

Parish:	Snettisham	
Proposal:	OUTLINE APPLICATION: Construction of five dwellings with means of access via Cherry Tree Road	
Location:	Land Off Cherry Tree Road Snettisham Norfolk	
Applicant:	The Ken Hill Estate	
Case No:	18/01042/O (Outline Application)	
Case Officer:	Mr C Fry	Date for Determination: 8 August 2018

Reason for Referral to Planning Committee – Called in by Cllr Devereux and contrary to Snettisham Parish Council Comments

Neighbourhood Plan: No

Case Summary

The site is located within the development boundary of Snettisham.

The site is was once part of a larger field, part of which has already been developed as a rural exception site.

The site is located on the western side of the Cherry Tree Road, between Alma Road and Kenhill Close.

The form and character of development comprises of linear development of bungalows and two storey dwellings.

The proposal seeks outline consent for the erection of 5 dwellings with only access to be determined at this stage.

Key Issues

- Principle of Development
- Visual Amenity
- Neighbour Amenity
- Highway Safety
- Affordable Housing
- Ecology
- Any other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site lies within the development boundary of Snettisham. Snettisham is classified as a Key Rural Service Centre according to Policy CS02 of the Local Development Framework Core Strategy 2011.

The form and character of development on Cherry Tree Road comprises of 1970s bungalows on the opposite side of the site and two storey dwellings with pitched roof dormers and ex-authority dwellings to the north.

The site is on the western side of Cherry Tree Road and is partly screened by a visually broken field hedge along the northern boundary. Adjacent to the western boundary of the site is a set of farm buildings in association with Home Farm Barns. A recently newly constructed rural exception site sits adjacent to the southern boundary. That particular development was constructed as a rural exception site in line with the 1998 Local Plan Boundary Maps. Since then that site and this application site have been included in the development boundary of Snettisham as outlined in the Site Allocation and Development Management Policies Plan 2016.

The proposal seeks outline planning permission for 5 dwellings with access to be determined at this stage only. The application has an indicative layout that identifies 5; 3 and 4 bedroom two storey detached dwellings. Four of the 5 detached dwellings will face south and one detached dwelling in the bottom of cul-de-sac facing north.

The indicative appearance of the dwellings demonstrates the use of carstone, red brick, clay pantiles, timber windows.

Parking is indicatively provided in the form of garages and individual driveways. Visitor parking is also provided.

SUPPORTING CASE

The application has been supported with the following documents:-

- Design and Access Statement
- Planning Statement
- Landscape Visual Impact Assessment
- Ecology Report

The agent has provided a supporting statement that states the following:-

- The development lies within the settlement boundaries of Snettisham Village and such there is a strong presumption in favour of appropriate sustainable development on the site;
- The location of the houses is close to the village services and facilities and there is potential for safe walking/cycling access to the village centre;
- The mixture of housing provision can be delivered efficiently. The site is without any constraints;
- The proposal lies at the very edge of the Norfolk Coastal Area of Outstanding Natural Beauty (AONB) – no due impacts will be created on the AONB and this fact has been evidenced as part of the application;

- A landscaped buffer is provided along the whole of the northern boundary of the site – this helps in providing a soft defined edge between the application site and the agricultural field to the north;
- The homes are high quality and of bespoke design within a healthy green infrastructure;
- The scheme has been designed to blend into a rural landscape setting by providing a more relaxed built form which leaves larger gaps between the proposed houses;
- A safe access can be provided to the site via Cherry Tree Road
- New Housing attracts new residents whom assist in maintaining the vitality of community life in Snettisham; and,
- There are no adverse impacts arising from the proposed development in terms of heritage, landscape, highway or environmental impacts which would outweigh the clear benefits of the proposal.

PLANNING HISTORY

There is no recent relevant site history

RESPONSE TO CONSULTATION

Parish Council: OBJECTON

Lack of footway: Council would request that in the event of the Application being approved, provision is made for a footway.

Highways: NCC Highways have expressed concern over garage provision and we would echo this, again in the event that the Application is approved.

Parking issues on Alma Rd: There is concern over the parking situation at the junction of Cherry Tree Rd with Alma/Common Rd. Due to the lack of double yellow lines, this exit is already sufficiently hazardous, and some adjustment would be required should the development be approved, given the likely increase in those using the junction. The proximity of the vets and doctors makes this worse, and consideration might be given to restricting disabled parking in this small area – the risks to other traffic are the same regardless of who is parking.

