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| Parish: | Marham | |
| Proposal: | Residential development for 8 new dwellings, access road and car park, and associated works | |
| Location: | Land E of Cottage Farm Mews NE of Hillside And S of The Street The Street Marham Norfolk | |
| Applicant: | Wales Family Partnership | |
| Case No: | 18/01896/F (Full Application) | |
| Case Officer: | Mrs C Dorgan | Date for Determination: 31 December 2018 Extension of Time Expiry Date: 7 February 2019 |

Reason for Referral to Planning Committee – Recommendation contrary to Parish Council

Neighbourhood Plan: No

Case Summary

The application site measures approximately 0.84ha in area and is located centrally in the northern part of the village of Marham, a Key Rural Service Centre (KRSC) in the adopted Local Plan. The site is accessed from The Street. The site has existing dwellings to the north and west and agricultural land to the south and east. There is an established footpath to the south of the application site and the Cherry Tree Academy Junior School is also located to the southwest.

The application seeks full planning consent for 8 dwellings fronting onto The Street, an access road and car park to serve the school and subsequent residential development, one affordable housing unit and a contribution to affordable housing provision, and associated development to include drainage features, footpath improvements, bus pull in lane and other works.

The application site forms part of the larger housing allocation G56.1 Land at The Street, Marham which is allocated for 50 dwellings in the Site Allocations and Development Management Policies Plan (SADMP). An illustrative masterplan has been submitted to demonstrate the intentions of the applicant to deliver the whole site, and that the number of units can be delivered on the allocation within a broadly acceptable scheme.

Key Issues

- * Principle of Development
- * Policy Requirements
- * Highways and Access
- * Form and Character
- * Neighbour Amenities
- * Drainage
- * Other material considerations

Recommendation

A) APPROVE subject to the completion of a Section 106 agreement within 4 months of the date of this resolution.

B) REFUSE is a Section 106 agreements is not completed within 4 months of the date of this resolution to approve, on the grounds of failure to secure a mechanism to provide affordable housing and the habitats mitigation payment.

THE APPLICATION

The application site measures approximately 0.84ha in area and is located centrally in the northern part of the village of Marham, a Key Rural Service Centre (KRSC) in the adopted Local Plan. The site is accessed from The Street. The site has existing dwellings to the north and west and agricultural land to the south and east. There is an established footpath to the south of the application site and the Cherry Tree Academy Junior School is also located to the southwest.

The application site forms part of the larger housing allocation G56.1 Land at The Street, Marham which is allocated for 50 dwellings in the Site Allocations and Development Management Policies Plan (SADMP).

An illustrative masterplan has been submitted to demonstrate the intentions of the applicant to deliver the whole site, and that the number of units can be delivered on the allocation within a broadly acceptable scheme.

The application seeks full planning consent for 8 dwellings fronting onto The Street, an access road to serve the school and subsequent residential development, one affordable housing unit and a contribution to affordable housing provision, and associated development to include drainage features, footpath improvements, bus pull in lane and other works.

The dwellings proposed are traditional large detached two storey homes with 3-4 bedrooms and within generous sized plots, driveways are located to the front of the dwellings and the private amenity space to the rear. These dwellings all front onto The Street. There is a variation in the proposed house types and materials to add interest to the street scene with features such as oak porches, dentil courses and banding, feature chimneys, and plot 6 is proposed to be rendered with a brick plinth. The dwellings are between approximately 8m and 9.3m in height. Plots 2,3,7 and 8 include garages and car ports. Plots 4 and 6 include a garage, and plots 1 and 5 do not include a garage or car port.

SUPPORTING CASE

This proposal seeks to contribute to Marham's 'sense of place' by providing an initial phase of 8 residential dwellings, including 1 affordable home and community benefits. The homes will follow the character of The Street and help to link the eastern and western aspects of the village. It is felt that the development will add character to the area with high quality dwellings to be constructed with traditional materials and local craftsmanship. Clayland Homes are a small local developer committed to the delivery of traditional homes in Norfolk and intend to deliver these homes and community benefits.

Furthermore, the implementation of ecology features and planting will significantly enhance the biodiversity of the site and surrounding area, with the allocation making provision for an ecology tree planted corridor in perpetuity.

