

<b>Parish:</b>	<b>Feltwell</b>	
<b>Proposal:</b>	<b>Erection of 18 dwellings with associated garages and highway works</b>	
<b>Location:</b>	<b>Land At Or South of 6 - 10 Lodge Road Feltwell Norfolk</b>	
<b>Applicant:</b>	<b>Feltwell Developments</b>	
<b>Case No:</b>	<b>19/00859/FM (Full Application - Major Development)</b>	
<b>Case Officer:</b>	<b>Mrs C Dorgan</b>	<b>Date for Determination:</b> <b>22 August 2019</b> <b>Extension of Time Expiry Date:</b> <b>8 November 2019</b>

**Reason for Referral to Planning Committee** – Officer recommendation contrary to Parish Council

**Neighbourhood Plan:** No

### **Case Summary**

This application seeks full permission for the construction of 18 dwellings (including 4 affordable units) with associated garages/parking and access road off Lodge Road, Feltwell, which is classed as a 'Key Rural Service Centre' in the settlement hierarchy. The application covers approx. 0.77ha of the overall allocated site of 1.78ha under Policy G35.1 of the adopted Site Allocations & Development Management Policies Plan (SADMPP).

The site lies on the southern side of Lodge Road to the east of the village, and is within the built extent of the village. It is surrounded by residential development to the east, south and west.

### **Key Issues**

Principle of development  
Form and Character  
Neighbour Amenities  
Highway issues  
Affordable housing provision  
Flood risk & drainage  
Impact upon ecology  
Other material planning considerations

### **Recommendation**

A) **APPROVE** subject to completion of a Section 106 agreement covering affordable housing provision and Habitat Mitigation Fees.

B) In the absence of a completed Section 106 agreement within 4 months of the date of this resolution, the application shall be **REFUSED** on the grounds of lack of a mechanism to secure the provisions of affordable housing, SUDs management and road maintenance, plus Habitat Mitigation Fees.

## THE APPLICATION

This application seeks full permission for the construction of 18 dwellings (including 4 affordable units) with associated garages/parking and access road off Lodge Road, Feltwell, which is classed as a 'Key Rural Service Centre' in the settlement hierarchy. The application covers approx. 0.77ha of the overall allocated site of 1.78ha under Policy G35.1 of the adopted Site Allocations & Development Management Policies Plan (SADMPP).

The site lies on the southern side of Lodge Road to the east of the village, and is within the built extent of the village. It is surrounded by residential development to the east, south and west. The site is fairly flat with land levels from 7.3 on the western edge to 8.1 on the eastern, and it is proposed these remain the same.

The mix of dwellings proposed is as follows: 8 x 4 bedroomed detached houses, 3 x 3 bedroomed detached houses and 7 x 2 bedroomed houses. Each unit has associated parking and/or garages.

## SUPPORTING CASE

The agent has decided not to submit a statement in support of the application.

## PLANNING HISTORY

17/02162/FM: Application is currently pending. Erection of 46 dwellings with associated garages & highway works - 10 Lodge Road.

07/01299/F: Application Refused / Delegated decision: 23/08/07 - Construction of 5 detached houses and garages with access driveway - 10 Lodge Road. Appeal Dismissed 11/04/08.

07/02112/F: Application Refused / Delegated decision: 12/12/07 - 4 Number detached houses and 2 number semi-detached houses - 10 Lodge Road. Appeal Dismissed 24/07/08

## RESPONSE TO CONSULTATION

### Parish Council: OBJECT -

Note from the Site Plan that this application is only 'Phase 1' and that there is a 'Phase 2' planned. Our conclusion is that this application is obviously the first stage of the present application 17/02162/FM for the erection of 46 dwellings at this location (which is still currently "awaiting decision") and as it does not address the concerns raised in our original objection, we stand by our decision to object based on the following reasons:-

- The positioning of the access is extremely dangerous. Drivers along Lodge

Road continue to abuse the 30 mph speed limit along this road (despite the use of an SAM2) and the access to this development comes straight out onto it.

- The access visibility pulling right out of the development is poor due to a blind corner just a few metres from it.

- The driveway of property No.1 comes out onto Lodge Road. This driveway should not be positioned here as it only encourages visitors (and couriers etc) to park at the entrance to it along Lodge Road and as this is so close to the bend, it is not safe.