Regarding substantive objections:

AONB: The proposed location is sited in the AONB. This had already been encroached upon and we would resist further development, given that there is building land in the Village which does not so encroach. An allocation is indeed proposed in our Neighbourhood Plan, which we believe is sufficient for the medium-term needs of the Village. homebuilding.co.uk states: “The intention of an AONB is to conserve and enhance the natural beauty of the landscape with the designation being of national importance.” There is reference in the Planning Statement to there being “housing adjacent and opposite the site” and suggesting this mitigates the effects of the development; while this may be true, by extension this would in due course allow for unlimited development, and the AONB would disappear under housing.

There is no reference to any affordable homes contribution or provision.

Neighbourhood Plan:

At the time of writing the NP is with the Inspector for his final adjudication prior to referendum. We believe that this increases its relevance; while not binding, it could hardly be at a later stage in the process. [The Inspector may insist on changes, and these may be presented before this application is formally considered; should that be the case we would note that any items not changed would have even more strength applied to them.]

Given that, we refer to:

NP01 – This makes an allocation and the proposal is not within that allocation – we would object therefore to any development at this time, certainly until it becomes clear whether the allocated land is subject to a planning application. There is no significant community benefit to be gained from this development.

NP02 – This refers to restrictions based on the agricultural category of the land – we may have missed this, but would seek assurance that it is not 1, 2 or 3a.

NP03 – The housing mix is not as suggested here.

NP04 – Would require legal covenants or similar to prevent use as second homes.

NP05 – Requires a proportion of affordable and other category homes which this does not reach.

NP09 – Though the site is within the official BCKLWN development boundary, as stated in the Planning Statement, it does not fall within the boundary used here. This has never been intended to be a formal designation, but the areas outside it were rejected as development sites for a variety of reasons, referred to in the supporting evidence.

NP11 – Clarifies the point immediately above, and the proposal is note included in the two exceptions.

CA02 – There being no community contribution currently suggested, the proposal does not meet this objective.

Community Safety Neighbourhood and Nuisance: NO OBJECTION subject to foul and surface water drainage details. Foul water sewer connection is available in Cherry Tree Road. Surface water sewers in Fishers End Close is a feasible option A condition requested in regards to a lighting scheme and details of air source heat pumps. Condition in regards to site construction hours.

Housing Enabling Officer: NO OBJECTION having reviewed the case in light of the NPPF, provided the development is for 5 units or less and the combined GIA is less than 1000sqm, there will be no affordable housing contribution.

If the GIA exceeds 1,000 sqm the contribution would be 1 onsite dwelling.

Provided the development is for under 1,000m2 GIA, no affordable housing contribution is required. We would request the standard condition be applied limiting the site to not more than 5no units and not more than 1,000m2 GIA. In the event a proposal exceeds either of these, please contact the team as an affordable housing contribution is likely to be required.

NCC Highways: NO OBJECTION subject to condition.

Environmental Quality: NO OBJECTION The site historically contained a variety of ponds and areas of backfilled pits. This indicates that there is the potential for contamination to exist in site. Full contamination conditions required.

The Officer states that the EA should be contacted in regards to groundwater protection and potential pollution of controlled waters.

Natural England: NO OBJECTION in terms of the impact upon Statutory Designated Sites. Based on the plans submitted there are no likely significant effects on The Wash and North

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Norfolk Coast Special Area of Conservation, The Wash Ramsar and The Wash Special Protection Area and has no objection to the proposed decision that a likely significant effect can be ruled out.

Consultation should be had with the Coastal Partnership in regards to the impact upon the AONB.

Possible Environmental net gains could be had for example providing a new footpath through the new development to link into existing right of way, restoring a neglected hedgerow, creating a new pond, planting trees to the local area.

Arboricultural Officer: NO OBJECTION

Coastal Partnership Officer: comments neither supporting or objecting. The reduction in the number of houses and the improvements to landscaping to screen impact from the AONB is noted and welcomed. Also the consistent use of vernacular materials through the design is well considered and of a good visual quality.

However, this is a gateway to the AONB and therefore is a very sensitive location. The Snettisham Neighbourhood Plan has also stipulated that this is to be left undeveloped. This is a green buffer to the village and we are concerned that without this the village will continue grow and lose its character. We are also supportive of the approach of allocated sites that have come through the Local Plan being developed first as the Borough has a 5 year supply. This would mean developments that have less landscape impacts on the AONB and on brownfield sites can be achieved first.