The proposed site is part of a larger 3.6-hectare site which was allocated in the SADMP for at least 50 dwellings, together with a range of community benefits. These benefits included a mixed development of housing, an open recreation space, a bus stop, a new school access, path creation and enhancements, and the option of a school drop off space.

It is our intention to deliver these community benefits in a phased approach in order to make the scheme viable. This approach on deliverability should be supported by KLWN Council as it is in line with the mutually supportive criteria of the NPPF in delivering sustainable development through Economic, Social and Environmental objectives.

The proposal before you is Phase 1 of the site allocation, providing 8 dwellings and the construction of the access road to the larger site and school, School drop off area, bus stop, and footpath widening. We have worked closely with the Planning Team, Highways Officers and other consultees to gain support for this approach and ensure that the site allocation is deliverable in proportion with the provision of housing over 3 phases of development. The Parish Council supported the development of the site during the allocation process and welcomed the plethora of community benefits offered.

The site will be connected to the local Anglian Water Sewer which has assets nearby the site. If at detailed design stage upgrades are necessary to facilitate this connection they will be dealt with, although there are no known issues at this time.

In summary, it is considered that the objectives set out in the SADMP when allocating the 3.6-hectare site are achievable with this phased approach. This planning application provides the key benefits of the allocation as an initial phase, and ensures that the full 3.6-hectare site and outstanding community benefits will follow. The site is under single ownership and is available for immediate development.

PLANNING HISTORY

None

RESPONSE TO CONSULTATION

Parish Council: OBJECT

The Council objects to this proposal for the following reasons:

No timescale for the affordable housing provision on this site has been indicated on the application.

The proposed application, although inclusive of an access road for future development, has been made purposefully as piecemeal development, as the proposed allocation appears not to allow for its original proposed planning and development, resulting in the potential loss of future affordable housing provision.

The proposed application, if permitted, would create a precedent for similar proposals. This proposal is considered to be contrary to the advice contained within the National Planning Policy Framework for Delivering Sustainable Development.

There has been a failure to recognise that there is no mains drainage in Marham.

Highways Authority: NO OBJECTION

Having examined the revised plan 02 Rev E and 19 Rev G we find that the access, parking and turning arrangements are now in accordance with the adopted standards and as a result I recommend conditions are attached.

Environmental Quality: NO COMMENTS

Natural England: NO COMMENTS

Anglian Water: NO COMMENTS

No comments given the number of dwellings proposed.

Housing Enabling Officer: NO OBJECTION

For 8 units the calculation will be 1.6 units (1 built unit plus £36,000). The unit meets the required size standard.

Norfolk Fire and Rescue Service: NO OBJECTION.

No objection subject to the inclusion of a fire hydrant and a condition should be attached to the consent to secure this. This is due to the number of dwellings proposed and the fact that there is not a hydrant nearby.

Arboricultural Officer: NO OBJECTION

Had a look at the hedge on the roadside and I think that the hedge would be ok if the footpath was widened but would like to see the contractors hand digging to avoid damaging the rooting area too much.

Planning Policy Officer: NO OBJECTION

Local Plan - The Borough Council Local Plan currently comprises the Core Strategy (CS) (2011) and the Site Allocations and Development Management Policies Plan (SADMP) (2016). The most recent Annual Monitoring Report (AMR) illustrates that the borough council is able to show a land supply in excess of the required amount.

The borough council is currently in the process of reviewing its Local Plan (both CS & SADMP). This will look beyond the current plan period (2026) a further 10 years to 2036. A draft version of the Local Plan review was published in 2019 for public consultation. It should be noted however that this is an early stage and therefore should currently carry no weight in the decision making process.

The Updated Planning Proposal - This proposal is for the residential development of 8 new dwellings. The site proposed is a smaller portion of the Local Plan allocation which was made for Marham as part of the SADMP. Policy G56.1 Marham – Land at The Street allocates land amounting to 3.6 hectares for at 50 dwellings. We previously commented on an earlier scheme and are pleased to see that this scheme has since been updated and now includes the bus layby, access road for the 8 dwellings, as well as the reminder of the site and access/drop off point to the school.