**Highways Authority: NO OBJECTION** subject to conditions relating to:

detailed plans and implementation of the roads, footways, street lighting, foul and surface water drainage; visibility splays; access arrangements during the construction period; and off-site highways works.

**Environmental Health & Housing – Environmental Quality: NO OBJECTION**

Contaminated land - The applicant has submitted Interpretative Environmental Report, ref 15311GI March 2019, RSA geotechnics. Detailed recommendations are made in the report for further investigation and remediation in these locations. The proposed remediation is based on the proposed layout. Following the remediation, the majority of topsoil and made ground is considered in the report to be chemically and physically suitable for re-use.

Recommendations for an asbestos survey are also made and a watching brief recommended. As further work will be required to develop a remediation scheme I recommend that any consent contain the suggested conditions and informative.

Air Quality - Plans for house type six show provision for a solid fuel appliance/wood burner. In order to minimise potential pollution or nuisance from the woodburner the applicant should consult our advice on burning wood and coal.

We have assessed the application with regard to the EPUK/IAQM Planning for Air Quality Guidance. The application includes a transport statement. Access to site will be provided via a new junction on Lodge Road. It is forecasted that during AM and PM peak times, 11 and 10 two-way vehicle movements are expected. This is not a significant change in an area where background pollution is low, based on criteria in the EPUK/IAQM guidance. Therefore an exceedance of the air quality standard is unlikely, and the proposed development is unlikely to have an adverse effect on local air quality. Therefore we have no objection in principle regarding the impact on air quality from additional traffic movements in the operational phase.

In accordance with the adopted air quality action plan and to contribute to better air quality management, we recommend that good practice measures set out under 'Operational Phase' in chapter 5 of the EPUK/IAQM Guidance be included in design.

**Arboricultural Officer: NO OBJECTION**

**Housing Enabling Officer: NO OBJECTION**

Have looked at the application and note that this site makes up part of a larger site with an application under consideration (17/02162/FM). In accordance with DM8, the affordable housing contribution should be required across the site as a whole.

At present a 20% provision is required on sites capable of accommodating 5 or more dwellings and/or 0.165 in Feltwell. 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 the 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.

**Historic Environment Service: NO OBJECTION** subject to conditions.

The proposed development lies close to the medieval core of the village of Feltwell. Land immediately to the north west has produced Roman and medieval pottery, while Roman finds have been recorded to the east of the site. The site sits immediately south of a

Planning Committee  
02 December 2019

medieval cross base. Although there are no records for the site itself, this is most likely to be due to an absence of study, rather than an absence of evidence, as surrounding finds suggest this area was used in the Roman and medieval periods. Consequently there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be adversely affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological work in accordance with National Planning Policy Framework paragraph 141. A brief for the archaeological work can be obtained from Norfolk County Council Environment Service historic environment strategy and advice team.

In this case the programme of archaeological mitigatory work will commence with informative trial trenching to determine the scope and extent of any further mitigatory work that may be required (e.g. an archaeological excavation or monitoring of groundworks during construction). A brief for the archaeological work is attached. Although there is a WSI from an archaeological contractor attached to this case, it is now out of date and a new one will be required. We advise that the trial trenching is carried out at an early stage in the preparation of the reserved matters details so that the results can be fully considered in the design process.

**Norfolk Constabulary: NO OBJECTION**

This development unfortunately falls below the threshold at which Norfolk Constabulary would make comment, however I have reviewed the documents provided. The only comments I wish to make would be in reference to plots 1 and 16 ensuring that there is appropriate surveillance from active rooms of the dwelling over the car parking (which is to the rear of these plots), and that appropriate boundary treatments are in place to secure the rear of the plots.

**Natural England: NO OBJECTION**

The data provided by the applicant has been run through the NE Stone Curlew Planning Tool. Due to the proximity of this application site to stone curlew nesting areas, Natural England has confirmed that in this case the annual predicted loss of stone curlew nests is sufficiently low that the application doesn't require any mitigation.

