

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2022/0576/D	CASE OFFICER	Rebecca Collins
LOCATION:	HARLING Land North of Kenninghall Road & South of Quidenham Road	APPNTYPE:	Reserved Matters
APPLICANT:	Abel Homes Limited Neaton Business Park Norwich Road	POLICY:	In Settlemnt Bndry
AGENT:	Abel Homes Limited Neaton Business Park Norwich Road	CONS AREA:	N
PROPOSAL:	Reserved Matters application for 85 dwellings following outline permission 3PL/2019/1076/O and Variation of condition application reference 3PL/2022/0555/VAR, as well as discharge of conditions 9,11,12,13,14,16 & 18 from 3PL/2019/1076/O (information has also been submitted pursuant to the requirements of conditions 7&8)		
		LB GRADE:	N
		TPO:	N

REASON FOR COMMITTEE CONSIDERATION

This is a major application, previously considered at Planning Committee.

KEY ISSUES

Principle of Development
Layout, Appearance and Scale
Residential Amenity
Landscaping
Access and car parking
Flood Risk and Drainage
Ecology

DESCRIPTION OF DEVELOPMENT

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

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 has been constructed 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 boundary and means of access were established by the granting of outline permission under reference 3PL/2019/1076/O. The site falls largely within the site allocated in the Breckland Local Plan (as adopted in 2019) and consists of 85 dwellings, as set out in both the allocation and the outline planning permission. Access to the site is split between Kenninghall Road (as specified in the allocation and outline permission) and Quidenham Road (as determined within the outline permission).

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/2022/0555/VAR

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.

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
COM03	Protection of Amenity
ENV01	Green Infrastructure
ENV02	Biodiversity protection and enhancement
ENV04	Open Space, Sport & Recreation
ENV05	Protection and Enhancement of the Landscape
ENV06	Trees, Hedgerows and Development
ENV07	Designated Heritage Assets
ENV09	Flood Risk & Surface Water Drainage
GEN01	Sustainable Development in Breckland
GEN02	Promoting High Quality Design
HOU01	Development Requirements (Minimum)
HOU06	Principle of New Housing
HOU07	Affordable Housing
HOU10	Technical Design Standards for New Homes
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).

A Unilateral Undertaking has been submitted to secure GIRAMs payments to mitigate recreation impacts at Natura 2000 Designated Protected Wildlife Sites within Norfolk (The Brecks, North Norfolk Coast and The Broads), as described in the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMs).

CONSULTATIONS

HARLING PARISH COUNCIL

The PC considers the proposed mix of house types to be good with a considered layout and therefore have no objection.

NATURAL ENGLAND

Natural England has no comments to make on this reserved matters application. Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

CRIME REDUCTION & ARCHITECTURAL LIAISON OFFICER

The layout is generally supported, given that the frontage of dwellings are set parallel to the roads which will assist natural surveillance over the community and the planned orientation of units allows for some back to back garden a design that helps reduce vulnerability to the rear of homes and is supported. The development allows for movement but is not overly permeable which is also commended. The public footpath leading from Mount Pleasant Drive to the southern Type 3 access road is straight in design. This should be as wide as

possible and well maintained.

There is an expectation that communal amenity spaces are designed with natural surveillance supplied from nearby dwellings. The area designated in the south of the site (POS Space 2 and proposed LEAP) does not benefit from such surveillance.

It is understood that the location of the LEAP resides adjacent to an existing play space in an earlier phase of development, thus maintaining / expanding upon the provision whilst ensuring sufficient buffer zones to properties, both new and old (DAS), however improved surveillance would be recommended - is there further surveillance provided by existing houses off Mount Pleasant Drive?

All POS should be protected by knee rails or other low structures to prevent unauthorised vehicle incursions.

