

Parish:	South Wootton	
Proposal:	Outline application with all matters reserved for proposed residential development with access off Grimston Road. Land accessed between 144 and 150 Grimston Road South Wootton	
Location:	Land Accessed Between 142 And 150 Grimston Road Grimston Road South Wootton Norfolk	
Applicant:	Clayland Estates Ltd	
Case No:	15/01782/OM (Outline Application - Major Development)	
Case Officer:	Mrs K Lawty	Date for Determination: 5 February 2016 Extension of Time Expiry Date: 5 April 2018

Reason for Referral to Planning Committee – raises matters of wider concern

Neighbourhood Plan: Yes

Case Summary

The site is located on the southern side of Grimston Road, on the north eastern side of King's Lynn.

The site is currently arable agricultural land and extends to 2.62 hectares. There are hedge boundaries around the site. There are no particular features on the site and the land is of grade 4 agricultural quality.

The site is bounded by agricultural land to the east. To the north are properties fronting Grimston Road. To the south are residential properties on Ullswater Avenue and to the west are dwellings accessed from Ennerdale Drive.

The form and character of the residential development in the locality comprises mainly of single and two storey, detached properties.

The site is not within the Area of Outstanding Natural Beauty as the boundary for this is on the northern side of Grimston Road.

The site lies within proximity of Roydon Common and Dersingham Bog SAC and Roydon Common Ramsar Site.

The site is a small part of the allocation for King's Lynn under Policy E4.1 of the Site Allocations and Development Management Policies Plan 2016, with the policy requiring at least 600 dwellings on the whole 36.9ha site.

The application is in outline and seeks planning permission for proposed residential development of 52 dwellings with access off Grimston Road.

Initially the application was submitted in outline with layout and access for consideration and all other matters reserved for consideration at a later date. However the application has since been amended to all matters reserved. An Illustrative Site Layout Plan forms part of the application.

Key Issues

- * Principle of Development
- * Impact upon AONB and Visual Amenity
- * Impact upon Designated Heritages
- * Design, character and appearance
- * Highway impacts
- * Impact upon Neighbour Amenity
- * Trees and Landscape
- * Ecology
- * Affordable Housing
- * Open Space
- * Flood Risk and Drainage
- * Contamination
- * Air quality
- * Archaeology
- * S106 matters
- * Other Material Considerations

Recommendation

A. APPROVE subject to conditions and the satisfactory completion of the S106 Agreement;

B. In the event that the S106 Agreement is not completed within 4 months of the date of this Committee meeting, the application shall be **REFUSED** due to the failure to secure affordable housing, public open space and play facilities, SUDS design and maintenance.

THE APPLICATION

The site amounts to 2.62 ha and is located on the southern side of Grimston Road to the north eastern part of King's Lynn. The site is not within the AONB as the boundary runs along the northern side of Grimston Road.

Existing residential properties are to the north fronting Grimston Road, to the south are residential properties on Ullswater Avenue and to the west are dwellings accessed from Ennerdale Drive. The site is bounded by agricultural land to the east.

The current application seeks outline planning permission for 52 dwellings (including 10 affordable units). The overall density of the development equates to 20 dwellings per hectare.

As the application is in outline only no details of house types or numbers have been provided at this stage. The Design and Access Statement refers to the development comprising a mix of bungalows, houses and apartments, envisaged to be traditional local county style, to follow other schemes promoted by Clayland Homes. That said layout, scale and appearance are all matters reserved for future consideration.

Planning Committee
2 July 2018

The application is accompanied by a Section 106 Agreement to cover affordable housing provision, public open space/play equipment provision and implementation and SUDS design and maintenance.

The application has been amended since its original submission to take account of statutory consultee and officer comments. These amendments relate to visibility splays regarding the vehicular access layout at the front of the site and drainage details.

SUPPORTING CASE

The application has been supported by a raft of supporting documents including Design and Access Statement, Contamination Report, Air Quality Impact Assessment, Percolation Tests, Flood Risk Assessment, Habitat Regulation Assessment, Preliminary Ecological Appraisal and Ecological Impact Assessment, Road Safety Audit, and Archaeological Evaluation.

The DAS concludes:

- 10.1 In consideration of our site in the wider picture of the development of the Knights Hill Area development;
- 10.2 The site will be surrounded by residential development, and will effectively be an infill site. It has its own access from Grimston Road. In comparison to the adjacent sites this smaller development has the potential to be completed in its entirety before other adjacent developments, providing much needed residents and social housing earlier on in the development timeframe.
- 10.3 Not to develop the area would be inconsistent with the adopted Core Strategy and the housing needs of the borough. If specific provision was not made it would be difficult for the Borough Council not to resist speculative planning applications here or elsewhere. A failure to allocate housing here might well result in a larger, denser development in the rest of Knights Hill or elsewhere.
- 10.4 The proposed scheme has been carefully developed with consultation from South Wootton Parish Council to provide a positive development in line with the NPPF, Local Authority, and Parish Plan requirements.
- 10.5 The site is shown to be readily available, suitable and achievable. The development would contribute to the much needed housing shortage in the area without adverse impact on the local village character.
- 10.6 As such it is submitted for Outline Planning Approval with All Matters Reserved.'

PLANNING HISTORY

None

RESPONSE TO CONSULTATION

South Wootton Parish Council: SUPPORT – (Amended scheme for 52 dwellings) – but made comments:

Planning Committee
2 July 2018

- Support the Application with the proviso that access points are cycle and pedestrian only.
- The Parish Council have safety issues concerning the location of the Local Area of Play adjacent to the pond area shown.

Note: Planning Applications should conform to the Policies laid out in the South Wootton Neighbourhood Plan.

(Initial scheme for 65 dwellings) - Although the density levels are higher than the Parish Council would like (and higher than the Borough Council's average density for the site shown in their SADMP document), we are prepared to support the application as the character of the site has been retained with no detrimental effect on the area. However, particular attention must be paid and conform to the South Wootton Neighbourhood Plan Policies for Environment and Housing. (Sections 7.1 & 7.2 respectively)

Possible through route to the Eastern Boundary: The Parish Council insist this is not a motorized route but used only for cycle and pedestrian use

Highways Authority: NO OBJECTION – conditionally

I welcome the additional wording in para 8.15 & 8.16 of the Design & Access Statement (rev D). However, this conflicts with paras 7.3.8 & 7.3.9, which should therefore be removed / amended accordingly.

With reference to provision of a road to the eastern boundary there remains a requirement for this development to create a link from the main part of the Knights Hill allocation to the east. It is therefore essential that any reserved matters application provides an adopted type 2 road to this boundary without ransom. Para 7.3.8 also states a link through the proposed development is not required as development of the adjacent land will create a second point of access to Ullswater Avenue, which is incorrect.

As a consequence, I would recommend that an additional condition should be added to any permission stating that a continuous type 2 road should be provided through the development from Grimston Road to the eastern boundary.

Housing Development Officer: NO OBJECTION – conditionally - confirm that the site area and number of dwellings proposed trigger the thresholds of the Council's affordable housing policy as per CS09 of the Council's adopted Core Strategy.

At present a 20% provision is required on sites capable of accommodating 5 or more dwellings and/or 0165ha in South Wootton. This is then further split into 70% being made available for rent and 30% for shared ownership or any other intermediate product that meets the intermediate definition within NPPF, meets an identified need in the Borough and is agreed by the Council. In this instance, based on a development of 52 units, 10 affordable dwellings would be required, 7 for rent and 3 for shared ownership. However any S.106 agreement signed before the review will provide the prevailing affordable housing percentage at the time of determining the application.

The affordable housing mix i.e., unit types, layout etc. will need to be addressed in the reserved matters. Whilst at this stage I appreciate that it is difficult to agree the type of affordable housing unit, i.e. 2bed, 3 bed etc., I would recommend that, in order to best meet an identified housing need, a mix of 1 bed 2 person, 2 bed 4 person and 3 bed 5 person units are provided. Please note however that housing need is not static and therefore the affordable housing mix may change as time progresses particularly if there is a significant

Planning Committee
2 July 2018

delay in submitting the reserved matters. The affordable units should be pepper-potted throughout the site in clusters of no more than 6 units.

A S.106 Agreement will be required to secure the affordable housing contribution.

King's Lynn Drainage Board: NO OBJECTION – but made comments. Following the resubmission of the Flood Risk Assessment we wish to reiterate that as a surface water discharge is proposed to a watercourse within an Internal Drainage District (either directly or indirectly), then the proposed development will require a land drainage consent in line with that Internal Drainage Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment of a surface water development contribution fee, calculated in line with the Board's charging policy.

