

Parish:	South Wootton	
Proposal:	Reserved Matters: Residential Development for up to 125 dwellings together with associated works.	
Location:	Land W And SW of 55 To 65 Nursery Lane South Wootton Norfolk PE30 3NA	
Applicant:	Bowbridge Land Ltd	
Case No:	21/01944/RMM	
Case Officer:	Richard Byrne	Date for Determination: 7 January 2022 Extension of Time Expiry Date:22 July 2022

Reason for Referral to Planning Committee – Referred by the Assistant Director

Neighbourhood Plan: Yes

Case Summary

The site is located to the southwest of Nursery Lane with Bracken and Meadow Way adjacent to the eastern boundary of the application site.

The site is not within the Area of Outstanding Natural Beauty and the nearest boundary is just over 500m to the north west. The site lies within proximity of Roydon Common and Dersingham Bog SAC and Roydon Common Ramsar Site, which are approximately 5km and 9.2km away respectively.

The site is currently arable agricultural land and extends to circa 6.09 hectares. The site is part of a wider housing allocation for South Wootton under Policy E3.1 of the Site Allocations and Development Management Policies Plan 2016, with the policy requiring at least 300 dwellings on 40ha.

There are hedge boundaries and trees around part of the site with a number of established trees to the northern part of the site and along the central part of the boundary which are protected by TPO's. Two further groups of protected trees are located on the western boundary. To the south the site is bounded by an area occupied by the South Wootton Parish Council offices, village hall and a cemetery, beyond which is development off Church Lane which is mainly residential but also includes St Mary's Church, a Grade II* listed building.

To the east the site is bound by a public footpath beyond which lies existing residential development off Meadow Road and Bracken Road with frontage residential

development onto Nursery Lane. An existing gated access into the site is located at the western end of Meadow Road.

There is a change in level across the site in a north westerly direction with a fall from 10m AOD in the south east corner to 3m AOD in the northwest corner which represents the lowest part of the site area.

This application is for the approval of the reserved matters for the construction of 125 dwellings with associated infrastructure. The matters to be considered under this application are landscaping, appearance, layout and scale. This application follows the decision for outline consent with access considered that was issued on 3 April 2019 under reference 17/01106/OM.

The proposal maintains the spine road which runs from the recently approved development for 450 dwellings southwest of the site towards the northeast where it joins with Nursery Lane. The layout has subsequently changed from the indicative plans submitted under the outline application where now it is proposed to form eight principal residential blocks with a central open space area adjacent to the spine road.

The blocks comprise mainly two storey dwellings with a small number of bungalows, two and half storey houses and short terrace rows. The material palette is based around three main brick types incorporating carrstone influenced detailing and rendered sections. Two tile types are predominant on key corner plots incorporating chimneys. Dwellings are proposed to have white fenestration, fascias, soffits and bargeboards with anthracite rainwater goods.

The site is extensively landscaped to the north allowing for the area to be used for attenuation and surface water runoff. The landscaping narrows along the western boundary to continue around to the south of the site which incorporates the land option for transfer to the Parish or Borough Council to extend the cemetery. The proposed built form runs adjacent with the eastern boundary.

There are protected trees on the site, subject to a Tree Preservation Order (TPO).

The application is submitted for the approval of the reserved matters relating to the residential, infrastructure and open space accompanied by a full suite of drawings and supporting documents.

Key Issues

- Matters of principle
- Design and Form
- Highway matters
- Effect on amenity
- Open space provision
- Affordable housing requirements
- Other material considerations

Recommendation

APPROVE subject to conditions

THE APPLICATION

Members may recall that the outline application with access only to be considered at that stage, for residential development, was considered by planning committee on 17th December 2018 where the resolution was minded for approval subject to the completion of a Section 106 Agreement to secure:

- The provision of open space - not less than 56 square metres per dwelling;
- An Open space maintenance contribution – to cover a 15 year period
- Open Space Works Specification - details of any proposed children's play areas and equipment, landscaping, paths and access arrangements, street furniture and fencing together with details of the proposed permanent Open Space management regime in perpetuity
- The open spaces being made available at certain intervals of the development and the transfer of the open space to a management company;
- Provision and transfer of affordable housing – 20% of the total number of dwellings at a split of 70% rented and 30% being shared ownership;
- Provision of the habitats monitoring and mitigation strategy contribution - £50 per dwelling
- Provision (and transfer) of future cemetery land along southern boundary of the site;
- Provision of the highway contribution to improve the junction of Low Road, Wootton Road, Grimston Road and Castle Rising Road, South Wootton.