**Community Safety and Neighbourhood Nuisance Team: NO OBJECTION**

In relation to the above application I would like to support Suzi Pimlott's recommendations relating to 'Site Hours', 'Construction Management' and 'Lighting scheme' as stated in her email of 23rd February 2018 15.14 that were provided for application 17/02162/FM. I would recommend that the same conditions are applied to this application. However, surface water has been dealt with for both applications as the RSA Geotechnics Ltd report submitted with 17/02162/FM and referenced in this application shows that trial pit assessments and calculations were completed. The figures they are working to that Drawing EWE/2101/01 references in 'Notes' are suitable and their provisions are also suitable as specified on that plan.

I would recommend a condition be attached to any permission requiring that the surface water drainage be installed in accordance with the plan.

Details of foul water does not appear to have been provided with this application or 17/02162/FM and so I would like to recommend that a Foul water drainage condition be applied to any permission.

I would not recommend that a condition requiring details of the storage of recycling, refuse and waste materials be applied to any permission.

## **REPRESENTATIONS**

A total of **21 objections** raising the following grounds:

- Increased traffic on already busy and dangerous road (Lodge Road) will increase accident risk. Traffic often exceeds the speed limit.
- Dangerous access with poor visibility
- Dangerous for pedestrians, especially given proximity of bus stop
- Poor parking in this area
- Overshadowing
- Overlooking
- Out of character as many of the dwellings surrounding site are single storey
- Lack of infrastructure & facilities (school, doctors etc.)
- Village doesn't need this new development
- Plans don't accurately show the footprints of dwellings surrounding the site
- No details regarding boundary treatments has been provided
- Site history – queries previous refused applications on the site for 4/5 dwellings. The reasons for refusal apply to this application. What has changed?
- Why has the 2017 application not been determined?
- Inadequate parking is provided on site
- Concern at parking and access arrangements for plot1. It will have a dangerous impact on Lodge Road.
- Negatively impact property prices and the quality of life of neighbouring residents.
- Street lighting – no details are provided.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS11** - Transport

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

**G35.1** Land to the rear of Chocolate Cottage, 24 Oak Street

## **NATIONAL GUIDANCE**

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

## **PLANNING CONSIDERATIONS**

The key issues in assessing this application are as follows:

Principle of development  
Form and Character  
Neighbour Amenity  
Highway issues  
Affordable housing provision  
Flood risk & drainage  
Impact upon ecology  
Other material planning considerations

### **Principle of development**

As stated above, this application represents the first phase of a larger site which is allocated for residential development under Policy G35.1 in the Site Allocations & Development Management Policies Plan (SADMPP). This states as follows:

#### *Policy G35.1 Feltwell - Land to the rear of Chocolate Cottage, 24 Oak Street*

Land of around 1.78 hectares to the rear of Chocolate Cottage, 24 Oak Street, as shown on the Policies Map, is allocated for residential development of at least 50 dwellings, subject to compliance with all of the following:

1. Submission of a project level habitats regulations assessment demonstrating no likely significant adverse effect on Natura 2000 Sites (in particular the Breckland SPA) and their qualifying features;
2. Provision of access from Lodge Road to the satisfaction of the local highways authority;
3. The site overlies a Groundwater Vulnerability Zone. Accordingly, the developer should address any risks to controlled waters from contamination at the site, following the requirements of the NPPF and the Environment Agency Guiding Principles for Land Contamination;
4. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
5. Submission of an archaeological field evaluation prior to development, in accordance with paragraph 128 of the NPPF;
6. Provision of affordable housing in line with the current standards.

Neighbour objections have raised queries as to the need for the new housing in the village, and the lack of local services and facilities available. These issues have already been considered in the allocation of the site in the Local Plan.

The principle of developing the site is therefore acceptable in planning policy terms subject to meeting the above provisions of Policy G35.1 – these will be examined later in this report.