The proposed landscaping could help alleviate some of impact. If the proposal is allowed we would like to see a detailed condition on landscaping and on lighting to reduce light pollution.

We recommend that any outdoor lights be;

- Fully shielded
- Directed downwards
- Switched on only when needed
- White light low-energy lamps.

Anglian Water: Any comments to be forwarded on in late correspondence.

REPRESENTATIONS

12 letters objecting on the following grounds:-

- Noise
- Visual amenity
- Not enough amenities in the village of Snettisham
- The land was considered for overflow carparking for Fishers End Close
- Overlooking properties and gardens
- Parking problems
- Traffic congestion and on-street parking between Goose Green Road and the Doctors Surgery on Common Road, extending onto Cherry Tree Road.
- No need for further houses in the village.
- The proposal is to build on an area of Outstanding Natural Beauty

- Other land is available in the village, so there is no justification for this proposed new development.
- Views into the AONB will be spoilt from within the village.
- No detailed drawings of the side elevations of the houses
- How long before another plan on the field and another small corner is include in the village boundary.
- Details of the amenities are outdated
- Bus Service does not run as frequent as stated.
- Little work opportunities in the village
- No affordable housing
- Haven for wildlife
- Broadband in the area is not great
- Water pressure issues in Snettisham
- Garage proportions are not to scale

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

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

- Principle of Development
- Landscape and Visual Amenity
- Other Form and Character Issues
- Impact upon Neighbour Amenity
- Highway Safety
- Affordable Housing
- Ecology
- Any other Material Considerations

Principle of Development

The site lies within the development boundary of Snettisham. Snettisham is a Key Rural Service Centre, where limited growth of a scale and nature appropriate to secure the availability of each settlement, will be supported within the development limits of Key Rural Service Centres. In accordance with Policy CS06 Rural Areas the strategy for Rural Areas is to promote sustainable communities and sustainable patterns of development; maintain local character and high quality environment; focus new development in Key Rural Service Centres, ensure that housing and other facilities are provided in close proximity. In line with Policy CS09 Key Rural Service Centres will have to provide for at least 2880 new dwellings in total over the plan period.

The site is located on the western side of Cherry Tree Lane and is currently a grass field with hedge boundaries on the northern side. The field was once part of a larger field which has been partly developed. The development on the southern half of the entire field has been developed as an affordable housing rural exception site, as at the time of determining that particular application the site was outside of the local plan boundary map. Since then the development boundary has been increased in size, through the Site Allocation and Development Management Policies Plan and now incorporates the whole field.

The site albeit greenfield can be considered a windfall site in line with the definition of a windfall site contained in the both the Core Strategy and Policies Plan, which are Development Plan documents.

Thus subject to other policies in the development plan and other material considerations that are considered to be relevant, the proposal could be supported in principle.

It is noted that Snettisham Parish Council refer to their submission of a Neighbourhood Plan to the Planning Inspectorate. The Neighbourhood Plan has been assessed and the plan has not been recommended by the Inspector to be modified, prior to going to referendum. At present the Planning Policy team are working with Snettisham Parish Council to agree a finalised Neighbourhood Plan in light of the Inspector's comments. At present therefore less weight is being attributed to their Plan.

Landscape and Visual Amenity

The site is also contained in an Area of Outstanding Natural Beauty (AONB). The Council's approach to development within the AONB is outlined in policy CS12 of the Local Development Framework Core Strategy. Policy CS12 states "that development proposals should demonstrate that their location, scale, design and materials will protect, conserve and, where possible enhance the special qualities and local distinctiveness of the area, gaps

between settlements, landscape setting, distinctive settlement character, landscape features and ecological networks.”

In order to aid the Council in deliberating the principle of developing the site for 5 dwellings, a Landscape Visual Impact Assessment has been submitted that analyses the proposal and its impact on the wider landscape.

The LVIA identifies that the site that is contained within F1 of the Chris Blandfords Landscape Character Assessment, that is used by the Local Planning Authority. F1, wooded slopes with Estate Land, Snettisham and Dersingham. The sensitives of this character area are:-

- Mature Landscape Structures with fields and paddocks delineated by generally mature hedgerows
- Traditional buildings materials with several traditional/older buildings
- Mature woodland copses and larger areas of woodlands and plantations
- Open views to landmark church to the east of the villages.