The Section 106 Agreement was completed and sealed on 1 April 2019 with the subsequent outline consent issued on 3 April 2019.

This application is for the approval of the reserved matters for the construction of 125 dwellings with associated infrastructure. The matters to be considered under this application for the dwellings, associated infrastructure and the open spaces relate to the landscaping, appearance, layout and scale of the proposal.

This application does not include access as this was a matter which was considered under the outline consent. The approved access is a continuation of the spine road which connects Edward Benefer Way to the south and Nursey Lane to the northeast. The land between Edward Benfer Way and the southwest corner of the application site was recently granted the reserved matters for 450 dwellings. The outline consent for the site secured the development of a newly formed roundabout on Edward Benefer Way and a spine road which meanders and meets at the southwest corner of the application site. The road continues through the site where it meets a new junction with Nursery Lane.

This development comprises eight principal residential blocks which are based along the direction of the spine road with a central public open space area and two further key areas of public open space.

The housing across the residential blocks has been characterised into three areas comprising:

- Nursery Meadows (green gateway/edge semi-rural in character) – in the site’s northern area
- Nursery Green – central core
- Village Core Green – in the site’s southern area

Larger detached properties front the village core green with a more informal/staggered building line served by local streets and the central and northern areas arranged in a more formal manner comprising a mix of unit types. Street trees and structural landscaping also goes to framing key streets and green spaces.

Materials are taken from a simplified palette comprising three brick types and two roof tiles, carrstone influenced detailing and rendered sections populate throughout the development and at key corners with the incorporation of chimneys to some house types. Dwellings are proposed to have white fenestration, fascias, soffits and bargeboards with anthracite rainwater goods. The proposed 125 dwellings comprise the following:

open market dwellings

2 bed dwellings: 19

3 bed dwellings: 55

4 bed dwellings: 26

Total: 100

Affordable rent

1 Bedroomed House: 4

2 bedroomed house: 5

2 bedroomed Bungalow: 2

3 Bedroomed Bungalow: 1

3 Bedroomed House: 4

4 bedroomed House: 2

Total: 18

Shared ownership

2 bedroomed House: 4

3 bedroomed House: 2

3 Bedroomed Bungalow: 1

Total: 7

Turning to the proposed open areas the northern part of the site would be a combination of grassland, planting, retention of existing trees and drainage swale and attenuation pond. Access is maintained for agricultural vehicles along the northern boundary to the fields beyond the western boundary. The western boundary is used

as a green corridor which then continues around the southern area towards Meadow Way.

This proposal also seeks to address the requirements of Condition No. 27 (showing any changes in finished floor levels and / or site levels) which is taken from the outline consent.

PLANNING HISTORY

17/01106/OM - Outline Application Some Matters Reserved: Residential development for up to 125 dwellings together with associated works. Granted 3 April 2019.

RESPONSE TO CONSULTATION

South Wootton Parish Council – 13 April 2022

The Parish Council gives qualified support to the development but would wish to see the following issues addressed and where necessary corrected.

- The Parish Council are pleased to see that clarification has been made regarding the access to Meadow Road, this now shows on the plans as a path, presumably for pedestrians and cyclists.
- The Parish Council would still like confirmation of the other issues on our last correspondence, which have been summarised below:
- There are still only 4 Bungalows on the site, from the developers we understand these are all Affordable Homes with none on the open market for sale. As previously mentioned, South Wootton has a high demographic of elderly residents who want ground floor living accommodation.
- The Parish Council still considers that the proposed density of 32dph is excessive and not compatible with the average density of 16dph for existing residential areas in the village.
- The Parish Council would like the developers to pay more attention to Environmental issues, such as the rainwater harvesting and the provision of renewable energy etc.
- The development must be serviced by a regular Bus Service.
- Contrary to paperwork, there are several wildlife species on the site, i.e., Brown Hares, Bats etc.

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

Natural England

- No comment to make on the reserved matters application.