### **Neighbour Amenity**

A number of objections have been made to the inter-relationships with existing dwellings surrounding the site, which raise concerns at the loss of privacy, loss of light, that the proposed dwellings will be overbearing and will devalue the existing dwellings surrounding. The dwellings to the east, along Addison Close, are a mixture of bungalows which then turn

Planning Committee  
02 December 2019

into two storey dwellings as you travel south. To the west of the site are two- storey dwellings which front on to Oak Street. For dwellings 14-16 Lodge Road, and 2-8 Addison Close the site layout is such that development does not back on to this eastern boundary of the site and therefore there is no loss of light, or privacy as a result of the development. For numbers 10-12 Addison Close they have a rear garden of approx. 12.5m, and the proposed dwellings to the west have a rear garden of approx. 8m from the dwelling to the boundary (10m at two-storey). Given the orientation of the dwellings and the distances between these this relationship is considered to be acceptable there is no significant overlooking or overshadowing implications. Numbers 14-16 Addison Close are two storey dwellings with a rear garden of approx. 14m, with dwellings proposed to the west of these which are approx. 11m (11m at two-storey) from the boundary. The dwellings to the north west of the site (namely 2-8 Lodge Road, and 36-46 Oak Street have reasonable gardens/ curtilage to the rear, with sufficient spacing and trees indicated on the plans which would create additional screening. The relationships between these are all considered to be acceptable.

The proposed boundary treatments throughout the site are yet to be agreed and have been conditioned accordingly.

### **Form and Character**

Objections have been forthcoming in terms of the number of dwellings proposed on the site. The applicant has stated that this is the first phase of a larger scheme for 46 dwellings across the allocation site. In terms of density the allocation seeks to deliver a minimum of 28 dwellings per hectare, and this application proposes 23 dwellings per hectare. The lower density can be explained by the site dimensions and layout at this northern part of the site. The current layout of the estate will enable the allocation to be developed in a phased approach with the link road continuing south of the application site into phase 2.

In terms of form and character, the proposal presents a simple inward looking cul-de-sac with a central spine road and turning facility towards the end, and with a single detached larger house fronting Lodge Road. Given the proportions of the site this configuration/layout was always anticipated. The dwellings proposed are of traditional two storey proportions, a range of styles to complement the local vernacular and with a mix of detached, semi-detached and terraced dwellings across the site. The detached house fronting Lodge Road maintains the streetscene at the site entrance. The development does not seek to mirror the forms of development of neighbouring dwellings to the east and west of the site. The house types proposed are considered to be acceptable in this locality and with the palette of facing materials yet to agreed, a condition is suggested that this information is to be submitted and agreed at a later date. Therefore the proposal is considered to be acceptable given the style of dwellings and configuration on the site.

### **Highway issues**

The Parish Council has objected to the application on highways grounds; that the positioning of the access off Lodge Road is dangerous, the visibility at this junction is inadequate and that the parking arrangement for plot 1 onto Lodge Road is not satisfactory.

The Local Highway Authority does not object to the scheme, subject to the inclusion of conditions relating to; detailed plans and implementation of the roads, footways, street lighting (if to be included), foul and surface water drainage; visibility splays; access arrangements during the construction period; and off-site highways works. The applicant has addressed any concerns raised by the Highways Authority throughout the application process, and the scheme meets the requirements of the SADMP Policy G35.1 (2).

In response to the Parish Council comments, and the objections raised by residents, the Local Highway Authority is satisfied that a safe junction can be achieved onto Lodge Road

Planning Committee  
02 December 2019

and the visibility proposed at this junction is sufficient. The scheme includes off-site works to provide a pedestrian crossing on Lodge Road and to relocate the existing bus stop to within the application site.

Parking provision within the site meets adopted standards. In terms of plot 1, vehicular access is provided to the rear of the dwelling with access off the proposed estate road. There is pedestrian access proposed from Lodge Road to the front door of the dwelling, however this is considered to be reasonable. The alternative would be to have a pedestrian access to the side of the dwelling at the entrance to the estate road which would not be a safer option. The Highway Authority has not objected to this arrangement.

### **Affordable housing provision**

In accordance with the provisions of Core Strategy Policy CS09 of the LDF, 4 affordable dwellings would be required as part of this application, 3 for rent and 1 for shared ownership. The dwellings are pepperpotted within the site and identified as plots 4 and 5, and 11 and 12. Our Housing Enabling Officer is content with this provision and the siting of these, and it may be secured via a Section 106 agreement. Criterion 6 of Policy G35.1 is therefore met.

As this is a phased development, in line with Policy DM8, the affordable housing contribution should be required across the site as a whole and therefore additional affordable housing will also be required at the next phase of development.

### **Flood risk & drainage**

The application is accompanied by both a site specific Flood Risk Assessment and a surface water drainage strategy adopting a Sustainable Urban Drainage System (SUDS) approach. The application site lies partially within Flood Zones 2 and 3 (fluvial).

