

Parish:	Downham Market	
Proposal:	Proposed development of 19No. 2 and 3 bedroom dwellings (including 4No. affordable units) with associated garages/parking, access road, landscaping and open space	
Location:	Land To The South of Prince Henry Place Downham Market Norfolk	
Applicant:	Mr Bob Fidock	
Case No:	19/00597/FM (Full Application - Major Development)	
Case Officer:	Mr K Wilkinson	Date for Determination: 8 July 2019 Extension of Time Expiry Date: 1 November 2019

Reason for Referral to Planning Committee – Previous appeal history and the Town Council’s views are contrary to the Officer recommendation.

Neighbourhood Plan: No

Case Summary

The site (0.7 Ha of former paddock land) lies within the development area of Downham Market at the head of Prince Henry Place. It is bounded by residential development to the north (bungalows), east (bungalows) and south (chalet and houses), with school playing fields to the west.

This application seeks full permission for the construction of 19 dwellings (including 4 affordable units), with associated garages/parking, access road, landscaping and open space.

The scheme shows a single vehicular access point serving the development off Prince Henry Place (PHP). A central turning head is proposed with private drives leading off; most units have en-curtilage parking. The dwelling types comprise 5 No. pairs of semi-detached two bedroomed bungalows, 2 No. pairs of semi-detached three bedroomed houses, plus a terrace of 3 No. three bedroomed houses. There are therefore 10 No. 2 bedroomed dwellings and 9 No. three bedroom units.

Long-serving Members may recall a similar application for 19 dwellings which was sought under application ref: 17/00581/FM which was refused (contrary to officer recommendation) in November 2017 and subsequently dismissed on appeal (appended for reference). This application seeks to address and negate the previous reasons for refusal.

Key Issues

- Previous appeal decision
- Principle of development
- The effect on the character and appearance of the area

The effects from noise and disturbance from construction works and occupation
Highway issues
Affordable housing provision
Drainage
Other material planning considerations

Recommendation

A) **APPROVE** subject to the completion of a Section 106 agreement to secure affordable housing provision within 4 months of the date of this resolution to approve.

B) **REFUSE** if the Section 106 agreement is not completed within 4 months of the date of this resolution to approve on the basis of failure to secure affordable housing provision contrary to Core Strategy Policy CS09 of the LDF.

THE APPLICATION

The site (0.7 Ha of former paddock land) lies within the development area of Downham Market at the head of Prince Henry Place. It is bounded by residential development to the north (bungalows), east (bungalows) and south (chalet and houses), with school playing fields to the west.

This application seeks full permission for the construction of 19 dwellings (including 4 affordable units), with associated garages/parking, access road, landscaping and open space.

The scheme shows a single vehicular access point serving the development off Prince Henry Place (PHP). A central turning head is proposed with private drives leading off; most units have en-curtilage parking. The dwelling types comprise 5 No. pairs of semi-detached two bedroomed bungalows, 2 No. pairs of semi-detached three bedroomed houses, plus a terrace of 3 No. three bedroomed houses. There are therefore 10 No. 2 bedroomed dwellings and 9 No. three bedroom units. The overall layout is similar to the previous application.

SUPPORTING CASE

The agent has submitted the following statement in support of the application:

“This application is a Full Planning Application for residential development of 19No 2 & 3 bedroom dwellings over 1 and 2 storeys, consisting of 15No. market sale and 4No. affordable high quality dwellings, on land approximately 0.75 Ha. in area, which is within the development envelope of Downham Market, outside the conservation area and is within easy reach of the town centre and its facilities. The application also includes off site highway works comprising of; Improvement works to the junction of Church/London/Howdale Roads and footway widening works along Howdale Road.

There is a mixture of dwelling types comprising of 10No. single storey semi-detached bungalows, two of which are affordable, 6No. 3 bedroom semi-detached two storey houses, two of which are affordable and a terraced block of 3No. 3 bedroom houses. The proposed affordable housing meets the Council's requirements and the Housing Enabling Officer has raised no objections to the proposals.