NCC PROW

- The public Right of Way, known as South Wootton Footpath 3 is aligned along the Eastern boundary of the site. This PROW forms part of the Norfolk Trails circular Walks programme, It is noted that the proposed development is adjacent to the PROW and it is requested that the applicant obtains a Highways Boundary Plan so that the

position and extent of the highway can be examined in more detail to ensure there is no impact.

- Welcome links to the public footpath to integrate development and encourage use of the PROW.

NCC Historic Environment

- No further comments to make.

Environment Agency

- No comment to make on the application.

Anglian Water: NO OBJECTION

- Reviewed the applicant's submitted foul drainage strategy and flood risk documentation and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage.
- Reviewed the applicant's submitted surface water drainage information and have found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction, and we are unable to provide comments on the suitability of the surface water discharge.

Greenspace Officer: NO OBJECTION

- Provides general commentary on KLWN green space requirements.

King's Lynn IDB

Raise the following comments:

- I note that the applicant intends to discharge surface water to a watercourse, with no other means of draining the site readily available or discussed. The proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy.
(https://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf).
- I note the presence of the Board Adopted watercourse 'North Wootton' (DRN131G0201) adjacent to the site boundary, and that the applicant intends to do works within 9 metres of this watercourse. Therefore, consent is required to relax Byelaw 10 (no works within 9 metres of the edge of drainage or flood risk management infrastructure).
- Whilst not currently proposed, should the applicant's proposals change to include works to alter the Board Adopted watercourse, consent will be required under the Land Drainage Act 1991 (and byelaw 4).
- I note the presence of a watercourse which has not been adopted by the Board (a riparian watercourse) adjacent to the site boundary. Whilst not currently proposed, should the applicant's proposals change to include works to alter the riparian watercourse, consent will be required under the Land Drainage Act 1991 (and byelaw 4).

District Emergency Planning Officer

- Flooding matters were dealt with at outline stage. The layout has not altered to encroach into an area at risk of flooding and I therefore have no further comments to make at this stage.

Highway Authority: NO OBJECTION

- An amended layout plan, tracking drawing and documents relating to how the site would be constructed have been received during the course of the application. The submission of the revised information was to address the initial and subsequent Highway Authority observations.
- The latest iteration has now addressed the outstanding matters in regard to the highway Authority and no objection is raised to the proposed development.

Local Lead Flood Authority: OBJECTION

- Maintain our objection to this Reserved Matters application. We advise that a separate Discharge of Condition application is submitted to address the points outstanding with regards to discharging condition 18 in FW2021_0874 prior to resubmission of the Reserved Matters application (including condition 27). Once condition 18 has been discharged a subsequent Reserved Matters application, including condition 27, should be submitted for review.

Waste and Recycling Manager: NO OBJECTION

Housing strategy

- To be reported in late correspondence.

King's Lynn Civic Society

- Existing residents have long been concerned about the traffic impact of these developments and we see no significant innovation in this scheme to mitigate this inevitable impact
 - The proposed dwellings are bland 'anywhere' designs that have little or no connection with a West Norfolk vernacular or good quality contemporary architecture.
 - Note comments from the Housing Officer and Lead Flood Authority that appear to state that the scheme does not comply with housing requirements or drainage requirements. Changes to housing mix and drainage design could fundamentally alter the whole site masterplan.
- extremely disappointed to read that the dwellings will be fitted with gas boilers.
- Pleased to see that the mature trees on and around the site all appear to be retained. However, as the drainage plan is apparently unresolved, we expect that the Arboricultural Impact Assessment will need to be reviewed. We also note that the landscape planting plan hasn't taken account of the drainage basins in some locations.
 - Pleased to see a good number of trees included in the planting plan – especially street trees, which we strongly support. However, most of them appear to be located in grass areas – with no apparent specification for mulch circles.
 - Note there are 8 bat boxes specified, but no bird boxes or insect hibernacula.
 - BCKLWN appear not to support wildflower grassland mixes – which is very disappointing, although we agree that ongoing management would have to be tailored to ensure the sward diversity is maintained in coming years.
 - Disappointed with the BCKLWN Greenspace Officers' continued insistence that attenuation basins must be fenced. Attenuation basins should be designed to ensure they are safe and offer maximum amenity and biodiversity benefit.

