

AGENDA ITEM NO: 9/2(c)

Parish:	Heacham	
Proposal:	Outline Application: 8 new dwellings	
Location:	Land South of St Marys Close Heacham Norfolk	
Applicant:	Mr R Wright	
Case No:	16/00245/O (Outline Application)	
Case Officer:	Mr C Fry	Date for Determination: 15 June 2016 Extension of Time Expiry Date: 8 September 2016

Reason for Referral to Planning Committee – The financial contribution is in excess of £60,000.

Case Summary

The site is a preferred site allocation in the Site Specific Allocation Document Policy G47.2 – Land south of St Mary's Close for a minimum of 6 dwellings.

Heacham is designated as a Key Rural Service according to Policy CS02 of the Local Development Framework Core Strategy 2011.

The application site lies on the southern side of St Mary's Close, and is grade 3 agricultural land.

This application seeks outline planning permission for 8 detached dwellings with all matters reserved.

Key Issues

The Principle of Development
Form and Character/impact upon the Countryside
Impact upon the Conservation Area
Neighbour Amenity
Highways Impact
Flood Risk and Drainage
Ecology
Affordable Housing
Other Material Considerations

Recommendation

A) APPROVE subject to conditions and completion of a suitable Section 106 Agreement to secure affordable housing financial contribution, habitats open space and habitats regulation contributions within 4 months of the date of resolution to approve

B) REFUSE in the event that a suitable Legal Agreement to secure an affordable housing contribution and open space within 4 months of the date of resolution to approve.

THE APPLICATION

The application site lies within an area designated as Countryside and the Conservation Area according to Local Plan Proposals Maps for Heacham.

The application site comprises of grade 3 agricultural land and is to the south of St Mary's Close, Heacham. The land slopes gently away heading south and is roughly rectangular in shape. The northern boundary of the site is heavily treed and a drain runs along the southern boundary of the site. The site is currently accessed via a gated entrance from St Mary's Close.

The eastern boundary of the site contains bunding to the A149, and ranch style fencing.

However the site forms site allocation G47.2 Heacham - Land to the south of St. Mary's Close. The land amounting to 1.3ha, as shown on the Policies Maps, is allocated for residential development of a minimum of 6 dwellings. Development will be subject to the following:-

- Establish a safe vehicular and pedestrian access point from St. Mary's Close
- Submission of a Tree Survey to establish the significance of trees on site and identify trees which must be retained.
- Submission of an Ecological Study that establishes that either:-
 - i) There would be no negative impact on flora and fauna:
Or if any negative impacts are identified, establishes that
 - ii) These (negative) impacts could be suitably mitigated;
 - Submission of an archaeological assessment.
- The design of development, and in particular it's massing and materials, shall have regard to its potential impact on the setting of Heacham Conservation Area and the Area of Outstanding Natural Beauty. Established trees and vegetation should be retained on the south-west boundary of the site to provide natural screening from Heacham Conservation Area. The hedgerow should be retained on the eastern boundary of the site to provide natural screening from the Area of Outstanding Natural Beauty.
- Enhanced informal recreation provision on, or in the vicinity of the allocated site to limit the likelihood of additional recreational pressure (particularly in relation to exercising dogs) on Habitats Regulations protected nature conservation sites in the wider area. This could be in the form of a contribution to greenspace provision or management in the wider area within which the site is located, or provision may consist of some combination of informal recreation open space (over and above the Council's normal standards for play space) and/or pedestrian routes which help to provide a variety of terrain, routes and links to greenspace and or the wider footpath network.

- Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
- Provision of a financial contribution towards affordable housing commensurate with the current standards.

This site seeks outline consent for 8 dwellings with all matters reserved at this stage.

An indicative site layout plan has accompanied the application.