Much of the information and discussion around flood risk and drainage was held as part of the larger application 17/02162/FM. The Environment Agency had no comments to make in response to the application and Flood Risk Assessment. Notwithstanding this it is recommended that the mitigation measures in the FRA are conditioned accordingly.

Anglian Water stated that in terms of the foul sewerage network the development of 46 dwellings would lead to an unacceptable risk of flooding downstream and therefore a drainage strategy is required to determine mitigation measure. A scheme can come forward to deliver this and a condition should be attached to the consent requesting a foul water strategy to be submitted and agreed. CSNN support this approach.

In terms of surface water, a drainage strategy has been submitted, again which mirrors the drainage strategy for the wider allocation site. This includes permeable paving systems and a crate soakaway. Surface water has been addressed for both applications, as the RSA Geotechnics Ltd report submitted with 17/02162/FM and referenced in this application shows that trial pit assessments and calculations were completed. The CSNN officer confirms that the figures used as identified on Drawing EWE/2101/01 (in 'Notes') are suitable and the drainage provisions are also suitable as specified on that plan. As a result a condition is attached to the permission requiring that the surface water drainage be installed in accordance with the plan.

### **Impact upon ecology**

Policy G35.1 requires that a project level habitats regulations assessment is submitted, demonstrating no likely significant adverse effect on Natura 2000 sites (in particular the Breckland SPA). The applicant has supplied an Ecological Impact Assessment and an

Planning Committee  
02 December 2019



Ecological Addendum. The scope of the assessments includes the Breckland SPA as any significant impacts would require an additional appropriate assessment (in line with Part 6 of The Conservation of Habitats and Species Regulations 2017). The reports recognise that the Breckland SPA is located south and southeast of the application site, but that none of the protected bird species (stone curlew, nightjar or woodlark) are likely to be found on the site. The Ecological Addendum states that 'we do not predict any increase in recreational pressure on the breeding stone curlew population within or outside the Breckland SPA and Breckland Farmland SSSI as a result of this development', and therefore an appropriate assessment is not required.

The pending application for 46 dwellings (the entire allocation) has not yet been determined due to the need for substantive mitigation measures. Work is underway to secure these. However with regard to this application, the applicant has worked with Natural England to ensure adequate data is provided which enables them to assess the proposal in terms of impact on the SPA and stone curlews in particular. The distance from the application site to the stone curlew nesting areas is such that Natural England has confirmed no mitigation is required. The applicant has therefore met the requirements of the adopted policy.

### **Other material planning considerations**

Archaeology – the site may contain archaeological remains and therefore in accordance with the requirements of policy G35.1 and the Historic Environment Service, a programme of archaeological work (in accordance with National Planning Policy Framework paragraph 141) may be secured via conditions.

Environmental Quality – the applicant has submitted an Environmental Report in response to the SADMP policy requirement. The report recommends further investigations are required into contaminated land on the site, and remediation works are required. Conditions are suggested to ensure that an adequate remediation scheme is agreed and implemented.

Site History – Representations were made which queried the history on the site, and specifically referenced the two applications (07/01299/F and 07/02112/F) which were refused and then dismissed at appeal. These were only on a smaller area of the application site. However, since 2007 the Core Strategy (2011) and the Site Allocations and Development Management Policies Plan (2016) have been adopted and form a revised Local Plan. The site has been allocated for development, and the density set within the policy itself. Therefore while the site history is relevant, more recent policy overrides the principle and scale of development in this location.

Street lighting – this is a matter for the developer as it may not be insisted upon given the size of the estate. However, should street lighting be pursued details of the type, positioning, extent of illumination and maintenance may be secured via condition.

Open space – Public open space is not required to be provided, as the application is below the threshold stated in policy DM16. However there are aspirations for a second phase of development, and this will trigger a need for open space provision within the site. The open space indicated on the plans as part of this application, will form part of a wider area of open space to serve the larger allocation site.

### **CONCLUSION**

Whilst the concerns of the Parish Council and local residents are noted, this site lies within the allocated site for residential development. The form and character of the proposal is

considered to be compatible to this locality, and there are no objections raised by technical consultees.