In addition an indicative proposal for the phasing of the reminder of the development has been provided. With this in mind the developers have now provided a greater degree of

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certainty that the remainder of the development, and the associated benefits, as described by Policy G56.1 will be realised in the fullness of time. It is encouraging to see that one of sites within the borough council's adopted Local Plan is coming forward.

CSNN: NO OBJECTION

Unfortunately clarification is needed over the foul water drainage for the site. The assets database does not show a main sewer running past the site in The Street, but does show one leading from the Chinese takeaway to the south west and then leading north west to a treatment works. Additionally the Parish Council state there is no mains drainage. However, the application form states connection will be to the mains, and site plan shows a sewer in The Street, which is validated by one public comment about Anglian Water having to deal with issues in the main sewer.

I note that Anglian Water have been consulted but are yet to comment. I strongly advise that they are asked to submit their comments as this will clarify if mains drainage is available for the site, and they will be able to advise if the capacity exists within the existing system, if applicable.

Conditions and informative should be attached to the consent covering issues including foul drainage, construction site hours and on-site parking scheme.

REPRESENTATIONS

6 letters of **OBJECTION** have been received and **ONE** letter of **SUPPORT**. The objection letters raise the following concerns-

- Views will be dominated by the new dwellings and these will block natural light particularly in the morning and evening to the dwellings opposite.
- Drainage in this area is poor with flooding occurring and backing up of foul water waste to neighbouring dwellings which is due to restricted drainage capacity. Any attempt to add new properties to the already stretched amenities will introduce liability and have a significant risk, leading to expensive repairs and extensive upgrades. Unacceptable to join to an ineffective system and should be septic tanks.
- Water and Drainage supplies, Anglian Water have had to repeatedly repair the ageing water main that runs through this postcode, and any further load on this supply with see it fail more regularly.
- Elsewhere in the village recent additional building, increased traffic and heavy rains have all helped to fill our receptors and septic tanks within weeks where they rarely needed draining in previous years.
- The highways and roads in this location are severely restricted, vehicular access to and from Cottage Farm Mews is already hazardous, by adding addition properties directly opposite will exacerbate this situation where the likelihood of accidents will increase significantly.
- Noise during the construction of the dwellings.
- There are far better, more suitable and practical locations for building new properties.
- Limited resources such as TV reception and telephone signal, all these will be impacted by additional dwellings.
- Property values will decrease.
- Loss of arable land when there are many brownfield sites available contrary to Section 11 of the NPPF.
- 120 empty dwellings at Marham to be sold off or rented (following retirement of the Tornado), and therefore there is no justification for this additional development. There is no local need.

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- No plans to upgrade local infrastructure / facilities.
- Additional threat of the quarry to the village.
- Fails to accord with NPPF.
- Proximity of proposed homes to quarry plans means the houses would be unlikely to sell.
- Destroy views out of the village into the countryside.

The support letter states that the dwellings would be appropriate in that location, the construction of these create local jobs and bring new homes to the village.

LDF CORE STRATEGY POLICIES

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 – Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM8 – Delivering Affordable Housing on Phased Development

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

G56.1 - Marham - Land at The Street

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2019

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of Development
- Policy Requirements
- Highways and Access
- Form and Character
- Neighbour Amenity
- Drainage
- Other material considerations

Principle of Development

Paragraph 78 of the NPPF requires that to promote development in rural areas, housing should be located where it will enhance or maintain the viability of communities.

The application site is within the settlement of Marham which is categorised as a Key Rural Service Centre (KRSC) in the adopted Site Allocations and Development Management Policies Plan (SADMP). In line with Policies CS02 Settlement Hierarchy and CS06 Development in Rural Areas (from the adopted Core Strategy 2011) the strategy for growth in rural areas is such that development will be focussed in the most sustainable locations, the KRSCs. Provision has been made for new dwellings, in the form of allocations, within or adjacent to KRSC. In the case of Marham, Policy G56.1 allocates land for at least 50 dwellings, discussed in greater detail below.

Neighbour representations query the suitability of the location for new development. In broad terms however the proposed development is within a sustainable location, a KRSC, and forms part of a larger residential allocation as identified in the adopted SADMP (2016). In terms of the principle of development in this location, the principle has already been established via the allocation and the scheme is considered to be acceptable in line with the NPPF and Policies CS02, CS06 (Core Strategy 2011) and Policy G56.1 (SADMP 2016).