Vehicular access to the proposed development is from Prince Henry Place which is an adopted Highway with an approximate carriage width of 5500mm with footways and street lights both sides of the carriageway and is subject to a 30mph speed limit. A central turning head is to be provided to the access road, with private drives giving access to the individual properties. The majority of the dwellings have on-curtilage car parking spaces, which exceeds the Council's parking standards. After some minor amendments the proposed access to the development together with vehicular and pedestrian movement within the development meets with County Highways approval and it is suggest that conditions are added if planning consent is granted.

The development site is currently vacant, overgrown and was previously used as agricultural grazing land and is bounded by residential development to the north, east and south and to the west by school playing fields. Both sides of the leg of Prince Henry Place which gives access to the site are individual sheltered housing dwellings which have very high mono-pitched roofs. Car parking spaces are provided in front of the dwellings or in communal parking areas and it has a very well landscaped community garden set around a large pond.

The site has limited landscape and ecological value being an area of unkempt grass. The proposals have been developed to retain and protect the valued perimeter hedging and trees as set out in the Arboricultural Impact Assessment.

An Ecological Appraisal and Protected Species Survey has been carried with the site mostly species poor unmanaged grassland and tall ruderal vegetation. The survey also found that there was no evidence of any protected species on the site and concludes that the loss of habitat as a result of the development is not considered to significant and recommends that bird and bat boxes are installed throughout the development.

The landscape design will incorporate suitable habitat for foraging and resting hedgehogs and the provision of holes in garden fences to give unrestricted movement to hedgehogs through residential gardens. The inclusion of the open green space within the site is designed to enable the retention of areas of ecological value, and allow for enhanced ecological features to be added as part of the development. Soft landscaping within these areas will be developed specifically to create ecological habitats and add site biodiversity. Within these areas a mix of wildflowers and rough grasslands will be created supported by area of low scrub and native shrub planting to provide opportunities for birds, reptiles and invertebrates to colonise the site. Specific ecological features incorporated into these areas will include bird and bat nesting boxes and log piles. Natural England had no comment to make regarding this application.

A site investigation has been carried out, with soakage testing in accordance with BRE 365, to establish the permeability of the underlying strata. Infiltration is feasible and traditional techniques, such as soakaways, water butts and porous hard surfaces will be utilised across the site. The Lead Local Flood Authority has not raised any objections to the proposals and suggest that conditions are added if planning consent is granted.

The Phase 1 Site Investigation Report concludes that no significant potential source of soil contamination has been identified, the risk to human health is considered to be low and further investigation to mitigate risks from soil, ground gas and groundwater contamination were not considered to be necessary. The Environmental Quality Team have no objections regarding contaminated land or air quality.

A very similar planning application to this application for 19No. dwellings was refused under reference 17/00581/FM in November 2017 for the following reasons:

- The proposed development is not considered to be of high quality design and would therefore be out of character with this locality,
- The proposed development by virtue of associated traffic, noise and disturbance during the construction phase and from subsequent use of the site, would have an unacceptable impact upon the amenities of residents within the adjoining sheltered housing on Prince Henry Place through which access to the site is proposed to be gained.

An Appeal was lodged with the Planning Inspectorate against the decision of Kings Lynn and West Norfolk Borough Council. The Appeal Decision Notice dated 11th June 2018, dismissed the appeal.

The appeal inspector criticised the layout relating to the character of the development compared to Howdale Rise and Prince Henry Place and suggested that Plots 3, 4, 5 and 6 should be single storey bungalows. The Inspector was unable to gauge how successful the chalet type properties at the entrance to the site would be adjacent to the mono pitched bungalows of Prince Henry Place.

This application has taken on board the Inspectors suggestion that Plots 3, 4, 5 and 6 should be single storey bungalows. The four plots at the entrance of the site have also been amended to single storey bungalows, thus exceeding the Inspectors requirements.

The Inspector made the following comments regarding the second reason for refusal;

- The properties in Prince Henry Place are part of a sheltered housing development. Some of the dwellings front onto the road that vehicles entering the appeal site would need to travel along. These properties are set back from the edge of the carriageway behind generous front gardens and integral garages. Only a handful of the windows in these properties face onto the road. This configuration does not suggest the properties in Prince Henry Place would be particularly susceptible to noise and disturbance from an increase in traffic.
- In conclusion, subject to the imposition of a suitably worded planning condition, the construction and subsequent occupation of the appeal scheme would not result in harmful levels of noise and disturbance, thus a conflict with Policy DM15 in so far as it seeks to prevent significant adverse noise impacts would not occur.