Environment Agency: NO OBJECTION - (NB: They are no longer a statutory consultee for developments on sites of one hectare or more in Flood Zone 1) - but made comments re: drainage and contamination

Anglian Water: NO OBJECTION - There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

“Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. Or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.”

The foul drainage from this development is in the catchment of Kings Lynn Water Recycling Centre that will have available capacity for these flows.

The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is now considered acceptable. Evidence has now been provided to show that the surface water hierarchy has been followed as stipulated in Building Regulations Part H. The infiltration logs are acceptable. Confirmation of the intended manhole connection point and the proposed discharge rate have now been provided.

We request that the agreed strategy is reflected in the planning approval.

Anglian Water would therefore recommend a planning condition relating to the submission of a surface water management strategy if the Local Planning Authority is mindful to grant planning approval.

Environmental Health & Housing - Environmental Quality: No objection – conditionally. Recommend relevant asbestos conditions.

I note that an air quality impact assessment (AQIA) was submitted on 17th May 2016. The AQIA assesses the potential for air pollution due to additional traffic movements and dust

Planning Committee
2 July 2018

from construction and concludes that the increase from traffic will be negligible. Based on the submitted AQIA it is unlikely that the air quality standard will be exceeded at this location due to additional traffic.

Mitigation measures are recommended in the report to limit the impact of the construction. Based on the AQIA the potential impact from construction dust should be minimal when using the recommended mitigation measures.

I would recommend that this be required and that the construction management plan should include the mitigation measures proposed in the AQIA.

Environmental Health & Housing - CSNN: NO OBJECTION – conditionally. Pre-commencement conditions relating to foul and surface water drainage and the submission of a construction management plan. Should this application gain approval, going forward with the overall site design at the reserved matters stage, we would hope that consideration will be given to the location and design of the local areas of play to ensure that these have no adverse impact on future occupiers of any dwellings adjacent to them, from noise or anti-social behaviour.

Historic England: NO OBJECTION in principle - additional information does provide a more suitable approach to the Historic Environment and note that the impact of this development upon designated and non-designated heritage assets has been considered.

We have in previous letters raised concerns about the scale, density, and form of this proposal, the quality of the documentation and considerations about a strategic approach to development in this part of the Kings Lynn. This is with specific reference to the adjacent Knights Hill allocation. We note there do not appear to have been any significant changes to the plan and density from the last iteration of this proposal. We maintain the view that every development should seek opportunities to enhance the built environment through thoughtful and considered development as reflected in both the sustainability and wider public benefit policies detailed in the NPPF. We recognise that that Planning Authority would need to determine this application in accordance with your planning policies, however we consider that the council has an opportunity to ensure that the growth point development is integrated and adheres to the NPPF's principles of sustainability, planning and place shaping. We also suggest that you seek the views of your specialist planning and conservation advisers.

Historic Environment Service: NO OBJECTION – the archaeological evaluation report was approved. Based on the results of the evaluation, no further archaeological work will be required at the site and we do not wish to make recommendations for any related conditions if planning permission is granted.

Natural England: NO OBJECTION – conditionally

We advise the following mitigation

- The implementation of onsite and offsite mitigation as detailed in the Habitats Regulations Assessment and Environmental Impact Assessment
- Appropriate mitigation to offset adverse impacts to Roydon Common and Dersingham Bog SAC as outlined in the Council's Mitigation and Monitoring Strategy
- The delivery of onsite public amenity space including a network of footpaths and cycle routes
- The provision of publicity material to highlight the sensitivity of closely designated sites and suggest alternative recreational space.

Planning Committee
2 July 2018

- Inclusion of suitably worded planning conditions or obligations to secure onsite and offsite mitigation measures in line with the monitoring and mitigation strategy

To offset

- Potential adverse effects on the integrity of Roydon Common and Dersingham Bog SAC and Roydon Common Ramsar Site.
- Damage to the interest features for which Roydon Common Site of Special Scientific Interest has been notified

Norfolk Wildlife Trust: NO OBJECTION – the comments of Natural England are fully supported.

Greenspace Officer:– NO OBJECTION – conditionally.

- Pond/open water within open space is not ideal and will not be counted towards public open space provision, or considered for adoption by BCKLWN. Any open water needs to be securely fenced against any areas of public access.
- As far as possible, LEAPs and LAPs to be centrally located, well overlooked and equipped/laid out as follows:
 - surrounded with 1.2 bow topped fencing – complete with 1x pedestrian gate and 1 x combined (partially lockable) pedestrian and maintenance gate;
 - all equipment to BESEN1176;
 - suitable safety surfacing under equipment (i.e. resin bound rubber mulch) to BSEN1177;
 - concrete wear pads (or other hard surface) covering the full width of pedestrian and maintenance gates;
- at least 1 x bin and 1 x bench within each play area; bin to be of crescent style/with lid (i.e. no open top);
- no trees to be planted within play areas – other than safety surfacing, areas within play areas should be laid out just as grass;
- Pedestrian/cycle links to adjacent development are a positive inclusion.
- LAPs appear to be located on road corners/main roadways – may need to be repositioned
- Open space is to be provided for public use (i.e. not just for use by residents).
- Robust arrangements need to be in place to secure permanent maintenance of all on site landscaping, trees, hedging etc. Landscaping outside of private gardens but conveyed to individual householders tends not to be maintained.
- An open space specification, including detailed information on landscaping, play equipment, landscaping, paths and access arrangements will need to be submitted and approved prior to commencement of development.

NCC County Contributions: NO OBJECTION - contributions are sought in relation to education, fire hydrants and library provisions and green infrastructure. (Note: Introduction of CIL payments removes education and library contributions)

Arboricultural Officer: NO OBJECTION – but given the proximity of the trees on the Eastern boundary, I will need to see a tree survey, arboricultural implications assessment and arboricultural method statement to BS 5837:2012 before I can assess this application in more detail.

UK Power Networks: NO OBJECTION – it should be noted that UKPN will deal with any application for new supplies and diversions of existing systems on a case by case basis.

Planning Committee
2 July 2018

REPRESENTATIONS

18 letters of OBJECTION regarding the following:

Highway issues:-

- will cause traffic chaos on Grimston Road and Edward Benefer way; experiencing great difficulty at times exiting onto Grimston Road from either Sandy Lane or from Asda Store
- King's Lynn traffic problems need solving before any future development takes place
- It is noted that the alignment of Grimston Road is to be altered to allow the entrance of the development to have a better splay; this would impair the vision of the immediate neighbours gaining access to Grimston Road.
- The access from Grimston Road to the proposed development is inadequate and poses a substantial risk to residents and oncoming traffic. Filter lanes and splays have not been indicated on any drawings
- The increased traffic will bring more delays, pollution and damage to existing residents' health and the environment.
- The extra traffic will place residents, both pedestrian and vehicle drivers at greater risk
- Access to this site and levels of traffic cannot be treated in isolation to the adjoining site.
- If the first position of the roundabout (closer to Knight's Hill hotel) was rejected because of lighting issues and the second proposed position of the roundabout (in front of the cottages on Grimston Road) has no lighting, then why can't the roundabout in the first position be unlit?
- Advantages of first position of roundabout: 1. In line with Grimston Road 2. Lorries would find an in-line roundabout easier to negotiate 3. The extra road in front of the cottages would not be needed 4. Not on as steep an incline of the hill - again better for lorries 5. It would not impinge on the estate as there would be no need for the road to be offset.
- One of the link roads through to the adjoining site to the south/eastern corner is shown to cross an existing natural pond on the adjacent land. Although these are only outline proposals it should be reasonably accurate to reflect existing natural features.
- Will increase noise from traffic in the area; which is already at very high level due to his being the main route into industrial and commercial parts of King's Lynn
- The increased traffic will bring more delays, pollution and damage to existing residents' health and the environment. The local schools, hospitals and doctors' surgeries will be unable to cope with the increased demand.
- *The extra traffic will place residents, both pedestrian and vehicle drivers at greater risk

Form & Character issues:-

- The use of the density figures on this small development is both misleading and overstated. The whole development should therefore mirror existing house types on all perimeters and not just the westerly.
- the Design Statement uses the Accessible Ecological Mitigation land to the East of the site as a case for the reduction of Open Space on the proposed development. However, according to the Masterplan for the entire Knights Hill Development this area is to have housing built on. The two proposed developments seem to contradict each other. However, the ideal situation would be to have all this area retained as Ecological Mitigation land and not to be built on at all.
- The majority of existing properties surrounding the development land are bungalows. The proposed development has only 18 bungalows whilst there are 33 houses and 14 apartments. This is not in keeping with the character of the area.