REPRESENTATIONS

FIVE OBJECTIONS have been received and are summarised below:

Character and appearance

- Encroachment onto the local countryside and the view of the existing residents that live close by doesn't appear to be taken into account.
- How this application affects the aspect of South Wootton Cemetery. This quiet resting place is tranquil and the view is unspoilt. Development would disrupt quiet resting place;
- The proposed density of housing of 32 dwellings per hectare is far in excess of that currently experienced in the parish of 16 DPH
- The character of the village is being destroyed and with the two developments the last rural land will virtually disappear.
- Building at Lynnsport and Marsh Lane, when will King's Lynn be considered at saturation point.

Impact on local services

- Not enough schools, doctor surgeries and staff to support;

Highway Impact

- Little consideration for the amount of traffic that will be generated by all aspects of this development quick to highlight how we should be walking more and not using our cars. You cannot begin to enforce people from using their cars to frequent the shops, takeaway outlets or even the local schools. So the notion that traffic volume will not be increased is unsupported.
- Volume of traffic will create issues and delays with rush hour becoming longer and even slower;
- Nursery Lane is not a well-maintained road development will make the condition worse
- The new traffic lights at Wootton Gap cope very well when there is light traffic but still have queues when it is heavier. The addition of 1200 houses planned will put considerable pressure on this junction and result in the new road to the development and Nursery Lane and Castle Rising Road being used as rat runs during these busier periods as seen when the new lights were being installed.
- Directing the vehicular traffic from this new development into the Nursery Road area you will only make that situation worse.
- Travel Plan fails to really identify the actual issues – flaws in content;
- Submission does not account for company vehicles;
- Borough Council commissioned its own report on traffic in the town and part of the conclusions were that the Edward Benefer Way, South Wootton Lane, Nursery Lane, Wootton Road areas had already reached and were close to exceeding the volume of traffic that could be reasonably managed. By adding upwards of an additional 200 vehicles from this site would only make matters worse.
- None of these traffic reports take into account human behaviour and the difficulty there is in changing that behaviour.

- Appointing a Travel Plan Coordinator to encourage the use of public transport and then to monitor it in an effort to address increased use is but a token effort.

Wildlife

- Pink footed geese are using the land in question as a feeding ground before they head to the coast to roost.

Drainage

- Will the sewage system be able to cope with the additional loading after the initial erection of 125 houses and finally a further 425 on this site plus a further 600 houses on Grimston Road?

Other

- Any provisions made to try to deter the sale of these new homes as Second Homes
- There must be more bungalows than the 6 currently suggested

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS03 – King’s Lynn

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

CS12 - Environmental Assets

CS14 - Infrastructure Provision Policy

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM9 – Community Facilities

DM10 – retail development

DM12 - Strategic Road Network

DM15 – Environment, Design and Amenity

DM16 – Provision of Recreational Open Space for Residential Developments

DM17 - Parking Provision in New Development

E3.1 - Hall Lane, South Wootton

SOUTH WOOTTON NEIGHBOURHOOD PLAN 2015-2026

Policy E 1 - Landscape character

Policy E 2 - Sustainable drainage

Policy E 3 - Open spaces

Policy E 4 - Strategic landscape framework

Policy E 5 - New growth areas

Policy H 1 - Growth Areas

Policy H 2 - Encouraging High Quality Design

Policy H 4 - Local Character

Policy H 5 - Residential Garages

Policy H 6 - Affordable Housing

Policy S 2 - Community infrastructure

Policy S 3 - Play areas

Policy S 4 - Cemetery and Allotments

Policy T 1 - Walking & cycling facilities

Policy T 2 - On-street parking

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

PLANNING CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination must be made in accordance with the Development Plan unless material considerations indicate otherwise. This application is seeking approval for the remaining matters (layout, scale, appearance and landscaping) which were reserved for this later submission, following the grant of outline consent. As such, the issues to be considered with regard to this application are set out below.

- Matters of principle
- Design and Form
- Highway matters
- Effect on amenity
- Open space provision
- Affordable housing requirements
- Other material considerations

Matters of principle

The principle of development and the access arrangements to serve this site have already been established through the approval of 17/01106/OM which was determined by committee on 17th December 2018.