Thus the Inspector dismissed the second reason for refusal.

In conclusion

Having regard to the above and the drawings, reports and information submitted;

- It is considered that the proposed development is fully compliant with National and Local Planning Policy.
- Makes most efficient use of the site, whilst also meeting the objectives of establishing a high quality residential environment with the creation of an appropriate scale and density of development that respects the landscape and local character.
- The site is in a sustainable location with good access to the principal road network, public transport, cycle lanes etc.

- Minimises the impact on adjacent properties, with no overlooking, overshadowing or loss of privacy.
- Proposes a development that has been specially designed for the site using materials used in the local area.
- The applicants are willing to enter into a Section 106 Agreement to include; Affordable Housing, Maintenance of the SUDS drainage system and access roads.”

PLANNING HISTORY

17/00581/FM: Application Refused: 08/11/17 - Proposed 19No 2 and 3 bedroom dwellings (15No market sale dwellings and 4No affordable high quality dwellings) with associated garages/parking, access road, landscaping and open space - Appeal Dismissed 11/06/18

RESPONSE TO CONSULTATION

Town Council: REFUSE - The proposal, by reason of the number of units proposed, results in a cramped form of development and lack of amenity space, which is not in harmony with and does not enhance the form and character of the building characteristics of the locality or its setting.

The unclassified road serving the site is considered to be inadequate to serve the development proposed, by reason of its restricted width and lack of passing provision. The development would be detrimental to highway safety and the vehicular movements associated with the use of the access would lead to conflict and interference with the passage of through vehicles on Prince Henry Place/Howdale Rise and Howdale Road.

The Town Council remains concerned about the accession of potentially large numbers of vehicles through the private residential community for the elderly. The Town Council understands Prince Henry Place to be a private development and is very concerned upon the impact on the frail and vulnerable; in particular, noting it believes the applicant to be the same developer who has taken some eleven years to date working on, and still not yet fully completed, a similar sized development scheme within the town.

Members also questioned the validity of the ecological surveys which are very much at odds with residents' local knowledge.

Lastly, members observed the suggested traffic improvements at the Church Road/London Road/Howdale Road junction do not appear to markedly address the road safety concerns and appear to be inadequate.

Highways Authority: NO OBJECTION subject to conditions relating to construction traffic management plan, road details, non-adoption of road and off-site works

Norfolk County Council – Lead Local Flood Authority: NO OBJECTION previous comments and conditions apply

Downham Market Group of Internal Drainage Boards: No comments received

Anglian Water: NO OBJECTION – adequate capacity for foul water disposal

Environmental Health & Housing – Community Safety & Neighbourhood Nuisance: No response at time of writing but previously raised **NO OBJECTION** subject to conditions relating to Construction Management Plan and working hours restriction.

Environmental Health & Housing – Environmental Quality: NO OBJECTION

Arboricultural Officer: NO OBJECTION

Housing Enabling Officer: NO OBJECTION (verbally) - At present a 20% provision is required on sites capable of accommodating 10 or more dwellings and/or 0.33ha in Downham Market. The affordable housing provision is then further split into 70% of the affordable homes being made available for rent and the other 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 4 affordable dwellings would be required, 3 for rent and 1 for shared ownership. The applicant has proposed an affordable housing mix of 2 x 2 bed bungalows and 2 x 3 bed houses and I can confirm that, in terms of type and size, the proposed affordable housing is acceptable.

The affordable units must be transferred to a Registered Provider of Affordable Housing agreed by the Council at a price that requires no form of public subsidy. A S.106 Agreement will be required to secure the affordable housing contribution.