Planning Committee
2 July 2018

- The linking of this site with the larger Knight's Hill site is against the Parish Council comments.
- Both this and the adjoining development appear to have total disregard to the comfortable feel of an English village.
- The proposed development amounts to overdevelopment and should include more bungalows and homes for a growing elderly population to allow downsizing and release family homes
- The location of these developments makes it impossible to integrate with the rest of the village.

Amenity issues:-

- Unless there are a few bungalows behind us we will be completely overlooked due to rise of land.
- This was designed as a retirement area and this would be a considerable change.
- Anti-social behaviour from people using cycle path and public footpath running along the back of our property
- Cost of extra policing of footpaths

Nature Conservation issues:-

- Will disturb wildlife
- Impact on birds and bird habitat
- There are barn owls nesting in the area which are protected under the Wildlife and Countryside Act 1981. Has a survey been undertaken?

Infrastructure issues:-

- Not sufficient school places GPs, dentists, nor places in the hospital for emergency intakes, inpatients, and outpatients
- Development of this scale will put intolerable pressure on our health services and educational services
- Total number of new houses proposed will almost double the housing in South Wootton and alter the village setting we currently enjoy.
- The site is obviously suited to housing but there are no schools

Drainage issues:-

- Major concerns about surface water drainage; seek assurances that no further surface water drainage will be directed across Gap Farm land

Other issues:-

- Reduce the value of our property
- More housing is needed but there are more suitable areas near Lynn that would satisfy the demand
- The quality of life in a village is important and should be maintained.
- The report states that 144 Grimston Road is to be demolished and is stated as 1930 prefab. This was actually built late 1970s and we understand was a traditional build.
- Concern over link between car emissions and heart disease
- Once green areas surrounding our villages are lost they will never be regained

- Oppose Inspector's ill thought out decision to place a minimum figure on the housing numbers; Central government should not be able to dictate local government environments.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS03 - King's Lynn Area

CS08 - Sustainable Development

CS09 - Housing Distribution

CS10 - The Economy

CS11 – Transport

CS12 - Environmental Assets

CS13 - Community and Culture

CS14 - Infrastructure Provision

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM8 – Delivering Affordable Housing on Phased Development

DM9 - Community Facilities

DM10 – Retail Development

DM12 - Strategic Road Network

DM13 - Railway Trackways

DM15 – Environment, Design and Amenity

DM16 – Provision of Recreational Open Space for Residential Developments

DM17 - Parking Provision in New Development

DM19 - Green Infrastructure/Habitats Monitoring & Mitigation

DM21 - Sites in Areas of Flood Risk

DM22 - Protection of Local Open Space

NEIGHBOURHOOD PLAN POLICIES

Policy E2 - Sustainable Drainage

Policy E3 - Open Spaces

Policy E4 - Strategic Landscape Framework

Policy E5 - New Growth Areas

Policy H1 - Growth Areas

Policy H2 - Encouraging High Quality Design

Policy H4 - Local Character

Policy B2 - Development of Local Shops in Growth Areas

Policy B5 - Development of Local Business Units in Growth Areas

Policy S1 – Education

Policy S2 - Community Infrastructure

Policy S3 - Play Areas

Policy T1 - Walking and Cycling Facilities

Policy T2 - On-Street Parking

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

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

PLANNING CONSIDERATIONS

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

- Principle of Development
- Impact upon AONB and Visual Amenity
- Impact upon Designated Heritages
- Design, character and appearance
- Highway impacts

Planning Committee
2 July 2018

- Impact upon Neighbour Amenity
- Trees and Landscape
- Ecology
- Affordable Housing
- Open Space
- Flood Risk and Drainage
- Contamination
- Air quality
- Archaeology
- S106 matters
- Other Material Considerations

Principle of Development

King's Lynn is classified as a Sub-regional 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.

In policy terms the whole of this application site is a small part of the larger site allocated for housing under Policy E4.1 of the Site Allocations and Development Management Policies Plan 2016.

Policy E4.1 of the Site Allocations and Development Management Policies Plan 2016 relates to a 36.9 hectare (ha) site on the north eastern side of the town at Knights Hill. This application site is approximately 2.62 ha of the Knights Hill site.

The Knights Hill site, located to the south of Grimston Road, east of Ullswater Drive and Ennerdale Drive and west of the main A149, is allocated for development of at least 600 dwellings. Policy E4.1 sets out the list of provisions for such development. This includes:

'Policy E4.1 Knights Hill

An area of land, approximately 36.9 ha, to the south of Grimston Road and east of Ullswater Avenue and Ennerdale Drive, is allocated for development of at least 600 dwellings over the period to 2026. Development will be subject to detailed assessment and scrutiny of the following issues which are likely to affect the extent and design of the development:

- a. Site Specific Flood Risk Assessment;
- b. Ecological assessment;
- c. Landscape and arboricultural assessment;
- d. Mineral assessment;
- e. A comprehensive transport assessment of the impacts of the proposed development including consideration of the combined impacts with other planned development on Low Road/Grimston Road; and
- f. Heritage assessment.

The development will provide:

1. Residential development of the substantial majority of the land available for development and not precluded by flood risk or other constraints, to include:
 - i. A variety of house sizes, types and tenures;
 - ii. Affordable housing commensurate with the local planning authority's standards at the time.

Planning Committee
2 July 2018

2. A site, or sites, which could be utilised for neighbourhood shops, a doctor's surgery, and community facilities;
3. An overall density of around 16 dwellings per hectare, subject to appropriate consideration of constraints identified, with variation across the area to provide a lower density in the western part of the site, blending with the existing spacious suburban development to the west, and a higher density to the north, providing a more urban character and a greater population density close to Grimston Road and its bus routes;
4. Tree planting and retention within the site, and a layout which facilitates the provision and maintenance of a high degree of landscape planting to soften the visual appearance of the development and to support wildlife. A 50 metre buffer around the Reffley Wood ancient woodland;
5. Suitable landscape planting to the east and north of the development to provide a degree of screening or other design approach for the development and to protect the setting of heritage assets including the Knights Hill complex, Castle Rising Castle and the remains of the Church of St James and surrounding Saxon/medieval settlement;
6. A new road from north to south, providing:
 - a. access to the new dwellings;
 - b. a new, roundabout junction with Grimston Road; and
 - c. a second access point is also required.
7. A layout which facilitates travelling on foot and by bicycle within, and to and from, the new development area;
8. Public open space for recreation and visual amenity and to reduce the pressure on adjoining areas including Castle Rising, Dersingham Bog and Roydon Common;
9. A new doctor's surgery within or close to the site;
10. Upgrades and extensions to the following infrastructure to service the development:
 - a. water supply;
 - b. sewerage;
 - c. electricity;
 - d. telephone.
11. Financial contributions towards the provision of infrastructure including additional primary and secondary school places;
12. Submission of a project level habitats regulations assessment, with particular regard to the potential for indirect and cumulative impacts through recreational disturbance to the Dersingham Bog and Roydon Common Special Areas of Conservation;
13. An agreed package of habitat protection measures, to mitigate potential adverse impacts of additional recreational pressure (particularly in relation to exercising dogs) associated with the allocated development upon nature conservation sites covered by the habitats assessment regulations. This package of measures will require specialist design and assessment, but is anticipated to consist of an integrated combination of some or all of the following elements:

- a. Informal open space (over and above the Council's normal standards for play space);
- b. A network of attractive pedestrian and cycle routes, and car access to these, which provide a variety of terrain, routes and links to the wider public footpath and cycle way network;
- c. Contribution to enhanced management of nearby designated nature conservation sites and/or alternative green space;
- d. A programme of publicity (to occupants within and beyond the site) to raise awareness of relevant environmental sensitivities and of alternative recreational opportunities.'

In respect to these provisions, the proposal seeks outline consent. Initially the application sought approval for access and layout to be considered at this stage. However, during the course of the application this has been changed to all matters reserved.

