original development.

This condition will require to be discharged

14 Materials - Early Stage

Prior to the commencement of any works above slab level the type and colour of the external materials to be used in the construction of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. 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 Policies GEN02, COM01 and HHA1 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

15 Off-site highways works - Early Stage

No development above the laying of foundations shall take place unless or until detailed drawings for off-site highways improvement works as indicated on drawing 2005.12 Rev B have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be delivered and completed in full prior to first occupation of the development hereby permitted, or in accordance with a timetable which shall first be submitted to and agreed in writing by the Local Planning Authority.

Reason for condition:-

To ensure the safety and proper functioning of the Highways network and pedestrians having regard to Policies COM 01(m), (n) and TR 01 of the Breckland Local Plan (adopted 2019), whilst also having due regard to paragraphs 110 of the National Planning Policy Framework 2019.

This condition will require to be discharged

16 Precise details of foul water disposal - Early Stage

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. 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 Section 14 of the National Planning Policy Framework 2021 and Policy ENV09 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

17 Fire Hydrants - Early Stage

Prior to the commencement of any works above slab level a scheme shall be submitted to and approved in writing by the Local Planning Authority, for the provision of fire hydrants (served by mains water supply) serving the development. No dwelling shall be occupied until the hydrant(s) have been provided in accordance with the scheme as approved.

Reason for condition:-

In order to secure the provision of fire hydrants in accordance with Policy COM 01 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

18 Boundary screening to be agreed

Prior to the first occupation of the development hereby approved, a scheme for the provision of boundary treatments, including to the lagoon if proposed at the reserved matters stage, shall be submitted and approved in writing by the Local Planning Authority. Such scheme as may be agreed shall be completed prior to the occupation or use of the development which the screening adjoins. The approved screening shall thereafter be maintained in that form.

Reason for condition:-

To safeguard the interests of the amenities of neighbouring occupiers and to ensure the satisfactory appearance of the development, in accordance with Policies GEN02, COM01, COM03 and the Harling Housing Allocation of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

19 Binder Course - Pre-Occ

Before any dwelling is first occupied the road(s) and footway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the the details to be approved under condition 10 of this decision notice.

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 having regard to Policies COM 01(m), (n) and TR 01 of the Breckland Local Plan (adopted), whilst also having due regard to paragraphs 108 and 109 of the National Planning Policy Framework 2021.

20 Completion of roads final occupation

Prior to the occupation of the final dwelling hereby permitted all development shall be carried out on roads and footways in accordance with the approved specification.

Reason for condition:-

To ensure the safety of the Highways network and pedestrians having regard to Policies COM 01(m), (n) and TR 01 of the Breckland Local Plan (adopted), whilst also having due regard to paragraphs 110 of the National Planning Policy Framework 2021.

21 No permanent external lighting without prior agreement

Prior to the occupation of the development hereby permitted details of the external lighting to

the site shall be 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:-

To safeguard the interests of the amenities of neighbouring occupiers and to ensure the satisfactory appearance of the development, in accordance with Policies GEN02, COM01, COM03 and the Harling Housing Allocation of the Breckland Local Plan (adopted 2019).

22

No loss of trees

No trees or hedges within the site shall be cut down, uprooted destroyed, lopped or topped, other than in accordance with the approved plans, without the prior written approval of the Local Planning Authority. Any trees or hedges removed without consent shall be replaced during the next planting season November/March with trees of such size and species as first agreed in writing with the Local Planning Authority.

Reason for condition:-

To protect significant trees and hedgerows in accordance with Policy ENV06 and the Harling Housing Allocation of the Breckland Local Plan (adopted 2019).

23

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:-

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 2019 and Policy COM 03 of the Breckland Local Plan (adopted 2019).