While the application is only for the first phase of development on the site, there is a clear intention to bring the wider allocation forward and this application will not prejudice the pending application for 46 dwellings, or any future scheme. 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:**

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

- 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 (Drawing Nos- 3245-100 Rev C, 3245-102, 3245-106, 3245-108 Rev A, 3245-109, 3245-110, 3245-112, 3245-113 Rev A, 3245-114, and EWE-2101-01B).
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No works shall commence on the site until such time as detailed plans of the roads, footways, street lighting, 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.
- 3 Reason: This needs to be a pre-commencement condition to ensure fundamental elements of the development that cannot be retrospectively designed and built are planned for at the earliest possible stage in the development and therefore will not lead to expensive remedial action and adversely impact on the viability of the development.
- 4 Condition: Prior to the occupation of the final dwelling all works shall be carried out on roads/footways/street lighting/foul and surface water sewers in accordance with the approved specification to the satisfaction of the Local Planning Authority.
- 4 Reason: To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.
- 5 Condition: Before any dwelling is first occupied the road(s)/footway(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.
- 5 Reason: To ensure satisfactory development of the site.
- 6 Condition: Prior to the first occupation of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan, drawing 3245:100- RevC. The splay(s) shall thereafter be maintained at all times

free from any obstruction exceeding 0.225metres above the level of the adjacent highway carriageway.

- 6 Reason: In the interests of highway safety in accordance with the principles of the NPPF.
- 7 Condition: Development shall not commence until a scheme detailing access arrangements for delivery vehicles, temporary wheel washing facilities and 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.
- 7 Reason: To ensure adequate off-street parking during construction in the interests of highway safety.  
This needs to be a pre-commencement condition as it deals with the construction period of the development.
- 8 Condition: Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise agreed in writing until detailed drawings for the off-site highway improvement works as indicated on Drawing No 3245:100-RevC and to include pedestrian crossing improvements and relocation of the existing bus stop has been submitted to and approved in writing by the Local Planning Authority.
- 8 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.
- 9 Condition: Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in Condition 8 shall be completed to the written satisfaction of the Local Planning Authority.
- 9 Reason: To ensure that the highway network is adequate to cater for the development proposed.
- 10 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.
- 10 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 11 Condition: Prior to first occupation of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation hereby permitted is commenced or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 11 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.

- 12 Condition: No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.
- 12 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 13 Condition: No development shall take place other than in accordance with the written scheme of investigation approved under condition 12.
- 13 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 14 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 12 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 14 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 15 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.
- 15 Reason: In the interests of the amenities of the locality in accordance with the NPPF.
- 16 Condition: Throughout the duration of the development of the site, the Construction and Environmental Management Plan reference 3245/RJH/EBH dated November 2017 shall be adhered to at all times.
- 16 Reason: In the interests of the amenities of the locality in accordance with the NPPF.
- 17 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 details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 17 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- 18 Condition: Prior to first occupation of any of the dwellings, a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of

illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with the approved scheme and thereafter maintained and retained as agreed.

- 18 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 19 Condition: The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment prepared by EWE Associates Ltd (dated November 2017) and the following mitigation measure detailed within.
- 19 Reason: To reduce the risk of flooding to the development and future occupants in extreme circumstances.
- 20 Condition: The development hereby approved shall be constructed in strict accordance with the Drainage Strategy Drawing No. EWE-2101-01B.
- 20 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- 21 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.
- 21 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.
- 22 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.

- 22 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.

- 23 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. A remediation scheme must be prepared in accordance with the requirements of condition (Condition 21), 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 (Condition 22).

- 23 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.
- 24 Condition: Notwithstanding the submitted plans provision should be made for a link road to be constructed and made freely available for use by pedestrian and vehicular traffic leading up to the land on the southern boundary of the site, to provide a future link through to the southern part of the allocation site (G35.1). The road shall be fully implemented no later than the occupation of the 10th dwelling on the site. Thereafter no dwelling shall be occupied until the said road has been completed to the written satisfaction of the Local Planning Authority.
- 24 Reason: To ensure the provision of pedestrian and vehicular links up to and abutting the southern boundary of the site so as to enable access links to be made through this land, for the proper planning of the area in accordance with the terms of Policy G35.1 and the provisions of the NPPF.