The submission provides an indicative layout of the site, landscaping, appearance of the properties and scale. Detailed sustainable drainage measures cannot be formalised at this stage, as this will be dependent on final layout and numbers of dwellings, however a drainage strategy has accompanied the application. In order to establish the principle of the impact of the proposal on heritage assets a Heritage Statement accompanies the application. The outdoor play provision and enhanced recreational provision has been indicated on submitted plans, however the final layout will be agreed at reserved matters stage. The application has been submitted with a Habitats Regulation Assessment and a Geotechnical ground investigation report.

Heads of terms have been provided for the S106 which will be required to secure affordable housing contributions. Other Matters to be secured in the S106 include the final Sustainable Urban Drainage System mechanism, management and maintenance thereof, securing the delivery of open space and the management thereof, and other county contributions.

Clearly Policy E4.1 requires the provision of a list of infrastructure and community facilities which are not able to be accommodated within this smaller site. The much larger part of site E4.1, for which there is a current application under consideration (Ipa ref: 16/02231/OM), will need to make provision for the larger proportion of these facilities, including road layout, shops and community facilities.

Now that both applications are within the department at the same time the links and connections between the two sites are apparent. Although both applications are in outline (application 16/02231/OM seeks all matters reserved apart from access), both applications are showing links between the two sites which correspond. Given that layout is a matter reserved for future consideration these details cannot be agreed through plan but can be secured through planning condition. This is discussed in more detail below.

In light of the above and with the site being an allocated site within the SADMP, it is considered that the proposal would comply with the NPPFs presumption in favour of sustainable development. Provided the proposed development accords with the provisions of the development plan, including Policy E4.1 and the relevant policies of the South Wootton Neighbourhood Plan 2015 – 2026, the principle can be supported.

Site Specific Policy requirements of Policy E4.1

As referred to above, Policy E4.1 seeks a raft of information and the application needs to address each issue. Taking each point in turn:-

- a. Site Specific Flood Risk Assessment – this has been provided and the EA, LLFA and IDB raise no objection to its contents. See section below for more details.
- b. Ecological assessment - this has been provided and Natural England and Norfolk Wildlife Trust raise no objection to its contents. See section below for more details.
- c. Landscape and arboricultural assessment – it has been agreed with the applicant that a tree survey will be provided at detailed design stage. Any reserved matters applications would need to comply with this element of the policy.
- d. Mineral assessment – it has not been necessary to seek such an assessment on this part of the site.
- e. A comprehensive transport assessment of the impacts of the proposed development including consideration of the combined impacts with other planned development on Low Road/Grimston Road – this site is the smaller part of the Knights Hill development. Given that the development is for 52 dwellings only it has not been necessary to provide a comprehensive transport assessment. This is discussed further below.
- f. Heritage assessment – the Design and Access Statement incorporates a section on the impact of the proposal on Heritage Assets (paras 6.1 onwards) including the impact upon Castle Rising and Rising Lodge. See section below for more details.

Many of the other policy requirements can either not be considered at this outline stage or will be provided through the larger site. Part 1 i) of the policy seeks a variety of house sizes, types and tenures, but this will be considered at reserved matters stage when details of layout and scale will be submitted. The 20% affordable housing requirement referred to at Part 1 ii) will be secured by the submitted S106 agreement.

Part 2 of Policy E4.1 relates to the provision of neighbourhood shops, a doctor's surgery, and community facilities. However, this element is covered by the larger application on the adjoining site. This site will provide access links through to the larger site so that future residents can facilitate these community uses.

Part 3 of the policy requires the overall density of around 16 dwellings per hectare. However, this is across the whole site, incorporating the larger, adjoining site. The policy refers to the provision of a variation across the area to provide a lower density in the western part of the site, blending with the existing spacious suburban development to the west, and a higher density to the north, providing a more urban character and a greater population density close to Grimston Road and its bus routes.

In this case the Design and Access Statement refers to this site averaging a density of 20 dwellings per hectare (gross) where gross density = total residential units / total development land area.

The indicative layout plan shows that this number of residential units can be accommodated across the site and still maintain the required element of roads, open space and drainage etc. whilst being of a similar density to surrounding development. In this regard the density figures and the amount of development proposed is considered to maintain the building characteristics of the area and accord with the provisions of local policy.

Part 4 of the policy refers to tree planting and retention within the site, and a layout which facilitates the provision and maintenance of a high degree of landscape planting to soften the visual appearance of the development and to support wildlife. It also requires a 50 metre

buffer around the Reffley Wood ancient woodland. However, layout is a matter reserved for future consideration and Reffley Wood does not adjoin the smaller site so these matters need not be addressed through this application.

Part 5 of the policy relates to suitable landscape planting to the east and north of the allocated site boundary, which does not directly affect this site. These matters will be addressed through the application on the larger site.

Part 6 of the policy refers to the need to provide a new road from north to south, providing access to the new dwellings, a new roundabout junction with Grimston Road, and a second access point. Again, the new access road to service the residential development and the new roundabout will be addressed through the larger application. The need for a second access point is addressed in more detail below.

Part 7 of the policy requires a layout which facilitates travelling on foot and by bicycle within, and to and from, the new development area. The submitted indicative layout plans show that links to existing footpaths and cycle paths beyond the site can be established. Also that a link through to the larger site can be provided. This can be secured by way of planning condition.

Part 8 of the policy seeks public open space for recreation and visual amenity and to reduce the pressure on adjoining areas including Castle Rising, Dersingham Bog and Roydon Common. The indicative layout shows that an appropriate amount of open space can be provided within the site to accommodate for the number of dwellings in accordance with Policy DM16. However, the larger site will be providing wider areas of open space and landscaping given its proximity to Reffley Wood, it is more visible in the landscape than this smaller site and has more space to offer open space for recreation purposes. This smaller site will incorporate links through to these open spaces and dog walking facilities. This smaller site will also make financial contributions through the Habitat Mitigation Tariff which cover monitoring/small scale mitigation at the European nature conservation sites.

Part 9 of the policy requires a new doctor's surgery within or close to the site. However, this is not for consideration as part of this application as the matter is to be addressed through the application on the larger site. Recent negotiations with the NHS indicate that there is no longer an on-site need for a new doctor's surgery in this location so this policy requirement is unlikely to be pursued.

Part 10 of the policy requires necessary upgrades and extensions to the water supply, sewerage, electricity and telephone infrastructure to service the development. These issues are covered in more detail below.

Part 11 of the policy requires financial contributions towards the provision of infrastructure including additional primary and secondary school places. However, since this policy was adopted CIL has been introduced and contributions towards education are no longer secured through S106 legal agreement. Consequently this policy requirement will not be pursued, although contributions raised through CIL can be used for education in the future.

Part 12 of the policy refers to the need for the submission of a project level habitats regulations assessment, with particular regard to the potential for indirect and cumulative impacts through recreational disturbance to the Dersingham Bog and Roydon Common Special Areas of Conservation. This has duly been provided and the implications on these protected area has been considered. These issues are covered in more detail below.

Part 13 of the policy refers to the need for an agreed package of habitat protection measures, to mitigate potential adverse impacts of additional recreational pressure (particularly in relation to exercising dogs) associated with the allocated development upon nature conservation sites covered by the habitats assessment regulations. The submitted HRA refers to the provision of open space within the site and the indicative layout shows that a dog walking circuit can be created with links to the larger adjoining site.

Impact upon AONB and Visual Amenity

The nearest boundary of the Norfolk Coast (AONB) is on the northern side of Grimston Road, on the opposite side of the road from the access into the site. This is the narrowest part of the site and where the vehicle access is proposed. The site then widens out behind the properties No. 144 to 166 Grimston Road.

Due to the topography of the site and the position of properties along Grimston Road views of it are limited from the AONB. For this reason it has not been necessary to seek a Landscape Visual Impact Assessment (LVIA), for this proposal.

The site is therefore well screened from public view and also from longer views from public areas. Accordingly there are no concerns regarding visual amenity and impact on the wider landscape and scenic beauty of the nearby AONB.

Impact upon Designated Heritage Assets

There are several heritage assets and their settings within the surrounding area, including the Knights Hill Hotel (Grade II listed Rising Lodge) to the north-east, Castle Rising Castle (Scheduled Monument and Grade I listed building) and Church of St Lawrence, Castle Rising (Grade I listed) to the north, and the remains of Church of St James (Scheduled Ancient Monument and Grade I listed) and a Saxon and medieval settlement (Scheduled Monument) to the south.