The landscape planning guidelines derived from the F1 category is to seek;

- to maintain and enhance the generally wooded setting of parts of Snettisham
- to conserve open views to Snettisham church,
- to ensure that new small scale development in or on the edges of Snettisham responds to the settlement pattern
- to conserve and enhance the settlement edges of Snettisham.

The visual impact identifies 7 visual receptors.

Visual 1 – users of PROW footpath to the south of home farm

Visual 2 – highway footpath users/residents at Ken Hill close and Cherry Tree Road

Visual 3 – Highway footpath users, A149 Roundabout, Norton Hill

Visual 4 – Users of the footpath, west of A149

Visual 5 - Users of the footpath, west of A149 between Poppyfields Drive and A149

Visual 6 – Visitors to St Mary Snettisham Parish Church and

Visual 7 – Users of the PROW footpath and Park Farm.

The Landscape Visual Impact Assessment states the following:-

From Visual 1, the users of the footpath to the south of Home Farm will only achieve partial views of the development as the development will be screened by the existing development at Fishers End Close. The proposed development will infill between Home Farm and Fishers End Close, although the proposed materials and construction methods are in keeping with the local area and will read as an extension of the development at Fishers End Close.

Sensitivity of the visual 1 is considered to be high and the magnitude of change in the landscape is considered medium. The resultant visual impact would be moderate.

From Visual 2 – users of the highway footpath at Ken Hill Close and Cherry Tree Road will see the development and the new access road. The view will change from open rural greenspace to housing development, although proposed materials are in in keeping. The sensitivity of the receptor group is medium and the magnitude of change in the landscape is considered low. The resultant impact would be minor

Visual 3 – highway footpath users at A149 roundabout, Norton Hill will receive elevated views of the development. The effect on the view will be slight increase in built form of similar nature to that existing already at Fisher End Close and Common Road. The sensitivity of the receptor group is considered low and the magnitude of change in the landscape is considered low. The resultant visual impact would be minor/neutral.

Visual 4 – Users of the Public Right of Way (PROW) west of the A149 heading east from Lodge Hill Plantation may receive partial views of the development when existing roadside vegetation is without foliage. Views will however be obscured by planting structure and vehicles on the A149.

The sensitivity of the receptor is considered high and the magnitude of change in the landscape is considered low. The resultant visual impact would be moderate/minor.

Visual 5 – Users of PROW footpath, between Poppyfields Drive and the A149
-Footpath users between A149 and Poppyfield Drive will receive no visual impact from the development as the site is screened by topography.

Visual 6 – Visitors to St Mary Snettisham Parish Church.

Visitors to St Mary Snettisham Parish church will receive no impact from the development as the site is screened by topography. The representative viewpoint has been included to demonstrate no impact.

Visual 7 – Users of PROW Footpath, Park Farm

Footpath users at Park Farm will receive no visual impact from the development as the site is screened by topography. This representative viewpoint has been included to demonstrate no impact.

The LVIA, carried out to the standard guidelines for carrying out such assessments, has concluded that there would be moderate impact in terms of the wider landscape effect and a moderate to minor/neutral visual impact. With mitigation in the form of boundary planting to the site, it will reduce the landscape and visual of the development of the site as planting matures.

The LPA concurs with the observations made in the LVIA.

The scale of the development would not affect the wooded area of Snettisham nor enclose views of Snettisham Church and is of small scale development that through supplementary landscape planting would help to define the edge of the settlement. The proposal would therefore be of limited harm to the AONB and such limited harm is considered to be outweighed by the public benefit of an additional 5 dwellings to Snettisham.

Other Form and Character issues

The indicative proposal for 5 detached dwellings provides varied spacing between the dwellings. Spacing is tighter between plots 2-4 but there is spacing between 1 and 5. Denser forms of development are evident in Fishers End Close.

The indicative layout turns its back on the existing development in this case. This would be beneficial in this instance as it would not encourage the continuation of development further north, which is one of the concerns raised by Third Parties and the Parish Council.

As indicatively shown each plot benefits from a commensurate sized amenity space to that found in the locality.

The Arboricultural Officer has no objection to the proposed enhanced landscaping as indicatively shown, however notwithstanding that landscaping is a reserved matter, it is considered reasonable to impose a condition to ensure that there be an enhanced landscape buffer along the northern boundary of the site, as shown on drawing "Landscape Buffer" as part of the reserved matters application.