Members' attention is drawn to the site being part of a larger site allocated for future housing development within the Site Allocations and Development Management Policies Plan September 2016 (SADMP 2016). Policy E3.1 refers to the allocation and to this site. Members will also be aware that recently reserved matters approval was granted for 450 dwellings on the adjacent site, forming the majority of the overall allocation.

Policy E3.1 includes a list of requirements to be provided on the overall site and requires development of at least 300 dwellings across the allocation to which the outline planning permission secured up to 125 dwellings on this smaller portion. Any proposed development on the application site still needs to comply with the criteria of this policy that was not determined at outline stage, and are covered under this reserved matters application, namely layout, appearance, scale and landscaping.

Policy E3.1 required and was satisfied at outline stage in the submission of a Site-Specific FRA, Landscape and Arboricultural Assessment, an ecological assessment of the fauna and flora, a project level HRA, Transport assessment, heritage assets assessment, a masterplan and a construction management plan.

At a size of 6.09 hectares this application site forms the smaller part of the allocated housing site, which covers a total of 40 hectares. However, it is considered this application is still part of a comprehensive development of the overall site. There are aspects of the overall development that have come forward on this site, and other aspects that need to be provided on the neighbouring sites to satisfy the full terms of Policy E3.1. It must be noted as stated above that the larger part of the allocation has been granted outline consent and that the reserved matters have recently been approved at the May planning committee.

It is noted the Section 106 Agreement was signed and sealed within 4 months of the resolution to grant outline consent and the reserved matters application has been submitted within five years of the decision date. This reserved matters application complies with the time limit conditions attached to the outline consent; the permission therefore remains extant.

The outline consent included conditions which covered:

- Submission of detailed plans for roads, footways, cycleway, foul and surface water drainage;
- Works to highway prior to construction of 75% of dwellings;
- Roads, footways and cycleways brought up to binder course prior to occupation;
- Provision of visibility splays prior to occupation;
- Link road shall be made available before 85% of the dwellings constructed;
- Submission of a Construction Traffic Management Plan;
- Compliance with CTMP over duration of construction;
- Detailed drawings for realignment of Nursery Lane and improvement to PROW FP3;
- Implementation of above works;
- Detailed drawings showing Nursery Lane access arrangements;
- Submission of details showing cycle/pedestrian link to Meadow Road;
- Travel Plan measures;
- Foul water drainage arrangements;
- Detailed design of a surface water drainage scheme;
- Submission of contamination investigation and assessment;
- Remediation scheme to address above and its implementation;
- Unforeseen contamination process to be submitted;
- Tree protection scheme;
- Submission of hard and soft landscaping scheme;
- Implementation of landscaping scheme;
- Provision of fire hydrants;
- Submission of levels with reserved matters;
- No more than 125 residential units;
- Submission of construction management plan;
- Mitigation and enhancements ecological measures;
- Submission of updated badger survey prior to commencement of development;
- Restriction of works within bird nesting season;
- Submission of phasing plan;
- Information of future residents for dog walking;
- Details for connecting accesses to existing rights of way and open spaces;
- Details of on site open space and circular walk with dog furniture;
- Submission of Written Scheme of Investigation;
- Conclusion of WSI submitted and sent for archive deposit.

A Section 106 Agreement secured the following:

- the provision, maintenance and transfer of open space;
- the provision and transfer of affordable housing;
- a habitat monitoring and mitigation strategy contribution £50 per dwelling);

- highway contribution (a proportionate percentage contribution to the Highways Scheme final costs) for the improvement to the junction of Low Road, Wootton Road, Grimston Road and Castle Rising Road; and,
- Provision (and transfer) of future cemetery land (0.4ha) along southern boundary of the site;

Taking into account the above and with the site being an allocated site within the SADMP, it is considered that support for the principle remains. As such, this application for the reserved matters can be considered against the development plan, including Policy E3.1 where relevant pursuant to this application and the South Wootton Neighbourhood Plan 2015 – 2026.

Design and Form

The application site has a gentle fall in topography towards the north and is located adjacent to the westerly edge of South Wootton. The site is bound on the east side by rear of properties fronting Nursery Lane and short cul-de-sacs occupied by detached properties. Beyond the westerly boundary is open countryside characterised by hedgerow field boundaries and perimeter trees. To the southwest is currently open fields, however, this has extant consent for 450 dwellings and the link road which leads into the application site.