The Design and Access Statement has considered the impact upon the setting of Rising Lodge, which is now the Best Western Hotel and spa known as Knights Hill Hotel, and Castle Rising Castle as these are the nearest listed buildings to the site. Officers consider this is the appropriate choice of designated heritage assets to assess in detail.

The site is some distance from both Rising Lodge (0.6km) and Castle Rising Castle (2km).

With regard to Castle Rising Castle the main body of the Castle is 24m x 21m wide and 15m high. The closest datum point is set at 26.6m above sea level. The height of the castle is approximately 41m above sea level and is estimated to stand about 4m above the highest point of the surrounding earth works.

Between is a hill which is approximately 42m above sea level. There is also a copse of trees on that hill and a wide tree line (approx. 300m deep) adjacent to the Golf Course. As a result, the site is visually hidden from the Castle and Castle Rising conservation area.

The DAS considers the proposal will preserve the element of the setting of the Castle and suggests that it will make a small positive contribution to the tourism of the asset and should be seen as being favourable in connection with Castle Rising.

With regard to Rising Lodge this is now the Best Western Knights Hill Hotel and Spa and consists of four main areas. The hotel accommodation with 79 bedrooms, the Garden Restaurant, The Farmers Arms Inn, Imagine Spa, Swimming Pool, and leisure club, and

Planning Committee
2 July 2018

Knights Barn. Knights Barn is the largest of the buildings and is the conference, banqueting and exhibition centre.

Rising Lodge forms part of a large collection of buildings and is isolated by the fact that its site is on the roundabout junction with A148/A149 and open fields. Existing residential dwellings in a linear pattern start about 500m from the asset on the A148 Grimston Road. This application site is separated from the asset by the field and an additional two parcels of land which have well established mature tree lines to their boundaries forming two bands of trees between the site and Rising Lodge. The lodge is approximately 51m above sea level and the ground slopes gradually down towards the site (32m at its highest point) and continues to slope away.

The DAS states that as the asset already sits near the edge of suburban development and this proposed development will not encroach any closer than what has already been established, the proposed development will not impose upon its setting.

Historic England raises no objection to the proposal in principle. They note that the impact of this development upon designated and non-designated heritage assets has been considered.

Historic England has previously raised concerns about the scale, density, and form of this proposal, the quality of the documentation and considerations about a strategic approach to development in this part of the Kings Lynn. However, this is with specific reference to the larger, adjacent Knights Hill allocation.

Design, character and appearance

The main part of the application site is rectangular in shape with a narrower, northern offshoot linking through to Grimston Road. It therefore has a short road frontage before widening out behind the properties on Grimston Road. The site is currently an open field with few constraints. The only proposed vehicle link to a highway is to the north via Grimston Road.

The application is in outline with all matters reserved. Consequently details of the proposed appearance, layout and scale of the residential development are not for consideration at this stage. An indicative layout has been provided to demonstrate that the proposed numbers of dwellings, open space and accompanying infrastructure can fit within the site.

The scheme proposes 20 dwellings per hectare across the site, (gross figure based on 52 dwellings on 2.62 hectares). The indicative road layout shows the link through to Grimston Road to the north and provision for a link through to the adjoining Knights Hill site to the east.

Within the DAS the applicant explains that the philosophy of the future development of the project design is to use local materials and details that will add character to the area in line with the traditional vernacular of South Wootton Village. The site will be well defined by maintaining existing boundaries comprising of mature trees and shrubs ensuring the scheme fits sensitively with the surrounding landscape.

The applicant states as part of the development of their proposal they have looked at the nearby urban density to closely relate to the existing pattern of density changes in the area. As the development is located to the north end of the Knights Hill area, close to Grimston Road, they have increased the density to maintain the urban character, and create a transition between the Grimston Road massing and the adjacent estates

No details on house designs have been provided at this stage. However, the Planning Statement envisages that the proposal will predominantly take the form of two storey buildings with a small number of 2.5 storey buildings. This reflects the scale of development in the local area as described in the Design and Access Statement. The mix will incorporate the appropriate amount of affordable housing units. However, should planning permission be forthcoming a full breakdown of housing mix and tenure will be agreed at a later detailed stage. Examples and construction details from previous completed developments have been provided.

The layout of the scheme is defined by following the natural shape of the site. It is proposed that typically individual plots will be arranged in a similar layout to adjacent existing houses, with private drives and amenity spaces. The scheme includes the replacement/rebuild of 144 Grimston Road.

The detailed layout which will form part of reserved matters will provide private amenity spaces for gardens as well as the necessary parking, waste, recycling and highways requirements. The applicant proposes that the houses will be arranged to both strengthen the street scene along Grimston Road and also create a new small private estate with properties fronting along the adopted access road into the site. The applicant should take into account the policies for housing contained within the SWNP when formulating detailed plans.

The proposed layout gives opportunity for landscaping and planting. The landscaping will be an important part of a successful scheme given that the site adjoins the open countryside. Planning conditions seeking details at reserved matters stage are recommended to be imposed in line with local policies.

Details of maintenance arrangements for all open space would need to be covered by S106 legal agreement and reference to this has been made within the submitted draft heads of terms.

Highway issues

The application shows a single access point onto Grimston Road to serve the development.

Initial concerns from the Highways Authority regarding appropriate visibility splays along Grimston Road have been addressed and they now raise no objection to the access proposed subject to the imposition of highways conditions.

Policy E4.1 requires a new road from north to south providing access to the new dwellings, a new roundabout junction with Grimston Road and also a second access point. As the larger part of the site, application 16/02231/OM is proposing a new roundabout on Grimston Road.

The single access point proposed as part of this development would provide the second access point. In order to provide this secondary access the road layout would need to link through to the road layout proposed for the larger site. Given that both applications are in outline with only indicative layouts currently submitted this would have to be agreed and secured through planning condition and/or legal agreement.

During the course of the application amended indicative layouts and Design and Access Statements have been submitted. The latest information confirms that the applicant can provide a link road through the site to the remaining Knight's Hill development if this is required, but their preference would be not to provide it.

The latest submitted amended DAS reads:

'8.15 The access will be designed to be suitable for our proposed development but will ensure that adequate space will be available for any alterations that may be required if in the future a secondary access is required through our site, so ensuring the local authority can secure the potential use of the entrance for the wider Knights Hill development area.

8.16 From our access we propose a road to our near East boundary which will be designed as an adopted road for the purpose of accommodating a secondary access in the years to come, should that be required. The legal and physical ability to connect will be controlled by Clayland but will secure for the Local Authority a location for a secondary access should that be required.'

It is noted that the Parish Council are not in support of a link road through to the large part of the allocated site.

Conversely the Highways Authority welcomes this confirmation that a secondary access can be provided for within the site. They reiterate that with reference to the provision of a road to the eastern boundary there remains a requirement for this development to create a link from the main part of the Knights Hill allocation to the east.

For the proper planning of the allocation, it is therefore essential that any reserved matters application provides an adopted type 2 road to this boundary without ransom. They also note that Para 7.3.8 of the amended DAS also states a link through the proposed development is not required as development of the adjacent land will create a second point of access to Ullswater Avenue, which is incorrect.

As a consequence, the Highways Authority would recommend that an additional condition should be added to any permission stating that a continuous type 2 road should be provided through the development from Grimston Road to the eastern boundary.

It is recommended that this requirement for a secondary access is conditional upon permission being granted so that the development accords with the provisions of Policy E4.1.

Impact upon Neighbour Amenity

As the application is in outline with all matters reserved, appearance, layout, scale and landscaping would be considered at the Reserved Matters stage. Notwithstanding this, careful consideration would need to be given to privacy and separation distances between existing and proposed dwellings given the range of different heights of dwellings surrounding the site.

This may ultimately affect the type of dwelling proposed in particular circumstances. However, given that there are no flood risk restrictions on the type of dwelling, the applicant can develop a range of design solutions to protect the residential amenities of surrounding residents. The proposal would accord with Policy CS08 of the Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016.

Third party concerns about overlooking, lack of privacy and anti-social behaviour from cycle paths and footpaths are noted but given that the detailed layout is not for consideration at this stage these matters will be properly investigated at the next stage.

Planning Committee
2 July 2018

Trees and Landscape

The site is mostly grassed with trees and hedgerow to the majority of the boundary. There are some significant trees to the eastern boundary of the site.

The Arboricultural Officer raises no objection to the proposal but requests a tree survey. Given the nature of the outline proposal, with all matters reserved it is considered that this can be provided at reserved matters stage and this requirement should be controlled through planning condition.