Walls, fences and hedges will need to be kept low (less 1.5m), this is observed within landscape plans and supported. The expectation for the more vulnerable side and rear boundaries is for provision of appropriate robust boundary treatment to 1.8m in height (min). Developers should install fencing to a high standard to ensure the security and longevity of the boundary. All timber employed in the manufacture of the fencing should be fit for purpose, from FSC certified sustainable sources and be treated to provide protection against all types of rot and insect infestation for a minimum of 25 years. The installation of woven type treatments (illustrated within DAS), especially on the more exposed boundaries adjacent POS and LEAP is questioned; especially if surveillance could be improved by the addition of a trellis topping.

The indicated parking spaces is en-curtilage, mostly located to front of housing which is supported as is a proven way in which to reduce crime. Where parking is designed to be adjacent to or between units, a gable end window should be considered to allow residents an unrestricted view over their own vehicles. Parking should be within view of active rooms from which there is direct and regular visual connection, such as kitchens and living rooms, but not from more private rooms, such as bedrooms and bathrooms. This element has been provided for all homes that have parking more to the front of the properties but will need incorporating for side parking positions.

Consider opportunities to further improve on surveillance (and thereby guardianship over some car park spaces), by providing windows on gable ends for example 17, 58 & 59.

Officer Note: House types for plots 9 and 64 changed to offer natural surveillance.

ANGLIAN WATER SERVICE

The foul water strategy is acceptable to Anglian Water.

The surface water drainage strategy and adoption proposals do not involve Anglian Water. We therefore have no comments to make regarding the discharge of conditions 7 and 13 of planning reference 3PL/2022/0576/D

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 Harling Footpath 2 is aligned along part of the boundary within the site. The full legal extent of this footpath must remain open and accessible for the duration of the development and subsequent occupation. The full legal extent of this footpath must remain open and accessible for the duration of the development and subsequent occupation.

NORFOLK COUNTY COUNCIL HIGHWAYS

Revised information received and considered acceptable.

FLOOD & WATER MANAGEMENT TEAM

No comments.

TREE AND COUNTRYSIDE CONSULTANT

I am satisfied that the attached assessment is sufficient to confirm that the lines of trees are correctly identified as groups rather than hedges, and consider that the replacement hedging proposal provides sufficient mitigation for the loss. The hedgerow regulations clearly state that where a former hedgerow has not been actively managed and has grown into a line of trees, it is not covered by the regulations. I would recommend that a condition is attached to ensure that all hedgerow planting is retained in perpetuity at a height of no less than 1.5m.

HOUSING ENABLING OFFICER

I confirm that the proposed housetypes meet the space standards as required by condition 5, and the housing aspect of this condition can be discharged.

CONTAMINATED LAND OFFICER

Our records indicate that the above site is in the vicinity of a potentially backfilled quarry/pit from which there is the potential for gas migration. Therefore, I recommend further conditions and notes are included on the planning permission.

ENVIRONMENTAL HEALTH OFFICERS

14/6/22

I have looked at the application submitted and, based on the information provided to me at this time; there are no objections or comments on the grounds of Environmental Protection.

19/7/22

I have looked at the further detail submitted in respect of condition 11 and, based on the information provided to me at this time; there are no further objections or comments on the grounds of Environmental Protection. I am happy to recommend the full discharge of the condition.

HISTORIC ENVIRONMENT SERVICE

I can confirm that an archaeological written scheme of investigation has been received and approved by Norfolk County Council Environment Service. We are therefore happy for part A of condition 12 on planning permission 3PL/2019/1076/O to be discharged. However, we recommend that parts B & C remain until we have received and approved the final report on the fieldwork and post-excavation analysis, publication and archiving have been secured.