SUPPORTING CASE

The following documents have accompanied the application:-

- Design and Access Statement
- Contamination desk study
- Ecology Study

Design and Access Statement

- The proposal is to gain outline planning permission for the construction of 8 dwellings.
- The site is a “preferred option” as stated in the Preferred Options for a detailed policies Site plan
- Access is proposed from St Mary’s Close, with further details on the scale and appearance of the development being submitted as a reserved matters application.
- Access is in situ; however this is to be made good and suitable for the access and egress criteria needed for 8 new dwellings
- The existing land consists of open fields with few mature trees, hedgerow to the existing site boundaries and a newly planted line of trees to the south of the site.

PLANNING HISTORY

07/00424/F: Application Permitted: 24/04/07 - Retention of existing boundary fence -

06/00246/F: Application Refused: 30/03/06 - Retention of 1.5m high oak paling boundary fence

2/01/1829/F: Application Permitted: 05/02/02 - Formation of lake and boundary bank and erection of field shelter

RESPONSE TO CONSULTATION

Parish Council: NO OBSERVATIONS a condition is requested to ensure that the application is for a maximum of 8 dwellings.

King’s Lynn Internal Drainage Board: NO OBJECTION subject to surface water drainage details

Housing Enabling Officer: Comments that 1.6 affordable dwellings would be required on the site which is 1 affordable rented dwelling and a fixed sum of £36,000.

Historic Environment Service: NO OBJECTION subject to conditions.

NCC Highways: NO OBJECTION subject to conditions

Environment Agency; NO OBJECTION

Arboricultural Officer: NO OBJECTION subject to conditions

Environmental Health and Housing – CSNN: NO OBJECTION subject to conditions

REPRESENTATIONS

THIRTEEN letters **OBJECTING** to the application on the following grounds:-

- The only access to these proposed houses is on a very sharp bend
- There will be at least 2 cars per property making a total of 16 cars coming and going
- Impact upon wildlife
- Will the nesting season be taken into account
- Impact upon the Conservation Area
- Too much housing in Heacham
- No way of ensuring homes are for local people
- Overlooking
- Noise/dust, mud and general disturbance
- Drainage issues
- Archaeological interesting site

NATIONAL GUIDANCE

National Planning Policy Framework – sets out the Government's planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

DM21 - Sites in Areas of Flood Risk

DM19 - Green Infrastructure

PLANNING CONSIDERATIONS

The main planning considerations in regards to this application are:-

- The Principle of Development and planning history
- Form and Character/impact upon the Countryside
- Impact upon Conservation Area
- Neighbour Amenity
- Highways Impact
- Flood Risk and Drainage
- Ecology
- Affordable Housing
- Other Material Considerations

Principle of Development and planning history

Heacham is classified as a Key Rural Service Centre in the settlement hierarchy as set out under Policy CS02 of the Borough Council of King's Lynn and West Norfolk Core Strategy (2011).

The site is a preferred site in the Council's Site Allocations and Development Management Policies - Pre-submission Document (2015) which has been published and is the subject of minor modifications for the inspection of the independent inspector. The preferred site has been "allocated" for a minimum of 6 dwellings under policy G47.2 -"Land south of St Mary's Close".

Subject to satisfying the principles of the policy, where applicable to be determined at outline stage, it is considered that the proposal would comply with the NPPF's presumption in favour of sustainable development.

Form and Character

The application site is a roughly rectangular parcel of land which slopes away in a southerly direction. The land can be described as meadow land.

The features to note on site include significant and established trees along the northern boundary of the site, a drainage pond that is towards the south western corner and an embankment on the eastern boundary that supports the A149. Three phase electricity lines cut across the site in a South East to North West direction.

The form and character of the locality of St Mary's Close comprises generally of single storey detached bungalows and two storey detached properties constructed from red/orange brick and orange pantile. The bungalows are towards the junction of St Mary's Close and Church Lane.

Even though layout, appearance, scale and landscaping are reserved for later consideration it is considered that the indicative layout shown, demonstrating 8 detached dwellings, can be accommodated on the site without detrimentally affecting the form and character of the development in the locality.