Historic Environment Service: NO COMMENTS

REPRESENTATIONS

Original submission/scheme: A total of **21 objections** received raising the following grounds:

- Increased traffic through sheltered housing estate – impact on access for emergency services, safety and amenities;
- Increased traffic on an already poor junction of London Road/Church Road and Howdale Road;
- Impact on wildlife – hedgehogs, deer, etc.
- Residential amenity, damage to roads and properties especially during construction phase and residential amenity thereafter;
- Impact on local services – schools, doctors etc.
- Already over supply of housing in and around the town.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS04 - Downham Market

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)

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 key issues in assessing this application are as follows:

Previous appeal decision

Principle of development

The effect on the character and appearance of the area

The effects from noise and disturbance from construction works and occupation

Highway issues

Affordable housing provision

Drainage

Other material planning considerations

Previous appeal decision

As stated above, this site was the subject of an earlier application (ref: 17/00581/FM) for the same number of dwellings, which was refused by the Planning Committee contrary to officer recommendation for the following reasons:

1. The proposed development is not considered to be of high quality design and would therefore be out of character with this locality, contrary to the provisions of the National Planning Policy Framework (Paragraphs 17, 56, 57 & 61) and Core Strategy Policies CS04 & CS08 of the Local Development Framework (2011) and Policy DM15 of the Site Allocations & Development Management Policies Plan (2016).

2. The proposed development by virtue of associated traffic, noise and disturbance during the construction phase and from subsequent use of the site, would have an unacceptable impact upon the amenities of residents within the adjoining sheltered housing on Prince

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Henry Place through which access to the site is proposed to be gained, contrary to the provisions of Policy DM15 of the Site Allocations & Development Management Policies Plan (2016).

This decision was appealed (PINS ref: APP/V2635/W/18/3195074) and dismissed in June 2018 – a copy of the appeal decision notice is appended to this report.

The first reason for refusal was upheld on the grounds of the transition from single storey dwellings on PHP and Howdale Rise using chalets and small houses would cause a stark contrast and therefore this would harm the character and appearance of the area.

The second reason for refusal was not upheld as the Inspector considered that with a suitably worded planning condition, the construction and subsequent occupation of the appeal scheme would not result in harmful levels of noise and disturbance. Thus, a conflict with Policy DM15, in so far as it seeks to prevent significant adverse noise impacts, would not occur.

This application seeks to address the outstanding reason for refusal in that the design and layout have been amended.

Principle of development

The site lies within the development area of the town. The principle of developing the site is therefore acceptable in planning policy terms. Historically the site was allocated for residential development in the previous Local Plan and had a development brief.

The effect on the character and appearance of the area

As stated above, the scheme shows a single vehicular access point serving the development off Prince Henry Place (PHP). A central turning head is proposed with private drives leading off; most units have en-curtilage parking. The dwelling types comprise 5 No. pairs of semi-detached two bedroomed bungalows, 2 No. pairs of semi-detached three bedroomed houses, plus a terrace of 3 No. three bedroomed houses. There are therefore 10 No. 2 bedroomed dwellings and 9 No. three bedroom units. A parcel of open space (not public) is positioned to the immediate south of the turning head which gives a central focal point. A detailed landscaping scheme may be controlled via condition.

The Planning Inspector in the appeal decision paragraphs 5 – 7, addressed the effect of the proposal upon the character and appearance of the locality. He opined that the transition from single storey dwellings on PHP and Howdale Rise using chalets and small houses would cause a stark contrast and concluded that this would harm the character and appearance of the area.

This scheme has addressed this point in that bungalows now abut the single storied dwellings to the north and east of the site, with the houses accommodated further away as the land gradually slopes to the south and west. The scale, height and massing of the peripheral dwellings now respond sensitively and sympathetically to the local setting of adjacent streets. It will be noted that the Inspector did not take issue with the number of dwellings or the style of architecture when assessing the appeal scheme. The palette of facing materials would also be sympathetic to this locality and secured via condition.

It is concluded that the revised scheme now submitted successfully achieves a transition from the mono-pitched bungalows on PHP and bungalows on Howdale Rise, into two storey houses using bungalows (instead of chalets) and the topography of the site to achieve appropriate inter-relationships with both existing and proposed dwellings.

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The effects from noise and disturbance from construction works and occupation

As previously reported when the earlier application was considered, there would obviously be some disturbance during the construction phase with construction and contractor vehicles attending the site. Some noise and disturbance from the residential occupancy of the new dwellings would also occur. CSNN recommended a condition to secure a construction management plan for the construction phase, but did not raise issue with the impact on amenity created by occupation of these additional residential units. Once again a construction management plan is recommended by CSNN and the Local Highway Authority (NCC).