OBLIGATIONS OFFICER, NORFOLK COUNTY COUNCIL

No Comments Received

ECOLOGY

No Comments Received

AIR QUALITY OFFICER

No Comments Received

NHS ENGLAND MIDLANDS & EAST (EAST)

No Comments Received

NHS ENGLAND MIDLANDS AND EAST (EAST)

No Comments Received

REPRESENTATIONS

There were 4 letters of representation received during the consultation, their comments are summarised as follows:

- The traffic management plan for Able development suggests phase 1 lorry deliveries will be via Kenninghall road and where possible from the East which to me suggests they will try and access from Kenninghall along Kenninghall road which is totally unsuitable. This road has a 7.5 ton restriction for good reason.
- All development should be accessed from the Quidenham road direction from the A11 or via the B1111 which is after all a B road. I strongly object to lorries using the small twisty lane to and from Kenninghall.
- The initial plans, which were passed, had a new GP surgery, if its not forthcoming and is needed by the village, then the development should not be built.
- Noise and Traffic
- The plans show a two storey show home where previously there were bungalows. Given the ground level difference between the site and Quidenham Rd/Drakes Close the ridge height of the existing properties at 33.43m will be built above. A ridge height above those existing properties will be out of character in a village setting.
- Impact on Landscape
- Impact on ecology
- Flood risk and pressure on water mains.

ASSESSMENT NOTES

1.0 Principle of Development

1.1 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 application to vary this outline permission to allow the variation of condition 6 on 3PL/2022/0555/VAR - To amend the wording of the condition to lower housing density for the section of the site accessed from Mount Pleasant Drive.

1.2 This current application only considers matters relating to appearance, layout, landscaping and scale of the development, which are discussed in the following sections. Access was approved via the Outline Application, which includes two access points, one off Quidenham Road to the north and one off Mount Pleasant Drive off Kenninghall Road to the south (the numbers the subject of the above mentioned variation application).

2.0 Layout, Appearance and Scale

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 seeks new development to contribute to and where possible enhance the local environment by recognising the intrinsic character and beauty of the countryside. Layout, appearance and scale are all reserved matters to be considered at this time. Overall landscape impact was considered at outline application stage and the development of the landscape is considered acceptable in principle on this basis.

2.2 The layout, albeit previously indicative, is reflective of that shown at outline application stage. The main access road comes off Quidenham Road, to the north and runs centrally through this northern part of the site with housing development largely contained on its eastern side, with landscaping to the west of the access. Housing then appears as one enters the southern, denser developed part of the site. Here there is a circular route taking 63 no. dwellings out on Quidenham Road and to the southern part of the site, a single vehicular access leads onto Mount Pleasant Drive and then onto Kenninghall Road, serving 22 no. dwellings (acceptable on the basis of approval of application reference 3PL/2022/0555/VAR), which the highways authority agree with these access arrangements both at outline and variation of application stage.

2.3 Areas of open space are found at the entrance to the site to the north and east, along almost half of the southern boundary of the site and within the centre of the site. Overall, there is an overprovision of open space across the site and the site remains low density, given the context of the area. To the south of the site the applicant proposes a LEAP and the plans have also been amended to include a LAP, in accordance with Policy ENV09 of the Local Plan.

2.4 The proposal includes no outdoor sport open space. In this regard it is noted that Policy ENV04 of the Breckland Local Plan sets out:

It is recognised that there may be cases where the direct provision of outdoor playing space on-site is not the preferred option. It may be that outdoor playing space does not represent an efficient use of land in the context of the site location or that there is a deliverable opportunity to secure a more meaningful area of outdoor playing space that better serves the whole community in close proximity to the application site. Contributions in lieu of on-site provision for sites of 25 or more dwellings will be the exception and will need to be supported by robust evidence from the applicant that on-site provision is not appropriate and/or viable . . . Any contribution will need to be towards a specific deliverable scheme in consultation with the relevant parish council and the developer contributions policy in this document.

2.5 Given the size and scale of the site, it is agreed that no usable outdoor sport space could be provided on site. However, there is space for informal forms of outdoor sport and play. The applicants have been in contact with East Harling Parish Council, who have confirmed that they have no specific deliverable scheme for contributions to outdoor sport open space. On this basis, there is no requirement to provide outdoor sport open space or a contribution in accordance with Policy ENV04 of the Breckland Local Plan (adopted 2019). The proposal is considered acceptable on this basis.