Impact upon the setting of Designated Heritage Assets

Third Party representations are concerned about the impact of the proposal upon designated heritage assets.

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places statutory duties upon Local Planning Authorities. In determining applications that affect a Listed Building or its setting Section 66 (1) states that the Local Planning Authority "shall have regard to the desirability of preserving the building or its setting". Section 72 requires the LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area when determining applications affecting buildings or land within the Conservation Area or its setting.

Half of the very North West corner of the site is contained within the Conservation Area of Heacham. The majority of the Conservation Area is outside of the site and to the south. Millbridge Nursing Home, which is Grade II listed, also lies to the south of the site.

From the indicative layout, the development has the potential to be adequately separated from the setting of Millbridge Nursing home and the majority of the Conservation Area. Additionally the trees along the southern boundary of the site screen the development from the setting of these 2 designated heritage assets.

It is considered that the setting of the 2 designated heritages assets has the potential to be sustained, with additional details in regards to layout, scale and appearance to be submitted with the reserved matters application. The Conservation Officer has no objection to the principle of developing this site.

Impact upon the Area of Outstanding Natural Beauty

Paragraph 115 of the NPPF requires great weight to be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty (AONB) which have the highest status of protection in relation to landscape and scenic beauty.

The site is not contained within an Area of Outstanding Natural Beauty; however the boundary of the AONB is on the opposite side of the A149.

The indicative layout would result in approximately 4-5 dwellings being contained within the setting of the AONB. The development infills a gap in the existing built form on the western side of the A149 and with the site lower than the A149 and hedging flanking the A149, it is considered that the intrinsic character of the AONB can be retained.

Neighbour Amenities

Third Party representations are concerned about being overlooked from the new dwellings on the site.

Although the application seeks outline planning permission with all matters reserved, the indicative site layout identifies that 8 dwellings can be satisfactorily accommodated on site without causing detrimental neighbour amenity issues. The properties to the north, which are currently under construction, are adequately separated from development along the northern boundary of this site and screened from the site by virtue of the established significant trees. It is also worth noting that these neighbours are on higher land than the application site.

The nearest neighbour to the south is Conifer Lodge which is some 40m south of the plot in the North West corner of the site. At this distance this neighbour is adequately separated from the site.

Third party representations are concerned about noise and disturbance caused from the extra traffic movements associated with the site. Whilst there will be additional noise generated with a residential estate, it is considered that a residential use in this locality would not be detrimental to the enjoyment of the existing home owners in the locality.

It is noted that scale is not being determined at this stage. It would be not be considered reasonable to impose a condition in relation to the scale of the properties in order to avoid any detrimental neighbour amenity issues given the potential adequate separation distance to neighbouring properties, the established tall trees along the northern boundary and the site being on lower ground than St Mary's Close.

Third party representations are concerned about general disruption from construction traffic. It is not considered necessary to impose a condition in regards to a construction management plan given the scale of the proposal.

Highways Impact

Third Party correspondence raises highway safety issues.

The application seeks outline planning permission with all matters reserved, but the principle of attaining a suitable access does need to be considered.

The indicative layout that accompanied the application identifies the use of the existing access to the field from St Mary's Close. If this access were to be used, it would need to be widened to a minimum width of 4.5m; improvements to provide a footpath link in the highway verge to link the site to St Mary's Close and parking and turning within the site. These requirements can be adequately secured by way of condition as recommended by the Highways Officer.

Flood Risk and Drainage.

Third Party representations and the Parish Council are concerned that the proposal will give rise to localised flooding issues.

The properties are located in flood zone 1 with only the drainage area being contained in flood zone 3. Also as an allocation it is therefore not necessary to carry out the Flood Risk sequential and exception test in regards to this proposal. The Environment Agency has no objection to the proposal.

Policy G47.2 Point 7 requires the details of sustainable drainage measures and how they will integrate with development and how they will contribute to the amenity and biodiversity of the development. A suitable plan and maintenance of the SUDS should be included in the submission.