Policy Requirements

Policy G56.1 of the SADMP (2016) states that 'land amounting to 3.6 hectares as identified on the Policies Map, is allocated for at least 50 dwellings, together with a range of community benefits.' It goes on to state that development is subject to the applicant meeting four specified criteria including safe access, affordable housing requirements and contributions to education and other infrastructure. Importantly criteria no.1 requires 'provision of a new road access to the school; new bus pull-in on The Street, improvements to the footpath between the old village and the airbase; a new footpath avoiding the double bends in The Street; and a community area including open space and a play area.' This range of community benefits justified the allocation of this site and was important in securing support for this scale of development during the Local Plan adoption process.

The applicant initially submitted the application for simply 7 dwellings fronting onto The Street, a new bus layby as required in the policy and a gap in the frontage for an access track to the remaining site/ school. However as a result of negotiation during the application process, the application has been further amended. The current scheme includes the 8 dwellings, one of which is an affordable unit, the bus pull-in facility and the new road access to the school. They have also provided an indicative plan of the development phases to illustrate how the rest of the site may be developed out.

The Parish Council has objected to the application on the basis that no timescale has been provided for the delivery of affordable housing on the site, the application represents piecemeal development resulting in the potential loss of future affordable housing provision and that the proposed application would set a precedent for similar schemes and is considered to be contrary to the NPPF.

The application submitted is only for a small number of the overall dwellings allocated and the affordable housing provision is commensurate to the number of dwellings proposed at this stage and fully meets the required number of units and standards. One built unit will be provided (plot 1) and a financial contribution of £36,000, the delivery of which will be secured by a Section 106 agreement.

The applicant has proposed the inclusion of the bus pull-in lane as required by the policy, at this stage. The applicant has also put forward the new road access to the school and car park which is located to the southwest of the site. This represents a significant upfront financial investment in the site again to meet the requirement of policy G56.1. The bus lane and access road both meet the standards required by the Local Highways Authority.

However given that they are developing only 8 dwellings at this time, the applicant has argued that it is not financially viable for them to provide all the community benefits required by the policy at this first stage of the development. Therefore the applicant has provided an indicative plan to illustrate how the rest of the site could be built out, securing the remaining community benefits with the purpose of demonstrating their intent to build out the whole site beyond this first phase.

The Council's preference would be for a scheme for the whole site, to ensure a comprehensive approach to the development of the site, in accordance with the SADMP Policy. However, on balance, it is considered that the applicant will be providing sufficient community benefits at significant cost to demonstrate their intention to build a second phase of dwellings beyond the first 8. This is reinforced by the indicative phasing / layout for the wider allocation. The planning consent is conditioned to ensure the school access road and car park would be provided prior to the occupation of the fourth dwelling. The affordable housing contributions and the Habitats Mitigation Fee will be secured via a Section 106 agreement.

In conclusion, on balance while the proposal does not accord with all the requirements of policy G56.1, the applicant will be providing sufficient community benefits that the application is considered acceptable.

Highways and Access

The proposed dwellings will be accessed via single drives off The Street. The existing hedge at the front of the site cannot be retained due to the need to widen the footpath. It is proposed a new hedge will be planted with breaks for the access points. The proposed new access road from The Street to the south west of the site (the school access), is in accordance with Policy G56.1 and the Local Highway Authority required standards. The bus pull-in is proposed to the north of the site to the front of plots 1 and 2, where the existing bus stop is situated. The applicant is also proposing to widen the footpath which runs alongside The Street which will benefit both the proposed new residents and enhance the pedestrian route through the village.

Neighbour objections raise concerns about access off this road being hazardous. However the Local Highway Authority supports the application subject to the inclusion of a number of conditions. The conditions include standard Estate Road conditions for the access road to the school, for the frontage development conditions for sufficient visibility splays and for the offsite highway improvement works (frontage footway and accesses, and the bus pull-in). The scheme is in accordance with Policies CS11 (Core Strategy 2011) and DM15 and DM17 (SADMP 2016).