2.6 The proposals include fairly large dwellings, set in large plots. Although relatively low density in the context of Section 11 of the NPPF, this is in line with the permission granted at outline application stage and will constitute a greener transaction into the open countryside and a spacious development.

2.7 The house types are considered acceptable, given the character of the area, the detailing proposed and the set back from main routeways given the intervening development and green spaces. The house types are common to this developer and consistent with development permitted elsewhere. The streets are well surveyed by a range of house types and subject to some minor amendments, the proposals would contain, where relevant, dual elevations to adequately survey car parking, open spaces and streets. The house types are considered to meet The Department for Communities and Local Government's Technical Housing Standards - nationally described space standard March 2015 and meet Building Regulation requirement of 110 l/h/d in accordance with condition 5 of the outline planning permission and Policy HOU10 of the Breckland Local Plan (adopted 2019).

2.8 Boundary treatments and materials were conditioned at outline application stage and details have been submitted with this application. The materials include through colour (non-painted) white render, timber cladding, Bure Valley Blend Bricks and grey and red roof tiles. Although a fairly limited pallet of materials, given the context and the detailing proposed, then it is considered acceptable, in this instance. The boundary treatments proposed are considered acceptable also and conditions 14 and 18 of the outline planning permission reference 3PL/2019/1076/O are recommended for discharge on this basis.

2.9 On the basis of the information set out above the layout, appearance and scale of the proposals are considered acceptable and in accordance with Section 12 of the NPPF, HOU01, HOU10, GEN02, ENV04 and COM01 of the of the Breckland Local Plan (adopted 2019).

Residential Amenity

2.10 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.

2.11 The site is well laid and spaced out to provide adequate amenity levels including large rear gardens for most new properties, in character with the larger plots in the surrounding area. Back to back distances are in excess of 20 metres to the north, and south of the site in excess of 30 metres, which is more than sufficient to protect the amenity of neighbouring properties in terms of overlooking and overbearing.

2.12 A construction management plan (CMP) has been submitted with this application for approval, in accordance with condition 11 of the outline planning permission. Highways Authority and Environmental Health have been consulted. Further information was been requested and submitted and both the Highways Authority and Environmental health raise no objections on the basis of the additional information submitted to the discharge of condition 11.

2.11 On the basis of the above, the proposals are considered to accord with Policy COM03 of the Breckland Local Plan (adopted 2019).

3.0 Landscaping

3.1 The retention of significant trees and hedgerows is supported by Policy ENV06 of the Breckland Local Plan (adopted 2019). The entrance to the site off Quidenham Road has been designed to form an attractive at the entrance to the site, flanked by green spaces with landscaping proposed to the east. Access off Mount Pleasant is past existing residential development, however, to the west of the access will be an extended open space with LEAP, providing an improved open space and green entrance to the site from this direction.

3.2 Landscaping details have been submitted with the application. The Tree Officer has been consulted and based on further information submitted the Tree Officer has confirmed that they are satisfied the submitted assessment is sufficient to confirm that the lines of trees are correctly identified as groups rather than hedges, and consider that the replacement hedging proposal provides sufficient mitigation for the loss. The hedgerow regulations clearly state that where a former hedgerow has not been actively managed and has grown into a line of trees, it is not covered by the regulations. Therefore, he has no objections subject to a condition to ensure that all hedgerow planting is retained in perpetuity at a height of no less than 1.5m.

3.3 The context to the north and east of the site is one of open countryside and through maintaining boundary vegetation and the large gardens, this will provide a rural transition into the open countryside. On this basis and subject to the recommended conditions, the proposal is considered to comply with Policies ENV05 and ENV06 of the Breckland Local Plan (adopted 2019).

4.0 Access and car parking

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 Access to the site was determined at outline stage. This is being revised through variation of condition application 3PL/2022/0555/VAR. However, the Highways Authority have no objections to this application and the variation is a small variance to the number of vehicles accessed off each access. On this basis, it is considered that the revision to accesses is likely to be acceptable, with the principle to have vehicles accessing off Quidenham Road/Kenninghall Road/Mount Pleasant Drive already being established at outline application stage.