The NPPF states in paragraph 130 planning policies and decisions should ensure that developments: function well and add to the quality of the area; are visually attractive; are sympathetic to local character and history; establish/ maintain a sense of place; optimise development on the site; and create places that are safe, inclusive and accessible and which promote well-being. Paragraph 134 of the NPPF states that where a development is not well designed it should be refused, especially where it fails to reflect local design policies and guidance on design.

The National Design Guide and the National Model Design Code provide detailed advice and guidance to inform high quality new developments.

The Building for a Healthy Life (BHL) is a design standard and a 'tool for assessing and improving design quality' (NPPF) in new development which reflects current policy guidance. An independent urban design consultant has been employed by the Borough Council to assess the proposed development and work towards a high-quality scheme. The BHL assessment considers integrated neighbourhoods (connections through the site, open space, pedestrian/ cycle provision), distinctive places (design and character, street scape, identity and landscaping), and streets for all (healthy streets, parking, green and blue infrastructure, amenity space).

Throughout the application process the layout, design and landscaping of the scheme has evolved to secure a high-quality scheme. The current proposal has been scored against the BHL criteria and significant improvements have been made over the duration of this application, which as a result quantifies improvements and design quality of the scheme to a final BHL score indicating a majority GREEN scheme (AMBER score as there is more scope to define South Wootton vernacular to make the scheme more locally distinct and Q9: MFS – streetscape and landscaping not

developed during the early stages). Taking into account the proposal in totality it is considered the scheme meets national planning policy/guidance.

The proposed development results in the erection of 125 homes which is in line with the outline consent. Although the layout has changed from the indicative scheme of the outline application, taken across the whole of the site the density remains at 32 dwelling per hectare. This is still consistent with the density which was considered during the outline application. Indeed, whilst this may be higher than the Parish Council's commented figure, it should be noted that neither SADMP Policy E3.1 nor the South Wootton Neighbourhood Plan set out a specific housing density for the site although Policy H4 (which refers to all new residential development) requires that densities will be required to demonstrate that they respond to their context and helps to preserve the open and green character of the village.

The outline considered density and purported that the density of the houses in Meadow Road/Bracken Road/Greenacre Close is approximately 20 dwellings per hectare (dph), St Mary's Close approximately 24dph and Birkbeck Close/Hall Lane cluster 14dph. In general the older more established parts of the villages have an extremely low density while the newer and more modern elements are higher. Some recent development currently under construction along Nursery Lane is 24dph (Hopkins Homes LPA ref: 16/01937/FM). Bede Close to the north of this site is approximately 31.7dph, Spinney Close to the west approximately 17dph and Broom Close to the south approximately 26dph.

When considering the proposal as a whole including the density, it can be seen the heights of building are modest and would harmonise with the context of the wider area. There are visual breaks within the built form linking views into the central and perimeter open spaces with soft landscaping and curved building lines to enhance the development. The green spaces to the north and west assist with feathering the development into the open countryside beyond. Furthermore, the layout of the development allows a mixture of curtilage parking striking a balance between front of house and side parking which promotes a variety of property position and how it responds to the street edge. The use of the traditional palette of materials and architectural detailing further adds to the development and advocates the principles of good design. As such it is considered all these factors mitigate the density of the scheme and it is considered the proposal maintains a density that reflects that of the local area and achieves an effective and efficient use of land in accordance with the NPPF.

The development has incorporated three area typologies for housing to introduce a subtle mixture of designs using a conventional number of house types. In the southern area (village core green) the dwellings would front the open spaces and the street pattern comprises intermediate streets and shared drives and are mainly two storey. The central area (Nursery Green) is populated with the taller two and half storey dwellings, mainly semi-detached with a more constant building line. The northern area (nursery meadows) is where properties would face onto the open spaces, introduce the curve building lines and intersperse the larger dwellings into the mix. Key corner plots have been treated with carrstone influenced frontages and sides facing the public realm, with render and chimneys spread over the development.

The proposed development is considered to be an acceptable mix of two storey housing and a small number of bungalows resulting in a well-balanced scheme incorporating a number of architectural features and vernacular materials which uplift their appearance and improve the relationship in the street scene. As such, it is considered the scheme delivers a development that would accord with Policy DM15 (SADMPP) and Policy H2 (SWNP).