The applicant owns the north eastern part of the drain and a large water course to the south. Surface water according to the FRA will drain from the development and discharge into the drain and lake. The Internal Drainage Board acknowledge the applicant's intention to provide attenuation methods to control the rate of surface water discharge into their lake and drain, which will then subsequently control the rate of surface water discharge into the Heacham River. The IDB comment that if the developer was able to restrict the rates and volumes of surface water discharge so they do not exceed current levels of discharge, then no application would be required to be applied for to the board to discharge surface water into the Heacham River. Further SUDS details cannot be produced at this stage as layout and scale of the properties are matters to be determined at a later stage.

Notwithstanding these details, it is considered that surface water drainage as a material consideration can be adequately addressed through a planning condition.

Detail in regards to foul water drainage is to be conditioned.

Impact upon Protected Species.

Third Party representations are concerned that there will be a loss of habitat for protected species to enjoy.

A Phase 1 Protected Species Survey has been submitted which included a desk study. The phase 1 habitat survey found the site held little potential habitat for the species associated with the Wash SAC, SPA, SSSI and Ramsar Site. In respect to protective species, the report notes the following:-

Birds – Common bird species are expected to occur on the site, the hedges at the site periphery are almost certain to support nesting birds. Only a very small area of habitat will be lost. Best practice measures are recommended in respect to the impact of nesting birds during construction. It is proposed that the removal or trimming of vegetation is taken outside of the bird nesting season (1st march to 31st August) is undertaken. If works are carried out during this period, a survey will be required to ensure that bird nests are not destroyed.

Bats – hedgerow and plantations could be used for foraging and community, the lake to the south is likely to have some foraging value. Bats overflying the land could be affected by disturbance during or post-construction especially if the development results in a significant amount of new lighting.

Great Crested Newts – no records of great crested newt were recorded from the data search and the lake near the site is of poor suitability for great crested newt.

Reptiles – transient individual reptiles may occur.

Riparian Mammals – no signs of water vole or otter in the wet ditch closest to the site was found.

Species of principal importance – brown hares, common toads and hedgehogs may also occur on site.

Plant Species – Invasive non-native species Himalayan balsam was recorded without mitigation minor negative impacts to local botanical communities would occur due to seed spread. Mitigation is proposed that the Himalayan balsam on the site is removed prior to the construction phase of the development.

Appropriate lighting in respect to bats and best practice mitigation in relation to reptiles and species of principal importance will also be secured by way of an all-encompassing condition relating to section 7 of the Protected Species Report.

Ecology – Impact upon European Designated Sites

The application site lies approximately 1.75km to the east of the Wash and North Norfolk Coast Special Area of Conservation (SAC) and the Wash Special Protection Area (SPA) (also referred to as Natura 2000 site), and therefore development has the potential to affect their inherent interest features. European Sites are afforded protection under the Conservation of Habitats and Species Regulation 2010. At a national level The Wash is also Ramsar Site and is afforded the same level of protection as a European Site under paragraph 118 of the National Planning Policy Framework. It is also a Site of Special Scientific Interest.

These national and international designated sites support the population of breeding and wintering and wildfowl and waders.

As part of the site allocation process the Borough Council conducted a Habitats Regulation Assessment of site allocations conducted by Wildlife Frontier September 2015. In respect to the North Norfolk Coast and Wash SAC and Wash SPA, it states that due to combination effects from new housing, at Heacham in combination with housing at Hunstanton, Snettisham, Sedgeford that plan policy should ensure that the provision of improvement in local greenspace provision over and above the normal allocation occurs. Therefore development should be required to provide a programme of publicity aimed at occupants of the development and other residents highlighting the opportunities for recreation in the vicinity avoiding areas within the Wash Special Protection Area and the Norfolk North Coast SPA.

The report goes on to state that only larger proposals should be subject to screening for project level HRA.

Point 6 of policy 47.2 – Land to the south of St Mary's Close refers to the possible mitigation proposals outlined above and does not state the requirement for a project level habitats regulation assessment.