4.3 The Highways Authority have requested some amends to the layout, which have been submitted and their further comments are received and accepted. These will be reported to Planning Committee. Subject to no objections being received then the proposal is likely to be considered to accord with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

4.4 Conditions 10 (detailed road plans) and 15 (off site highways works) were initially submitted for discharge with this application but due to delays at County Council these details have not been assessed by engineers and therefore the conditions are removed from this application in terms of assessment and will be dealt with separately under a discharge of conditions application.

4.5 The proposal complies with the Council's adopted car parking standards, providing an average provision of over 2 spaces per dwelling for vehicle parking, with garages for most plots also provided. The proposals are therefore considered to accord with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

5.0 Flood Risk and Drainage

5.1 Section 14 of the NPPF and ENV09 of the Breckland Local Plan (adopted 2019) 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. The site lies in flood zone 1, at the lowest risk of flooding.

5.2 Anglian Water have been consulted and have commented that the Foul Water Strategy provided is acceptable and on this basis condition 16 can be discharged. The Lead Local Flood Authority have no comments with regards to the application. Therefore, acceptable information has been submitted having regard to condition 7 of the outline planning permission and this condition can also be discharged.

5.3 On this basis, it is considered that the development is likely to be acceptable in flood risk and drainage terms, in accordance with Section 14 of the NPPF and ENV09 of the Breckland Local Plan (adopted 2019) and that Condition 16 (foul water drainage) can also be discharged.

6.0 Ecology

6.1 Section 15 of the NPPF and policy ENV02 of the Breckland Local Plan (adopted 2019) require the protection and enhancement of biodiversity. An ecology survey has been submitted and our ecologist has been consulted. However, their comments have not yet been received and are awaited. Subject to no objections from them it is considered that given outline planning permission has already been granted on this site, subject to conditions that development in this location is likely to be acceptable, subject to the details with regards to condition 9 being acceptable. Therefore, subject to no objections being received, the proposal is considered likely to be acceptable in accordance with Section 15 of the NPPF and policy ENV02 of the Breckland Local Plan (adopted 2019).

6.2 GIRAMs

A Unilateral Undertaking has been submitted to secure GIRAMs payments to mitigate recreation impacts at Natura 2000 Designated Protected Wildlife Sites within Norfolk (The Brecks, North Norfolk Coast and The Broads), as described in the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMs).

6.3 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 submitted information to demonstrate that the site is located outside of the catchment area of the sites identified by Natural England 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).

7.0 Other Matters

7.1 Section 15 of the NPPF and COM03(8) of the Breckland Local Plan (adopted 2019) states that planning decisions should take account of ground conditions, pollution and contamination risk. This matter has been conditioned on the outline planning permission and does not need to be repeated here. Our contamination officer has been consulted and commented that they have no objections to this application, subject to additional conditions being applied with regards to ground gas, which will be applied. The proposal is therefore considered to accord with Section 15 of the NPPF and COM03(8) of the Breckland Local Plan (adopted 2019).

7.2 An archaeology condition was imposed on the outline planning permission (condition 12). The Historic Environment Service have assessed the application and state 'I can confirm that an archaeological written scheme of investigation has been received and approved by Norfolk County Council Environment Service. We are therefore happy for part A of condition 12 on planning permission 3PL/2019/1076/O to be discharged. However, we recommend that parts B & C remain until we have received and approved the final report on the fieldwork and post-excavation analysis, publication and archiving have been secured'. On this basis, the condition will be updated and remain with regards to parts B & C. On this basis, the proposal is considered acceptable with regards to archaeology.

7.3 The matter of the Doctors Surgery was discussed at outline application stage and is not required in the S.106 which establishes that application. On that basis, it cannot be revisited at this, reserved matters application stage.