The Inspector addressed these particular issues in paragraphs 11 – 17 of his decision notice. His conclusion at paragraph 17 states:

“...subject to the imposition of a suitably worded planning condition, the construction and subsequent occupation of the appeal scheme would not result in harmful levels of noise and disturbance. Thus, a conflict with Policy DM15, in so far as it seeks to prevent significant adverse noise impacts, would not occur.”

Members are reminded that the Council incurred costs on the basis of unreasonable behaviour, in relation to the defence of this particular issue, when the previous appeal was determined (a copy of the costs decision is also attached to this report for reference).

Highway issues

The Local Highway Authority is content with the proposal to serve this number of dwellings via this route, subject to off-site improvement works being undertaken to the junction of Church/London/Howdale Road, plus footpath widening works along Howdale Road. These measures are agreed in principle, as was the case when dealing with a previous application (ref: 15/01779/OM) on land south of Rouses Lane, west of the cemetery and east of Howdale Rise. Full details may be secured via condition and also its implementation.

NCC requests a condition to secure the long-term maintenance of the roads and driveways. The agent indicates that they will remain in private ownership and managed and maintained as such.

Affordable housing provision

In accordance with the provisions of Core Strategy Policy CS09 of the LDF, four affordable dwellings are proposed as part of this application – 2 x 2 bedroom semi-detached houses and 2 x 3 bed roomed semi-detached houses. They are located in the north-east and north-west corners of the site (Plots 3 & 4 plus 16 & 17) and are therefore suitably positioned within the site layout.

Our Housing Enabling Officer is content with this provision and it may be secured via a Section 106 agreement.

Drainage

The application is again accompanied by a surface water drainage strategy adopting a Sustainable Urban Drainage System (SUDS) approach. This requires permeable materials to be used in the construction of the access road and turning area plus the private drives. There are subterranean geocellular crates within gardens and the run-off rate for surface water for the whole site would be equivalent to the current rate. The Lead Local Flood

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Authority are content with this scheme and once again recommend that full details are agreed via condition and implemented accordingly. The IDB has not commented on the current scheme, but raised no objections to the earlier proposal.

The permeable materials used for construction of the road means that the Local Highway Authority will not adopt it, so a future maintenance scheme will be required via condition.

Other material planning considerations

Ecology – The Ecological Appraisal and Protected Species Survey is dated June 2017, so is considered to be acceptable with regards to its relevance. The concerns of the Town Council and local residents were considered when the previous application was determined. The ecology report concludes that the loss of habitat as a result of the development is not considered to be significant, and recommends that bird and bat boxes are installed throughout the development. This may be secured via condition. It will be noted in the applicant's statement of support that features could also be incorporated in the hard and soft landscaping to encourage the movement and foraging of hedgehogs. This may be secured via adjusting the condition requiring details to be agreed.

Trees – the layout is such that peripheral trees and hedges are not adversely affected by the proposed development. This may be secured via condition.

There are no significant crime and disorder issues raised by this proposal.

CONCLUSION

Whilst the concerns of the Town Council and local residents are noted, this site lies within the development area of the town and there has been an expectation for its development with housing for some considerable time. The proposal now addresses the concerns expressed by the Planning Inspector on appeal, in that there is a better visual transition from bungalows to two storey units across the site. The effect upon the character and appearance of the area is now considered to be fully acceptable, and there are no objections raised by technical consultees. The previous concerns of the Committee on neighbour amenity were dismissed by the Inspector, and indeed costs were awarded against the Council on that issue.

The proposal is considered to be in compliance with the provisions of the development plan and is duly recommended for approval as set out in the recommendation.

RECOMMENDATION:

A) **APPROVE** subject to the completion of a Section 106 agreement to secure affordable housing provision within 4 months of the date of this resolution to approve.