Form and Character

The application site is located adjacent to existing residential development, with a mixture of housing types and styles including 1960s estate development, rural cottages and modern detached dwellings.

The proposed dwellings are all detached two storey dwellings within generous plots, with driveways and/or garages to the front and gardens to the rear. The low density reflects the

rural setting of the site. The style of dwellings and materials proposed with details such as oak porches, dentil courses and banding, and feature chimneys. The dwellings proposed are to be brick built with concrete pantiles and plot 6 is proposed to be rendered with a brick plinth, however exact materials are to be agreed and this will be required by condition. This variation across the site will add interest to the street scene.

In terms of form and character the scheme proposed is entirely acceptable in this location, and in accordance with the NPPF, and Policy DM15 of the SADMP 2016.

Neighbour Amenity

There have been several objections made to the development from neighbouring dwellings which cover issues such as poor drainage, increased run off as a result of development, loss of views and natural light, noise and disturbance during the construction phase, limited resources available such as television and telephone signals and inadequate infrastructure in the village.

In terms of neighbour amenity the applicant has considered the drainage requirements and surface water run-off from the site and are satisfied that these can be adequately addressed for the eight dwellings proposed (please refer to 'Drainage' later in this report).

With regard to noise and disturbance during the construction of the site, CSNN have recommended conditions are attached to the planning consent restricting site hours and requiring details of an on-site parking scheme for construction workers to address these concerns.

There is sufficient separation between the dwellings proposed and the neighbouring existing dwellings that mean there will be no overlooking or overshadowing as a result of the proposed scheme.

The principle of development on this site has already been established by the allocation of the site in the adopted Local Plan. These issues are not considered to be detrimental to neighbour amenity and are not a reason for the refusal of the application. Therefore in terms of neighbour amenity the application is in line with the NPPF and Policy DM15 (SADMP 2016).

Drainage

The Parish Council, neighbour objectors and CSNN have queried whether there is the ability and sufficient capacity to connect to the existing Anglian Water main sewer, to the north of the site. CSNN has requested that a condition is attached to the consent requiring full details of the foul water drainage arrangements should be submitted to and approved in writing by the LPA. The applicant has stated that they do intend to connect to the main AW sewer, that they are aware of the position of the assets and would accept a condition relating to this at detailed design. If at detailed design stage this mains route was not viable they have confirmed that they would resort to Package Treatment Plants on site. Anglian Water have no comments on the provision of 8 dwellings in this location. Therefore with the condition in place the drainage concerns can be resolved.

Other material considerations

There have been neighbour objections received to the application. These third party comments are largely addressed within this report. However there are some outstanding issues identified and responded to below.

- Loss of arable land / Loss of views out of village into the countryside - The principle of development on this site has already been established by the housing allocation G56.1.
- Devalue properties – This is not a material consideration in the assessment and determination of the planning application.
- Limited local resources and infrastructure, with no evidence these will be upgraded – The new development will be subject to CIL payments, of which a proportion of the monies will go to the Parish Council to assist with the provision of necessary infrastructure.
- 120 empty dwellings surplus to requirements at Marham and therefore there is no local need – Notwithstanding any changes to operations on the RAF base, the Local Plan seeks to allocate land for the plan period (up to 2026) and has identified this location as a sustainable location for growth.
- Potential quarry plans near to the village – There is not a direct impact of any potential quarry plans on this application.
- Fails to accord to the NPPF – the scheme is in accordance with the adopted Local Plan and the NPPF as discussed within this report.

CONCLUSIONS

The application site is part of a larger housing allocation, Policy G56.1 of the SADMP, and therefore the principle of residential development on the site has already been established. Policy G56.1 requires that specific community benefits will be delivered as part of a comprehensive development scheme for 50 dwellings. However, the applicant has come forward with an application for only 8 dwellings alongside improvements to the footpath along The Street, a new bus pull-in, and also a new access road and car park for the school. They make the case that it is unreasonable for them to provide all of the community benefits identified in the policy at this first stage of development, but that they do intend to deliver the whole site, and that the remaining benefits will come forward in the subsequent phases as identified in the indicative plan submitted.