8.0 Conclusion/ Planning Balance

8.1 The principle of development for the erection of dwellings has been established by the grant of outline planning permission. The current application only considers matters relating to appearance, layout, landscaping and scale of the development together with discharge of outline conditions, where applicable. The reserved matters have been found to be acceptable on balance, with no harm significantly outweighing the benefits, and it is recommended that the application is approved subject to conditions and no objections

being received from our ecologist and the Highways Authority. The UU received will adequately deal with the matter of GIRAMs, as set out above.

8.2 Conditions will be updated subject to responses from statutory consultees, as set out above.

RECOMMENDATION

Approval, subject to conditions and a signed Unilateral Undertaking for GIRAMs (already received) and no objection from our ecologist and Highways Authority.

CONDITIONS

1 Reserved Matters - time limit

This approval is granted following the grant of Outline Planning Permission reference 3PL/2019/1076/O dated 18th March 2022. The timescales for implementation of the development are set out at condition 1 of the Outline Planning Permission.

Reason for condition:- For the avoidance of doubt and to ensure that the development accords with conditions attached to the outline planning permission for the proposal, including time limits specified for commencement, resulting in appropriate development of the site.

2 In accordance with submitted plans NEW 2017

The development shall 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

Pursuant to condition 12 of planning permission 3PL/2019/1076/O dated 18th March 2022, part A of this condition is considered to be discharged. Compliance with the remainder of condition 12, is required, as follows:

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).

4 Ground gas condition

The development shall include ground gas protection measures, or a site investigation may be undertaken to provide site specific assessment which would need to be acted on

accordingly. The Local Planning Authority shall approve the proposals in either case before works on the site commence. The scheme shall be constructed and completed in accordance with the approved specification at such times as may be specified in the approved scheme.

Reason for condition:- Details are required prior to commencement to ensure a safe development in accordance with Section 15 of the National Planning Policy Framework.

Informative: The developer is referred to the BRE report 414, CIRIA 665 / C149 or similar for guidance on gas protection measures, or CLR11 or similar for guidance on site investigation.

5 Implementation of submitted boundary treatment

Pursuant to condition 18 of planning permission 3PL/2019/1076/O dated 18th March 2022, the boundary treatments as shown on plans reference 112072-IWD-XX-XX-DR-C-1000, 1001, 1002, 1003, 1004, 1004, 1005, 1006 and 1007 are hereby approved and shall be completed prior to the occupation of the dwelling to which the screening adjoins. The approved screening shall thereafter be maintained in that form.

Reason for condition:- In the interests of the satisfactory appearance of the development in accordance with Policies GEN02 and COM01 of the Breckland Local Plan (adopted 2019).

6 Ecology

Pursuant to condition 9 of planning permission 3PL/2019/1076/O dated 18th March 2022, the development shall take place in complete accordance with the approved Ecological Management Plan (EMP).

Reason for condition:- 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).

7 Any drainage conditions

Pursuant to condition 16 of planning permission 3PL/2019/1076/O dated 18th March 2022, the development shall take place in complete accordance with the approved Foul Water Disposal Scheme.

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 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).

8 Hedge planting

Pursuant to condition 8 of planning permission 3PL/2019/1076/O dated 18th March 2022, the development shall take place in complete accordance with the submitted planting proposals. All hedgerow planting shall be retained in perpetuity at a height of no less than 1.5 metres, unless otherwise first agreed in writing by 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).

This condition will require to be discharged

9

Construction Method Statement

Pursuant to condition 11 of planning permission 3PL/2019/1076/O dated 18th March 2022, the development shall take place in complete accordance with the approved Construction Management Plan (CMP).

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).

10

External materials as approved

Pursuant to condition 14 of planning permission 3PL/2019/1076/O dated 18th March 2022, the development hereby permitted shall be constructed using the materials specified on the submitted 'External Materials Palette' report dated 09.05.22 Rev A, unless otherwise first agreed in writing by the Local Planning Authority.

Reason for condition:- To enable the Local Planning Authority to ensure the satisfactory appearance of the development, as required by Policies COM03, GEN02 and COM01 of the Breckland Local Plan (adopted 2019).