The proposed boundary treatments comprise a mixture of 1.8 metre high brick walls and close boarded fences. The brick walls face onto the public realm. To the rear of the dwellings fencing is used to secure private rear gardens.

The proposed development would bring the westerly boundary of the built area into the open countryside. The existing trees within the site tend to follow the existing field boundary and the protected trees have been retained within the open space.

From a form and character perspective, given the existing setting and the layout and design proposed, the development is fully acceptable. It is noted that representations have drawn attention to the limited number of bungalows within the development. Although there are four bungalows within the development it is considered the overall balance of the mix is acceptable. It is therefore considered the scheme accords with Policy CS08 of the CS (2011), Policy DM15 of the SADMPP (2016) and Policy H2, H4 and H5 of the SWNP.

Highway matters

The outline planning consent included access as a matter for consideration. A transport assessment accompanied the outline application and considered vehicular generation of the proposed development and the impact that the traffic will have upon the local road network.

It is acknowledged the proposed internal layout differs from the indicative scheme submitted under the outline application. The proposed layout provides secondary roads looping back onto the primary road (spine road) with intervening shared surface streets and private drives. The proposed development includes additional pedestrian/ cycle routes through the site via footpaths through areas of open space/ public realm, on shared surfaces and on footpaths alongside the streets.

The Building for a Healthy Life (BHL) Assessment included a 'streets for all' element which considered healthy streets, cycle and car parking. The development is considered to have addressed the majority of key recommendations which relate to the design and detailing of the streets, generally scored positively with a quality design solution.

There is a mix of dedicated off-street parking for residents in the form of parking to the front/ side of the individual dwellings (with landscaping to reduce the visual impact of car parking on the street scene) and garages. In total, there are 320 car parking spaces for the proposed dwellings with the majority within the curtilage of the property with garages that comply with the recently revised NCC parking standards. The parking provisions are in accordance with the County Parking Standards revised July 2022 and Policy H5 of the SWNP.

It is noted that the access from Nursery Lane has an acceptable alignment retaining the protected tree in the north-eastern corner of the site. A footpath/cycle way is shown near to plot 81 which maintains the link with Meadow Road. Although falling outside of the application the footpath along the eastern boundary is maintained.

In respect of the Parish Council comments in regard to a bus service the provision of such would be outside of the remit of this application. However, the revised layout does provide a bus stop on either side of the spine road which enables a connection to be established between Nursery Lane to the north and Edward Benefer Way to the south (following the spine route through this development and the approved 450 dwelling scheme to the southwest).

The Highway Authority have considered the revised scheme and consider the revisions and the subsequent proposal acceptable. As such it is considered the proposed development has a good level of connectivity and is in accordance with the NPPF, Policy CS11 of the CS (2011) and SADMPP Policy DM15 and Policy H5 and T2 of the SWNP.

Effect on amenity

It is considered the proposed development would not significantly impact the open countryside to the west. The dwellings along the northern and western boundary provide a degree of separation from the site edge. The relationship between the proposed dwellings and recently approved scheme to the south is considered acceptable and is separated by a landscaping band minimising the effect of any overshadowing and privacy. The proposed development presents an acceptable relationship with the land to the south taking into account this land would be transferred in the future to extend the cemetery. The assessment now turns to focus on particular properties of significance.

Effect on Nos. 55 - 65 Nursery Lane

The neighbouring properties rear face onto the application. The respective plots shorten with the curvature of Nursery Road with Nos. 63 and 65 being the closest to the site boundary.

Plot 3 stands 5 metres from the site boundary with the side facing the rear of 65 Nursery Lane. There is a bay window and separate WC window at ground floor in the side elevation facing the site boundary, no windows are present at first floor.

It is considered that plot 3 would not result in a significant loss of privacy to the rear of 65 Nursery Lane. Taking into account the offset position and the intervening distance it is considered plot 3 would not result in a loss of outlook or have an overbearing effect.

Plots 4 – 10 are set further into the site and given the existing properties and increase in distance from the site boundary, it is considered the relationship is acceptable and would not result in a significant loss of daylight, sunlight and outlook.