Landscaping schemes and details should be provided at reserved matters stage. This would accord with the provisions of SWNP Policies E1, E4 and E5.

Ecology

The application site is currently a grassed field, devoid of buildings. It is approximately 1.7 km to the west of Roydon Common and Dersingham Bog Special Area of Conservation (SAC), which is a European site. The site is also listed as Roydon Common Ramsar site and also notified at a national level as Roydon Common Site of Special Scientific Interest (SSSI).

The application was initially supported by a Preliminary Ecological Appraisal by TORC Ecology. However, following comments from Natural England and Norfolk Wildlife Trust who considered that no planning decision should be made without additional information, a Phase 2 Ecological Impact Assessment was produced in September 2016 and submitted as part of this application. (See Document EN108-04 by Enims). Also, a Habitat Regulations Assessment was also undertaken in September 2016 and submitted as part of the application at the request of Natural England. (Document RE2016-0015 by Riverdale Ecology)

The Phase 2 Ecological Impact Assessment concluded that:

'The application site is located within 2km of Roydon Common and Dersingham Bog SAC Ramsar SSSI NNR and six CWS's; the closest being Reffley Wood CWS approximately 0.2km to the south. The application site largely comprises semi-improved grassland that is bordered by hedgerows and contains a number of scattered buildings of varied construction.

The flora within the application site is of a limited diversity and comprises common and widespread species. The hedgerows are utilised by eight species of bat for foraging and commuting, although the widespread common pipistrelle and soprano pipistrelle are the most dominant species on-site. The bird assemblage supported by the application site largely comprises species that utilise garden and hedgerow habitats. The grassland and scrub habitats on-site support low populations of common lizard and grass snake.

Due to the size of the proposed development, its location within existing urban development and its distance from statutory and non-statutory designated sites, no impacts on these important conservation sites are anticipated during the construction or operation phases.

There is the potential for increased lighting during construction and operation to disrupt bat foraging and commuting behaviours. Clearance of the habitats within the application site could kill and injure nesting birds, common lizards, grass snakes and hedgehogs.

The proposed adjacent Knights Hill development has the potential for cumulative impacts, particularly on Roydon Common and Dersingham Bog SAC Ramsar SSSI NNR. However, the larger Knights Hill development has its own on-site mitigation measures and will be

Planning Committee
2 July 2018

required to implement the mitigation measures given in the Habitat Regulation Assessment of King's Lynn and West Norfolk Borough Council's Detailed Policies and Site Plan: SADMP, in order to reduce potential recreational pressures on the European designated site.

Mitigation measures proposed for the application site include a Construction Environmental Management Plan (CEMP), retention and protection of mature hedgerows, a bat sensitive lighting scheme and a Reptile Mitigation Method Statement. With adherence to these mitigation measures, no residual impacts on habitats, bats, breeding birds, reptiles or hedgehogs are anticipated as a result of the proposed development. Furthermore, adoption of the suggested ecological enhancements should ensure that the proposed development has value for wildlife, for example by providing additional roosting and nesting opportunities for bats and birds.'

The Habitat Regulations Assessment concluded that:

'The potential for likely significant effects from the proposed residential development of 52 dwellings at Grimston Road, South Wootton, to be experienced at Roydon Common and Dersingham Bog SAC, The Wash SPA/Ramsar, North Norfolk Coast SPA/Ramsar, North Norfolk Coast SAC and The Wash & North Norfolk Coast SAC, can be minimised through the delivery of appropriate mitigation measures.

Specific measures identified within the Site Allocations and Development Management Policies Plan HRA have been identified and will be implemented through the adoption of avoidance measures within the policy wording.

The Natura 2000 Sites Monitoring and Mitigation Strategy will assign much of the delivery of the strategic mitigation through specific measures implemented by BCKLWN while responsibility for provision of other elements of the mitigation will be passed to the developer through the planning process.

The combined delivery of these mitigation measures is considered effective to ensure that there will be no negative impact upon the integrity of the qualifying features of Roydon Common and Dersingham Bog SAC or other European sites within the 10km study area, resulting from planned growth at Knight's Hill, South Wootton or within the wider Borough.'

Since these submissions Natural England has removed their initial objection, conditionally. They state that as submitted the application would have an adverse effect on the integrity of Roydon Common and Dersingham Bog SAC and Roydon Common Ramsar Site and damage or destroy the interest features for which Roydon Common Site of Special Scientific Interest has been notified. However, they accept that mitigation measures can overcome adverse effects and make the development acceptable. These mitigation measures are:

- an indication of how the onsite open space provision will be "over and above" the minimum standard.
- financial contribution towards Roydon Common & Dersingham Bog SAC.
- inclusion of suitably worded planning conditions or obligations to secure onsite and offsite mitigation measures in line with the Mitigation and Monitoring Strategy.

The developer's commitment to onsite and offsite mitigation as outlined within the project Habitat Regulations Assessment is listed as:

- 'An area of on-site recreational space which is in proportion with the size of the development and appropriate for the number of dwellings likely to be occupied by dog owners';

Planning Committee
2 July 2018

- 'The developer is providing footpath/cyclepath links to wider public open greenspace both existing (Reffley Wood) and as part of future proposed development in line with the Knight's Hill, South Wootton development masterplan';
- 'Contribution to the Natura 2000 Monitoring and Mitigation fund at a rate of £50 per dwelling to cover small scale mitigation on designated sites and long term monitoring'.

And within the Ecological Impact Assessment as:

- 'A Construction Environmental Management Plan (CEMP) will address any potential environmental risks during construction including contamination of groundwater';
- 'The development includes Sustainable Urban Drainage Systems (SUDS) which will reduce pressure on sewerage through management of surface water drainage';
- 'The development includes an area of public open space for recreation and provides accessible links to other areas of public open space both existing, such as Reffley Wood, located 235m to the south of the site and proposed open space as part of the wider Development Masterplan for Knight's Hill, South Wootton'.

Having reviewed the contents of the submitted EIA and HRA officers consider that the applicant has demonstrated that the impacts upon Roydon Common and Dersingham Bog SAC and Roydon Common Ramsar Site can be mitigated against through design and planning condition.

The applicant has submitted information in the form of a Proposed Master Plan to demonstrate that the site can accommodate the number of houses, infrastructure, drainage etc. as well as open space and a dog walking circuit. At reserved matters stage the applicant will need to demonstrate through the site layout plans that this onsite open space provision will be over and above the minimum standards.

Through planning conditions onsite and offsite mitigation measures, such as the provision of footpath/cyclepath links to wider public open greenspace, can be provided.

The applicant has provided sufficient information to address points 8, 12 and 13 of Policy E4.1.

Affordable Housing

The site amounts to 2.6ha and thus exceeds the affordable housing threshold set down in Policy CS09 of the Core Strategy 2011. The applicant seeks consent for 52 dwellings which means that 10 dwellings would need to be provided split 70/30 between affordable rent (7 units) and shared ownership (3) dwellings.

Whilst the affordable housing mix i.e., unit types, layout etc. will need to be addressed at reserved matters stage the amount can be secured through the legal agreement. The applicant should be aware of the Borough requirement and Policy H6 of the SWNP with regard to dispersing the affordable housing in small groups.

The Applicant has agreed to provide affordable housing and the details will be covered within the S106 agreement.

Open Space

With regard to open space, 0.29ha (2900 m²) of open space would be required across the development split between 70% amenity space and 30% equipped play areas in accordance with Policy DM16 of the Site Allocations and Development Management Policies Plan 2016.

Planning Committee
2 July 2018

However, Policy E4.1 and the findings of the HRA and EIA require an enhanced open space provision.

In this regard the developer has provided a master plan which indicates that the site can accommodate the number of houses, infrastructure, drainage etc. as well as open space and a dog walking circuit. The applicant has provided information to show that with regard to open space more than double the minimum amount can be provided on site.

At reserved matters stage the applicant will need to demonstrate through the site layout plans that this onsite open space provision will be over and above the minimum standards. Also that the scheme complies with Policy S3 of the SWNP.

The exact details of the open space provision would be secured at reserved matters stage whilst maintenance arrangements will need to be secured through the S106 Agreement.

Flood Risk and Drainage

The site is located in a Flood Zone 1 area but requires a Flood Risk Assessment as the site exceeds 1ha. The applicant has provided a Flood Risk Assessment and Drainage and Utilities Statement as part of the application.