1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans: IHL-1810/02/01 Revision A, IHL-1810/02/02 Revision A, IHL-1810/02/04 Revision A, IHL-1810/02/05, IHL-1810/02/07, IHL-1810/02/08, IHL-

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1810/02/10, IHL-1810/02/11, IHL-1810/02/13, IHL-1810/02/14, IHL-1810/02/15, IHL-1810/02/18, IHL-1810/02/19 Revision A, IHL-1810/02/22, IHL-1810/02/23, IHL-1810/02/26 Revision A, IHL-1810/02/27 Revision A, IHL-1810/02/29 & IHL-1810/02/SO2 Revision A.

- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 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. The details shall also include features to encourage the movement and foraging of hedgehogs.
- 3 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 4 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 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.
- 4 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 5 Condition: The trees and hedges shown to be retained on Dwg No. 3023-P02G shall be protected during construction in accordance with the Arboricultural Impact Assessment dated 15 December 2016, produced by AT Coombes Associates Ltd and submitted as part of this application, and the trees and hedges shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.
- 5 Reason: To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF.
- 6 Condition: The development shall be carried out in accordance with the recommendations and mitigation measures contained in the Ecological Appraisal & Protected Species Survey dated June 2017, produced by ECUS Ltd and submitted as part of this application. Details of the bird and bat box positions shall be agreed in writing with the Local Planning Authority prior to installation.
- 6 Reason: In the interests of ecology and to accord with the provisions of Core Strategy Policy CS12 of the LDF.
- 7 Condition: No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for the external surfaces of the building(s) have been submitted to

and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

- 7 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 8 Condition: Prior to commencement of development, in accordance with the submitted Surface Water Drainage Strategy – Addendum A, 21717 Network 25_07_17 and drawing 21717 – 802 Rev B (002), 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. Detailed infiltration testing in accordance with BRE Digest 365 at the depths and locations of the proposed soakaways has identified an infiltration rate of 0.00405 m/hr (0.001125 mm/s) as stated within Appendix D and Drawing No's 21717/850 & 851 of the Drainage Strategy.
 - II. Provision of infiltration features, 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.
 - 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. 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.
 - 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.

- 8 Reason: To ensure that there is a satisfactory means of surface water 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.

- 9 Condition: The SuDS scheme shall be implemented, managed and maintained in accordance with the details agreed under Condition 8 above.

- 9 Reason: In order to ensure that there is a satisfactory means of surface water drainage in accordance with the NPPF.

- 10 Condition: Prior to commencement of development a detailed Construction Management Plan must be submitted to and approved by the Local Planning Authority; this must include proposed timescales and hours of construction phase. The scheme shall also provide the location of any fixed machinery, the location and layout of the contractor compound, the location of contractor parking, access arrangements for delivery vehicles and temporary wheel washing facilities for the duration of the construction period and proposed mitigation methods to protect residents from noise, dust and litter. The scheme shall be implemented as approved.
- 10 Reason: To ensure that the amenities of neighbouring occupants are safeguarded in accordance with the NPPF.
- 11 Condition: Prior to the first occupation of the development hereby permitted details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).
- 11 Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with Policy CS11 of the LDF.
- 12 Condition: Construction or development work on site, along with collections and deliveries of waste products, material and equipment, shall only be carried out between the hours of 0800 and 1800 weekdays, and 0900-1300 on Saturdays, with no work allowed on Sundays and Bank/Public Holidays.
- 12 Reason: To ensure that the amenities of neighbouring occupants are safeguarded in accordance with the NPPF.
- 13 Condition: No works shall commence on the site until such time as detailed plans of the roads, footways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved plans.
- 13 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.
- 14 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 as indicated on drawing numbers IHL-1810/02/01, IHL-1810/02/H02 & IHL-1810/02/H03, have been submitted to and approved in writing by the Local Planning Authority.
- 14 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 and accord with Core Strategy Policy CS11 of the LDF.

- 15 Condition: Prior to the first occupation of the development hereby permitted, the off-site highway improvement works referred to in Condition 13 shall be completed to the written satisfaction of the Local Planning Authority.
- 15 Reason: To ensure that the highway network is adequate to cater for the development proposed.

B) **REFUSE** if the Section 106 agreement is not completed within 4 months of the date of this resolution to approve on the basis of failure to secure affordable housing provision contrary to Core Strategy Policy CS09 of the LDF.