The intention of the allocation policy was that the site would be delivered as a comprehensive scheme; however, as part of this application the applicant will deliver a number of the community benefits required at significant cost. On balance, it is considered the benefits of the proposed scheme are acceptable and it is recommended that the scheme is approved subject to conditions and the associated Section 106 agreement.

RECOMMENDATION:

- A) APPROVE** subject to the completion of a Section 106 agreement within 4 months of the date of this resolution.
- 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.1842-02E, 1842-16E, 1842-19G, 1842-26C and 1842-27C received on 28 November 2019, 1842-01C and 1842-20D received on 22 November 2019, 1842-17A, 1842-18A, 1842-21, 1842-22, 1842-23, 1842-24 and 1842-25 received on 6 February 2019, 1842-05A received on 29 October 2018, 1842-03A,1842-04A, 1842-06, 1842-07A,1842-08, 1842-09A, 1842-10, 1842-11A, 1842-12, 1842-13A, 1842-14 and 1842-15 received on 24 October 2018.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 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. This shall include ensuring that any foul drainage does not impact on other areas of the village. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 3 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- 4 Condition: No works shall commence on the site until such time as detailed plans of the roads, car park, footways, cycleways, 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.
- 4 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.
- 5 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.
- 5 Reason: To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway
- 6 Condition: Before any dwelling unit is first occupied the road/footways shall be constructed to binder course surfacing level from the dwelling/industrial unit to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.
- 6 Reason: To ensure satisfactory development of the site.
- 7 Condition: All footway(s) shall be fully surfaced in accordance with a phasing plan to be approved in writing prior to the commencement of development by the Local Planning Authority.
- 7 Reason: To ensure satisfactory development of the site.
- 8 Condition: Prior to the first occupation of the development hereby permitted 2.4 metre 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(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.

- 8 Reason: In the interests of highway safety in accordance with the principles of the NPPF.
- 9 Condition: Notwithstanding the details indicated on the submitted drawings no works above slab level commence on site unless otherwise agreed in writing until detailed drawings for the off-site highway improvement works as indicated on Drawing No.19 rev G (frontage footway and accesses, and bus pull-in) have been submitted to and approved in writing by the Local Planning Authority.
- 9 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.
- 10 Condition: Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in Condition 9 shall be completed to the written satisfaction of the Local Planning Authority.
- 10 Reason: To ensure that the highway network is adequate to cater for the development proposed.
- 11 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.
- 11 Reason: To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.
- 12 Condition: Development shall not commence until a scheme detailing provision for on-site parking for construction workers and delivery vehicles for the duration of the construction period has been submitted to, and approved in writing by, the LPA. The scheme shall be implemented until the development is completed.
- 12 Reason: To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.
- 13 Condition: The development shall not be brought into use until a scheme for the provision of fire hydrants has been implemented in accordance with a scheme that has previously been submitted to and approved in writing by the Local Planning Authority.
- 13 Reason: In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF.
- 14 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 buildings 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.
- 14 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 15 Condition: Notwithstanding the approved plans, 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 treatments to be erected. The boundary treatment shall be completed before the dwellings are occupied 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 and thereafter retained in perpetuity.

- 15 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 16 Condition: Prior to the first occupation of the development hereby approved, full details of the planting scheme for the proposed native hedge on the north-eastern boundary of the site (fronting onto The Street) as identified on Drawing No. 1842-19G shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include planting plans, written specifications and schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 16 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 17 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 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.
- 17 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 18 Condition: The link road and car park identified on Drawing Numbers 1842-16E and 1842-26C and shall be constructed and made freely available for use by pedestrian and vehicular traffic between The Street and the south-western boundary of the site linking to the existing pedestrian access to Cherry Tree Academy Junior School no later than the occupation of the 4th dwelling on the site. Thereafter no dwelling shall be occupied until the said road and car park has been completed to the written satisfaction of the Local Planning Authority.
- 18 Reason: To ensure the provision of a road and car park up to and abutting the southern boundary of the site so as to enable a link to be made through to the school for the proper planning of the area in accordance with the NPPF.
- B) REFUSE** if a Section 106 agreements is not completed within 4 months of the date of this resolution to approve, on the grounds of failure to secure a mechanism to provide affordable housing and the habitats mitigation payment.