In relation to point 6 the agent has indicatively shown an informal recreational area which is in excess of the 17m2 of open space requirement for sites in excess of 19 dwellings. Additionally, a habitats mitigation regulation fee of £50/dwelling has been put forward by the developer to limit the impact of the development on European Designated Sites.

The location of the informal area will be submitted as part of the reserved matters application, but its management and maintenance will be secured in the S106 alongside the habitats mitigation fee payment.

It is therefore considered the development of this site would not give rise to a significant effect on both the European designated sites and under the Habitats regulations stage one – “screening” to require any further investigation in respect to the effect of the development on these European designated sites.

Affordable Housing

The government has recently reinstated its policy on reducing affordable housing requirements from smaller sites.

In respect to Heacham, it is not a designated rural area and should development in Heacham be under 1000m² for sites of between 6-10 units then no contribution is sought. Should the development be over 1000m² on sites of between 6 and 10 policy CS09 will apply.

In this instance, the agent has intimated that the Gross Internal Area of the houses and garages are going to be excess of 1000m², accordingly policy CS09 would apply. However, policy 47.2 specifically states that a financial contribution will be sought towards affordable housing rather than an on-site contribution.

In this instance based on 8 dwellings, this would be a contribution of £96,000 (the equivalent of 1 dwelling at £60,000 and a financial contribution of .6 of a dwelling at £36,000). The S106 agreement provides flexibility on final affordable housing contribution in line with policy CS09, should the reserved matters application be submitted for fewer dwellings.

Other Material considerations

The Historic Environment Service have identified on aerial photographs and satellite images of the eastern and central sections of the site that could date back to the medieval and/or post medieval periods. This could have been associated with a mill or part of a floated water meadow mentioned in the early 19th century documents accordingly and Archaeological Desk Survey was carried out

The Historic Environment Service have suggested that conditions in respect to archaeological works, following analysis of the Desk Study, can be imposed

An Arboricultural Root protection area plan has been submitted which identifies, the RPA of the trees, protective fencing, the removal of 2 elder bushes from the scheme and a former willow tree stump. The indicative layout of the site would identify that the houses are set well back from the trees and being mainly to the north of the houses, there would be little pressure on their removal.

The Arboricultural officer has commented that the development be carried out in accordance with the tree protection plan and to condition tree retention.

The Environment Health and Housing - Environmental Quality officer has no objection to the proposal subject to conditions in regards to contamination reports and any remediation requirements. The Environment Agency has been consulted and raises no issues in regards to groundwater protection.

Third Party representation in respect to the homes not being for local people is not a material consideration.

CONCLUSION

The site is allocated for a minimum of 6 dwellings under policy G47.2 – Land to the south of St. Mary's Close, Heacham.

The proposal seeks consent on this particular parcel of land for 8 detached dwellings with all matters reserved.

The indicative layout is considered to demonstrate a low density scheme which would not be detrimental to the character of development in the locality.

The Conservation officer has no principle issues with the scheme and with layout and landscaping matters reserved for consideration at a later stage, the retention of the southern tree belt can be incorporated.

There are no principle highways issues that would prohibit the development of the site.

Conditions are to be imposed in regards to SUDS management and maintenance, ecology, contamination and further archaeological investigations.

The S106 agreement will secure affordable housing, the informal recreation space and the habitats mitigation regulation payments in line with policy 47.2

In light of the above, it is considered that the proposal complies with the provisions of the NPPF and that planning permission maybe granted subject to the conditions below and the imposition of a S106 agreement.

RECOMMENDATION:

A) APPROVE subject to conditions and completion of a suitable Section 106 Agreement to secure affordable housing financial contribution, habitats open space and habitats regulation contributions within 4 months of the date of resolution to approve and subject to the imposition of the following condition(s):

- 1 Condition Approval of the details of the means of access, layout, scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.
- 1 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
- 2 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Condition Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 4 Condition The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
- 4 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 5 Condition Prior to the commencement of groundworks, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.