Impact upon Neighbour Amenity

Given the shape of the site it is very likely that the internal layout of the site will result in a service road running along the southern boundary of the site. This will result in some disturbance to the neighbours to the south; but with suitable surfacing of the private driveway (to be determined at reserved matters stage) there would be no detrimental impact upon their amenity.

Indicative plots 1-4 as shown are 18m from the rear and side elevations of the properties in Fishers End Close. Plot 5 is some 12m extending to 16.2m from the flank elevation to the properties in Fisher's End Close which is an adequate separation. The Internal layout of the properties can avoid detrimental any overlooking relationships into these neighbouring properties. By virtue of the site being to the north of Fisher End Close there will be no detrimental overshadowing.

The properties in Kenhill Road and those on the opposite side of Cherry Tree Road are some 17m away from the indicative siting of the proposed properties. At this distance there would be no detrimental impact upon their amenity.

The Community Safety Neighbourhood and Nuisance team has no principle objection to the scheme. The request for a site hours conditions is not considered to be reasonable given the scale of the development i.e. 5 dwellings. An air source heat pump condition is also not necessary to be imposed at this outline stage. The lighting scheme condition is also not considered to be necessary.

Highway Safety

Third Party and the Parish Council comments have raised concerns in regards to parking problems in the vicinity of the site. The Highways Officer does not concur with the 3rd party comments that there is traffic congestion in the area and there have been no recorded accidents.

Access only is to be determined at this stage. The highways officer following receipt of the amended plan, showing the continuation of the footpath into the bellmouth of the access, has no objection to the proposal subject to conditions that secures the continuation of the footpath, as well as conditions covering visibility splays, garage dimensions of 3m x 7m, and development not commencing until on-site parking for construction workers is secured.

However, the garage dimension condition is not required at this stage as garages will form part of the reserved matters (layout) and will be considered at that stage.

Affordable Housing

Third party representations are concerned that no affordable housing forms part of this scheme.

Whilst under 5 dwellings on a site area in excess of 0.165ha would require an affordable housing contribution, the NPPG states that if the site proposes 5 dwellings or less where the GIA footprint is less than 1,000m², then no affordable housing will be sought. A condition will therefore be imposed that the GIA is no more than 1000m² GIA.

Ecology

Third Party representations are concerned that there will be a detrimental impact upon the wildlife that use the site.

The site has been accompanied by an ecology report that has assessed the on-site features and surrounding features and buildings. In regards to onsite features there is the potential for breeding birds such as tits, sparrows and starlings because of the scrub and Hawthorn hedgerows. Other protected species; namely great crested newts, badgers, bats, reptiles and other species were screened out of being at risk from development on the site due to sub optimal habitats, paucity of droppings and lack of ponds within 500m of the site.

Recommendations in the report include;-

- Hedgerow and vegetation removal should be carried out outside of the bird breeding season (Nominally bird breeding season March – August) or if this cannot be achieved then should be carried out under supervision from an ecologist;
- Any trees protected by using heras fencing,
- Installation of bird boxes to mitigate for loss of bramble scrub;
- low level lighting scheme in regards to bat, bird and foraging routes
- landscaping planting should use native plant species

It is considered that the recommendations in regards to birds are reasonable given that the site contains hedge/scrub vegetation and timing/surveys in the removal of such features are secured by way of condition. There are no trees on the site. Details of the bird boxes are secured by way of condition. The low level lighting scheme in regards to foraging routes would be difficult to enforce. The specific plant types, densities Landscape planting details can be left to reserved matters stage and accordingly is not conditioned.

The proposal does not cause any detrimental impact upon the European designated sites. Natural England has no objection in this regard. The possible net gains referenced by Natural England are noted however these net gains are not required to be provided to render the proposal acceptable in regards to protected species. A unilateral undertaking that £50 per dwelling will be contributed towards the habitats mitigation has been submitted in the usual way.

Other Material Considerations

The proposal does not detail any foul or surface water drainage arrangements, but there is a foul water drain in Cherry Tree Road and there is a surface water drain in Fishers End Close. In line with the Environmental Health Officer's comments foul and surface water drainage details are to be secured by way of condition.

It is also worth noting that third parties and the Parish Council are concerned that there will be future development to the north of the site in the AONB. The site is designated in the wider countryside and any application would of course be considered separately on its own merits.