During the course of the application objections were raised to the drainage methodology from the LLFA, the IDB and Anglian Water. The applicant was requested to submit more information on infiltration methods and the method of sustainable drainage.

The applicant proposes surface water to be discharged into the existing Anglian Water system along with on-site surface water storage tanks. Foul water is also proposed to feed into the Anglian Water system. Following lengthy discussion regarding off site run off rates for surface water discharge agreement has now been made between all parties.

The drainage proposal is to install a new surface water sewer along Grimston Road and then discharge into Anglian Water manhole 2552 at a restricted rate of 5 l/s. This is the minimum discharge rate acceptable to Anglian Water.

Although this discharge rate will be above the pre development greenfield run off rate of 3.6l/s for the 100% rainfall event the LLFA has now removed their objection acknowledging that the site will be restricted to all events and therefore this discharge rate of 5 l/s will be a reduction for the 3.3% and 1% event.

The surface water sewer discharges into a drain maintained by the Internal Drainage Board, and the applicant will need to acquire the necessary consents from each relevant party.

Whilst the EA, IDB and Anglian Water raise no objection in principle, the final design of the foul and surface water drainage will still need to be agreed via condition.

Contamination

A Geo Environmental Desk Study by Bingham Associates supports this planning application.

This study identified potential asbestos containing materials in two locations on the site and have suggested surface sampling in those areas and targeted analysis for asbestos. However, after assessing the historic maps for the site the Environmental Quality Officer noted that structures which could potentially be the source of the contamination were placed across the entire site. Additionally given that the purpose of the structures is unknown at this

Planning Committee
2 July 2018

time it is not considered appropriate to limit the assessment to asbestos. The bungalow at the entrance may also contain asbestos containing materials. Therefore the Environmental Health Officer has requested full contamination conditions.

Air quality

During the course of the application the Environment Quality Team raised concerns over air quality issues and an air quality impact assessment (AQIA) was subsequently submitted.

The AQIA assesses the potential for air pollution due to additional traffic movements and dust from construction. It concluded that the increase from traffic will be negligible. The Environment Quality Team considers that based on the AQIA it is unlikely that the air quality standard will be exceeded at this location due to additional traffic.

The AQIA also considers possible dust emissions during the construction phase of the development proposal. Mitigation measures are recommended in the report to limit the impact of the construction. Based on the findings of the AQIA the Environment Quality Team considers the potential impact from construction dust should be minimal when using the recommended mitigation measures. It is recommended this element is covered by planning condition.

Archaeology

Trial trenching was carried out at the site (Norfolk Historic Environment Record event number ENF137592) in January 2015. A copy of the archaeological evaluation has been submitted in connection with this application.

A total of ten trenches were dug in all, 50m long and 1.8m wide. Despite the identification of archaeological remains of prehistoric, Roman, medieval (to a lesser extent) and Post-medieval date within the area prior to excavation, none were actually found when the trenches were excavated.

Based on the results of the evaluation, no further archaeological work will be required at the site and the Historic Environment Service has confirmed that they do not wish to make recommendations for any related conditions if planning permission is granted.

S106 matters

Heads of Terms have been provided by the Applicant confirming that the development would meet the requirements for the costs of relevant infrastructure, facilities and resources reasonably related to and directly arising from development. Given the adoption of CIL in February 2017, the site is now CIL liable. However, affordable housing, SuDS design and maintenance and open space/play equipment design and maintenance will need to be secured via S106 agreement.

As referred to above, affordable housing provision and the management and maintenance of open space will need to be covered by way of the S106 agreement.

The detailed design of SuDS would be required to be submitted at Reserved Matters stage with the management and maintenance of SuDS features to be secured via the S106 Agreement in the form of a SuDS Management Plan.

Planning Committee
2 July 2018

Other Material Considerations

Crime and Disorder: The NPPF requires that decisions should aim to achieve places which promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. The application is in outline and at this stage raises no issues regarding crime and disorder. Secured by Design principles which will be addressed as part of the Reserved Matters application.

Construction management plan: CSNN have recommended the requirement for a construction management plan (CMP) by condition. The Environmental Quality Team recommends that the CMP should include the mitigation measures proposed in the AQIA.

Open space: The comments of the Greenspace Officer are noted but the submitted plan is indicative only and the details of the ponds/open water will be submitted at reserved matters stage.

CIL: Norfolk County Council has commented with regard to county contributions towards library books, education and fire hydrants. However, CIL is now being collected which will affect the requirement for county contributions.

Most of the third party concerns have been addressed within the body of this report. However, in response to outstanding issues:

Provision of roundabout: a new roundabout is not being proposed as part of this application. A roundabout is shown on the larger Masterplan covering the whole of the Knights Hill site which has been submitted to show how this application site fits in with the larger, adjoining site under consideration through planning application 16/02231/OM.

Noise from traffic: the additional traffic associated with this development of 52 dwellings is not considered to result in a significant impact in terms of noise given that the traffic will feed into the main Grimston Road. This is not an issue raised by Environmental Health as a potential noise nuisance.

Increased demand to local services: Concern is raised about the impact upon schools, hospitals and doctor's surgeries in the area. However, this site is part of an allocated site and the service providers are fully aware of the growth of the town and have plans to increase these services accordingly.

Cost of extra policing of footpaths: this will be paid for out of the council tax revenue from the new dwellings.

Reduction in value of property: this is not a material planning consideration.

Condition of No. 144 Grimston Road: the comments relating to the age and description of the building are noted.

CONCLUSION

As part of the review of settlement boundaries through the LDF process this site is listed as part of the Knights Hill development allocated for residential development in the parish of South Wootton. Adopted Policy E4.1 relates to the 36.9 hectare site to provide at least 600 dwellings.

Planning Committee
2 July 2018

The application seeks outline planning permission for the redevelopment of land off Grimston Road to provide 52 dwellings, open space and associated infrastructure. The application also includes vehicular access to the site from the existing public highway off Grimston Road.

This application site relates to only 2.62 hectares of the 36.9 hectare site referred to under draft Policy E4.1. If the policy figure of 600 houses across the site was used, pro rata this site would be looking to provide approximately 43 dwellings.

However, the allocation numbers are minimum numbers, with the policy referring to 'at least 600'. The applicant has shown that the density of development, at 20 dwellings per hectare, is comparable with surrounding development.

It is considered that the site can accommodate 52 dwellings without material harm to the visual amenity of the locality, highway safety or neighbour amenity. The supporting technical reports demonstrate that any impacts of the development can be satisfactorily mitigated.

Importantly the site can come forward separately but it is crucial that it conforms with, and does not prejudice, the overall allocation. In this regard it is recommended strongly that a condition is imposed to secure the second point of access for the overall allocation.

The applicant's DAS concludes that there are clear benefits that will result from the proposal, including the delivery of the development which is in full compliance with the adopted Core Strategy and Policy E4.1 in the Site Allocations and Development Management Policies and the delivery of sustainable development in accordance with the NPPF.

The applicant claims that the proposed scheme has been carefully developed with consultation from South Wootton Parish Council to provide a positive development in line with the NPPF, Local Authority, and Parish Plan requirements.

The site is shown to be readily available, suitable and achievable. The development would contribute to the housing supply in the area without adverse impact on the local village character.

It is considered that all other matters can be adequately conditioned or secured via the S106 Agreement. For these reasons, the proposal is considered acceptable in accordance with the NPPF, NPPG, Policies CS01, CS02, CS06, CS08, CS09, CS11, CS12 and CS14 of the Core Strategy 2011, Policies DM1, DM2, DM12, DM15 and DM16 of the Site Allocations and Development Management Policies Plan 2016 and Policies E1, E2, E5, H1, H2, H4, H6, S1, S2, S3 and T1 of the South Wootton Neighbourhood Plan.

RECOMMENDATION:

APPROVE 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.

Planning Committee
2 July 2018

- 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: No works shall commence on the site until such time as detailed plans of the roads, footways, cycleways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. All construction works shall be carried out in accordance with the approved plans.
- 5 Reason: To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.

This also needs to be a pre-commencement condition given the fundamental details linked to drainage and other infrastructure which needs to be planned for at the earliest stage in the development.
- 6 Condition: No works shall be carried out on roads, footways, cycleways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority.
- 6 Reason: To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.
- 7 Condition: Before any dwelling is first occupied the road(s), footway(s) and cycleway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- 7 Reason: To ensure satisfactory development of the site.
- 8 Condition: Prior to the first occupation of the development hereby permitted a visibility splay measuring 4.5 x 120 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- 8 Reason: In the interests of highway safety.