The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. 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,
- and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

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

- 5 Reason 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 needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.
- 6 Condition Prior to the commencement of groundworks, 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 must be prepared, and is subject to the approval in writing of the Local Planning Authority. 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.
- 6 Reason 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 needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.
- 7 Condition The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of groundworks, other than that required to carry out remediation, 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 that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

- 7 Reason 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.
- 8 Condition 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 the requirements of condition 5, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 6, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 7.

- 8 Reason 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.
- 9 Condition No development shall commence until full details of surface water drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall include the following:-
 - i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii) include a period for its implementation; and
 - iii) provide a management and maintenance plan of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The drainage details shall be constructed as approved prior to the first occupation of dwellings hereby approved.

- 9 Reason To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

This needs to be a pre-commencement condition as drainage is a fundamental issue that needs to be planned for and agreed at the start of the development.

- 10 Condition No development shall commence until full details of the foul water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.

- 10 Reason To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

This needs to be a pre-commencement condition as drainage is a fundamental issue that needs to be planned for and agreed at the start of the development.

- 11 Condition The development hereby approved shall be carried out in accordance with section 7 "mitigation measures" outlined in the Wildlife Frontier Ecology Report dated July 2016

- 11 Reason In the interests of the ecology on site, and in accordance with the NPPF.

- 12 Condition No removal and/or cutting back of hedgerows, trees or shrubs shall take between the 1st March and 31st August in any given year, unless a survey detailing that such vegetation has been checked for active bird nests before the vegetation has been cleared has been carried out. The survey needs to detail how and when such vegetation was checked and needs to confirm that birds will not be harmed and/or mitigation measures can be put in place on the site for birds to nest on the site. The survey shall be submitted to and agreed in writing by the Local Planning Authority prior to any removal of such vegetation.

- 12 Reason In the interests of protecting species in accordance with the provisions of the National Planning Policy Framework.

- 13 Condition Prior to the commencement of the development hereby permitted full details (in the form of scaled plans and / or written specifications) shall be submitted to and approved in writing by the Local Planning Authority to illustrate the following: -

- i) On-site water drainage.
- ii) Footway link.
- iii) Parking provision in accordance with adopted standard
- iv) Visibility splays.
- v) Access arrangements.
- vi) Turning areas.

- 13 Reason To ensure satisfactory development of the site. This needs to be a pre-commencement condition due to the fundamental requirement to properly plan for roads/footways/cycleways.

- 14 Condition No development shall take place until a Written Scheme of Investigation for a programme of archaeological works has been submitted to and approved by the local planning authority in writing. The scheme shall include:

- 1. An assessment of the significance of heritage assets present
- 2. The programme and methodology of site investigation and recording
- 3. The programme for post investigation assessment of recovered material
- 4. Provision to be made for analysis of the site investigation and recording
- 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation

6. Provision to be made for archive deposition of the analysis and records of the site investigation
7. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.
- 14 Reason To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
- 15 Condition No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 14.
- 15 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.
- 16 Condition 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 Written Scheme of Investigation approved under condition 14; and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 16 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.
- 17 Condition The development shall be carried out in accordance with "Proposed Site Plan- Including Tree RPA/ protection" drawing no. 183-11 dated August 2016 in so far as tree constraints and protection measures only.
- 17 Reason In the interests of visual amenity in accordance with the principles of the NPPF
- 18 Condition The development hereby approved shall comprise no more than 8 residential units.
- 18 Reason For the avoidance of doubt and in the interests of proper planning.
- 19 Condition The development hereby approved shall be carried out in accordance with the following plans:-
- Location Plan drawing 183-01 in so far as site identification only.
- 19 Reason For the avoidance of doubt and in the interests of proper planning.

B) REFUSE in the event that a suitable Legal Agreement to secure an affordable housing contribution and open space within 4 months of the date of resolution to approve.