Third Party comments make reference to the site being used as overspill parking. No evidence of this was seen on the site visit and there is no planning history of such use.

Third Party representations state that there are other sites available within the village that can be built on. This is not a material consideration.

There are no detailed drawings of the side elevation of the houses as appearance and scale are reserved matter considerations.

Third parties reference issues in the DAS that the amenities listed are no longer available and the bus service is not as frequent as stated. Ultimately Snettisham is a Key Rural Service Centre in the settlement hierarchy that can accommodate minor development of this scale.

Issues about water are noted and should Anglian Water make any comments they will be reported in late correspondence.

CONCLUSION

Members will need to consider whether 5 dwellings, with only access to be determined at this stage are acceptable.

The Neighbourhood Plan and its policies has been the subject of examination by an Inspector. The Inspector has requested revisions to the plan and therefore little weight is being attributed to the policies quoted by Snettisham Parish Council, at this time, ahead of an agreed modified neighbourhood plan coming forward. The development plan documents and the new NPPF as a material consideration are considered to carry significant weight in determining the application.

It is your officer's opinion that with the site being in the development boundary of Snettisham, a Key Rural Service Centre, this application could be supported in this instance. Notwithstanding third party and Parish Council comments, there is considered to be limited harm caused to the Area of Outstanding Natural Beauty in developing this site and appearance and scale are matters to be determined at reserved matters stage. The indicative appearance and scale of the properties as presented would be akin to development found in the locality and the enhanced landscaping strip will help create a buffer to the remaining open countryside.

The indicative layout does not show any principle neighbour amenity issues and the highways officer has no objection to the access arrangements as presented.

Issues in regards to drainage and protected species can be secured by way of condition.

The proposal is therefore to be supported subject to the following conditions.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition: Approval of the details of the means of layout, scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.

- 1 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
- 2 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Condition: Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 4 Condition: The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
- 4 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 5 Condition: No development shall commence until full details of the foul and surface 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.
- 5 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.

- 6 Condition: Prior to the first occupation of the development hereby permitted the vehicular/pedestrian/cyclist access over the footway shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority in accordance with the highways specification (TRAD 1) and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.
- 6 Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 7 Condition: Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 7 Reason: In the interests of highway safety.
- 8 Condition: Prior to the first occupation of the development hereby permitted a 2.4m wide parallel visibility splay (as measured back from the near edge of the adjacent highway

carriageway) shall be provided across the whole of the site's roadside frontage. The splay 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 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 in accordance 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: Any hedgerow or vegetation clearance will shall take place outside of the bird nesting/breeding season between the 1st March and 31st August in any given year. Should hedgerow, removal or vegetation clearance is required during this period, prior to its removal a bird nesting/breeding survey shall be submitted to and approved in writing by the Local Planning Authority. The result of the survey shall also include any mitigation/enhancement measures appropriate to the extent of any breeding/nesting bird recorded in order to minimise the impact of such landscape feature removal upon the bird species. The mitigation/enhancement works shall be completed and maintained in accordance with the agreed details and timetable other than with the prior written approval of the Local Planning Authority.
- 10 Reason: To ensure the impact of the development upon protected species is minimised in accordance with the NPPF and NPPG.
- 11 Condition: Notwithstanding the details as outlined in condition 10, full details of 2 bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the scale, siting and appearance of the bird boxes and the agreed boxes shall be installed prior to first occupation of the dwellings hereby approved or installed in accordance with any other such timetable to be agreed in writing.
- 11 Reason: To ensure the impact of the development upon protected species is minimised in accordance with the NPPF and NPPG.
- 12 Condition: Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works (provision of footpath) as indicated on Drawing(s) entitled "Illustrative site plan with means of access to be considered" has been submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation/use of the development hereby permitted the off-site highway improvement works referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority.
- 12 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
- 13 Condition: Any reserved matters application pursuant to the development hereby approved shall include the provision of a landscape buffer area along the northern

boundary of the site as indicated on drawing entitled "Plan to demonstrate proposed landscape buffer" received 16th August 2018.

- 13 Reason: In the interests of visual amenity in accordance with the provisions of the NPPF.
- 14 Condition: The development hereby approved shall comprise of no more than 5 residential units and shall not exceed 1,000m² Gross Internal Area.
- 14 Reason: To define the terms of the permission.