9 Condition: Development shall not commence until a scheme detailing provision for on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

9 Reason: To ensure adequate off street parking during construction in the interests of highway safety.

This also needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.

10 Condition: Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works to re-align Grimston Road and provide the required junction visibility has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

10 Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

This also needs to be a pre-commencement condition as these fundamental details need to be properly designed at the front end of the process.

11 Condition: Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in condition 10 of this condition shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

11 Reason: To ensure that the highway network is adequate to cater for the development proposed.

12 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.

12 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.

13 Condition: Prior to commencement of development, in accordance with the submitted Flood Risk Assessment / Drainage Strategy (Bingham Hall associates, Flood Risk Assessment and Drainage Strategy Report, August 2016 – Version 2), detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

I. Surface water runoff rates will be attenuated to no more than 5 l/s

Confirmation from the Internal Drainage Board that the proposed rates and volumes of surface water runoff from the development are acceptable.

- II. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1 in 100 year return period, including allowances for climate change, flood event. A minimum storage volume of 686m³ will be provided in line with Appendix F of the submitted FRA.
 - III. Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:
 - 1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.
 - 1 in 100 year critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.
 - IV. The design of the attenuation basin will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1 in 100 year return period.
 - V. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding and 150mm above external ground levels.
 - VI. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C697, 2007), or the updated The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.
 - VII. A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development.
- 13 Reason: To prevent flooding in accordance with National Planning Policy Framework paragraph 103 and 109 by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the surface water drainage system operates as designed for the lifetime of the development.
- 14 Condition: No development shall commence on site until a scheme has been submitted to and approved in writing by the Local Planning Authority that provides for the suppression of dust during the period of construction. The scheme shall be implemented as approved during the period of construction unless otherwise agreed in writing by the Local Planning Authority.
- 14 Reason: In the interests of the amenities of the locality in accordance with the NPPF.

- 15 Condition: Prior to commencement of development a detailed Construction Environmental Management Plan, must be submitted to and approved by the Local Planning Authority; this must include measures to prevent any contaminated releases, such as fuel spills, polluting surface water runoff; include details of the secure storage and handling of chemicals, impermeable parking for plant/vehicles and spill response plans; proposed timescales and hours of construction phase. The scheme shall also specify the sound power levels of the equipment, their location, and proposed mitigation methods to protect residents from noise and dust. The scheme shall be implemented as approved.
- 15 Reason: To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.
- 16 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,
 - * groundwaters 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'.
- 16 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.
- 17 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.

17 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.

18 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.

18 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.

19 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 16, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 17 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 18.

19 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.

20 Condition: Prior to the commencement of the development hereby approved, a survey specifying the location and nature of asbestos containing materials and an action plan detailing treatment or safe removal and disposal of asbestos containing materials shall be submitted to and approved by the local planning authority. The details in the approved action plan shall be fully implemented and evidence shall be kept and made available for inspection at the local planning authority's request.

20 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the site will not qualify as

Planning Committee
2 July 2018

contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of land after remediation.

This also needs to be a pre-commencement condition given the fundamental details linked to asbestos containing materials which need to be planned for at the earliest stage in the development.

- 21 Condition: Prior to first occupation of the development hereby approved evidence of the treatment or safe removal and disposal of the asbestos containing materials at a suitably licensed waste disposal site shall be submitted to and approved by the local planning authority.
- 21 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to 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 land after remediation.
- 22 Condition: No building or other operation shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, engineering work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles) until a tree survey showing the following has been submitted to and approved in writing by the Local Planning Authority:
- a) a plan indicating the location of and allocating a reference number to each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing clearly which trees are to be retained and which trees are to be removed, and the crown spread of each tree;
 - b) details of the species, diameter, approximate height and condition of each tree in accordance with the current version of BS:5837, and of each tree which is on land adjacent to the site where the crown spread of that tree falls over the application site and where any tree is located within 15m in distance from the application site.
- 22 Reason: To ensure that the existing trees are properly surveyed and full consideration is made of the need to retain trees in the development of the site in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for trees to be lost during development.
- 23 Condition: Prior to the first use or occupation of the development hereby approved, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 23 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 24 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing

Planning Committee
2 July 2018

with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.

- 24 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 25 Condition: The development shall not be brought into use until a scheme for the provision of fire hydrants has been implemented in accordance with a scheme that has previously been submitted to and approved in writing by the Local Planning Authority.
- 25 Reason: In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF.
- 26 Condition: Notwithstanding details contained within other conditions attached to this planning permission or unless otherwise agreed in writing by the Local Planning Authority the retained hedgerows will be protected from physical damage through the establishment of a buffer zone based on root protection areas. Protective barriers would be erected prior to any development commencing on-site to create a construction exclusion zone in which no work or storage of materials and equipment will take place. These will be retained in place until the development is complete.
- 26 Reason: To ensure that the development takes place substantially in accordance with the principles and parameters contained with the Ecological Impact Assessment.
- 27 Condition: If security lighting is to be used within the construction site, they will be installed as low as is practicably possible and the light beam directed away from surrounding habitat. A lighting scheme will be implemented within the operation of the development that is sensitive to foraging and commuting bats using the mature hedgerows and adjacent habitats. This would include measures such as directional lighting, motion sensitive lighting and avoidance of blue-white/high UV light. Lighting will not be located immediately adjacent to the mature hedgerows, have zero light spill above the horizontal and be installed as low as practically possible.
- 27 Reason: To ensure that the development takes place substantially in accordance with the principles and parameters contained with the Ecological Impact Assessment.
- 28 Condition: No removal of hedgerow, trees or scrub shall be undertaken during the nesting bird season (March-August inclusive). If any construction works are to be undertaken within the breeding bird season a nesting bird check shall be undertaken by an ecologist immediately prior (within 24hrs) to removal of suitable nesting habitat.
- 28 Reason: To ensure that the development takes place substantially in accordance with the principles and parameters contained with the Ecological Impact Assessment.
- 29 Condition: The works hereby approved shall be carried out under a Reptile Mitigation Method Statement, which will be produced for approval by the Local Planning Authority prior to any works starting on-site. The Reptile Mitigation Method Statement will set out to render the habitat within site unsuitable for reptiles and will likely include the following:
- A finger-tip search conducted by an ecologist;

- Cutting the sward using a strimmer to a height of 150mm;
- Second search by the supervising ecologist, after which the vegetation will be cut to ground level and retained at height of less than 20mm until the commencement of works.
- Ecological supervision during final soil strip.
- Works undertaken during the reptile active period of April to September, inclusive.
- Trees and shrubs should be cut to 200mm during winter to avoid impacts to nesting birds, but the roots and dead wood should only be cleared outside the hibernation period for reptiles between April and September, inclusive; and
- Any rubbish piles on-site should also be removed between April and September (outside the hibernation period).

As part of mitigation a minimum 3m wide grass buffer between the mature hedgerows and the construction footprint would be retained and protected along the eastern and southern boundaries of the application site. Prior to habitat manipulation commencing, a log pile will be constructed in a suitable location within this grass buffer to provide a place to relocate any reptiles found. This grass buffer strip will be maintained during the operation of the development and managed in a wildlife friendly manner (ie, cut once a year, after October).

- 29 Reason: To ensure that the development takes place substantially in accordance with the principles and parameters contained with the Ecological Impact Assessment.
- 30 Condition: The development shall comprise of no more than 52 residential units.
- 30 Reason: To ensure that the development takes place substantially in accordance with the principles contained with the Habitats Regulations Assessment.
- 31 Condition: Notwithstanding details submitted with this application the developer will need to demonstrate that the on-site open space provision will be over and above the minimum open space standards.
- 31 Reason: To define the terms of the consent.
- 32 Condition: A link road as illustrated on the Proposed Masterplan Drawing No. 06 Ref F shall be constructed and made freely available for use by pedestrian and vehicular traffic between Grimston Road and the eastern boundary of the site, providing an integral operational link to the larger part of the Knights Hill allocation development, no later than the commencement of the 20th dwelling on the site. Thereafter no dwelling shall be occupied until the said road has been completed to the written confirmation of the Local Planning Authority.
- 32 Reason: To ensure the provision of a road up to and abutting the eastern boundary of the site so as to enable a vehicular link to be made through to the highway layout on the adjoining land, for the proper planning of the area in accordance with the terms of Policy E4.1 and the provisions of the NPPF.