Effect on No. 20 and 21 Bracken Road

The two properties are positioned close to the eastern boundary of the site and are two storeys with three first floor rear facing bedroom windows in each dwelling. There are also ground floor openings with the principal garden space to the north and south of each property (respectively).

The distance between the front of plots 74 – 76 (terrace of three) to 20 Bracken Road is approximately 21 metres. The distance between plots 79 – 80 (bungalow semi-detached pair) and 21 Bracken Road is 22 metres. It is noted the proposed bungalows would have a reduced effect on the neighbouring properties.

It is acknowledged that the existing properties' outlook would inevitably change as a result of the proposed development given the current view is an open field. Nevertheless, taking into account the separation distance which is similar to that expected in a built-up area it is considered it would be difficult to sustain a refusal on the grounds of a significant loss of privacy. Similarly, there would be a reduction in light as a result of the development. However, with the separation distance in mind it is considered the loss of daylight to the rear of the Bracken Road at first floor would not be significant. Given the presence of the existing hedge adjacent to the footpath which demarcates the rear boundary of the plot, the ground floor windows experience a slight reduction in light. It is considered at ground floor the proposed development would not cumulatively affect the neighbouring properties in respect of daylight.

Similarly in respect of sunlight there would be a reduction, however, this would be more towards the end of the day as the sun sets. The reduction in sunlight would not represent a significant loss to harm the enjoyment of the dwellings.

The proposed dwellings have an offset relationship with the private garden spaces and as such would not suffer a significant loss of light to warrant a refusal of the application.

Effect on 18 Meadow Road

This property is a detached bungalow with the westerly side facing the application site which has one window serving as a secondary opening for the front facing lounge.

Plot 81 is adjacent to the boundary with the neighbouring property. The proposed dwelling comprises a bungalow with one window facing the eastern boundary that serves a bathroom.

Taking into account the window would be obscured glazed it is considered the proposal would not result in a loss of privacy. The proposed bungalow is staggered and set back from the existing property. Given the favourable roof orientation and separation, it is considered the proposed bungalow would not result in a significant loss of daylight and sunlight. The proposed dwelling is single storey and as such would not have significant implications to outlook from the neighbouring property or indeed have an adverse effect to the private garden space.

Proposed levels

The proposed dwellings would sit on a similar level with the properties on Nursery Lane and Bracken Road adjacent to the eastern boundary.

Turning to the southern boundary it is noted the proposed dwellings would sit slightly higher than the existing land beyond the site boundary. However, the proposed dwellings are not immediately adjacent to the boundary and benefit from a landscaped buffer in the intervening space which mitigates the height increase.

The proposed levels would assimilate with the adjacent approved development to the southwest.

General impact on existing and future occupiers

There is sufficient amenity space and parking for each dwelling. The site layout, road hierarchy and surfacing/ traffic calming measures are such that the development will not result in speeding/ excessive traffic causing disturbance to residents. The presence of the footpath and hedgerow along the eastern boundary reduces light disturbance from manoeuvring vehicles in the adjacent parking bays to the site's boundary.

The Environmental Quality team are satisfied that the development would not adversely impact upon air quality in the locality. Therefore, there is no objection to the development. The EQ officer has stated support for the addition of EV charging points/ infrastructure within the development.

The applicant has provided comments during the course of the application in respect of EV charging citing the NPPF and those developments should enable infrastructure to be incorporated and that Building Regulations Part S will require a similar approach.

In regard to vehicle charging electric or hybrid-electric powered vehicles currently form a small percentage of the total number of vehicles on the road. However, electric/hybrid vehicles will become more popular, as further advances in technology are anticipated, and the likelihood is that these vehicles will become less expensive. Together with future development of Government policy in this area, it is possible that a significant percentage of vehicles will be electric or part electric powered in the near future. A key theme of the NPPF is that developments should enable future occupiers to make green vehicle choices and it explicitly states that low emission vehicle infrastructure, including electric vehicle (EV) re-charging, should be provided.

The Building Regulations were amended in June this year to ensure that new residential buildings are provided with infrastructure for the charging of electric vehicles. As such the Building Regulations have been brought into line with the NPPF and the Government's policy in respect of the increase in the use of electric or part powered electric vehicles. Taking into account the recent change to the Building Regulations the imposition of a planning condition to require a EV charging scheme would duplicate regulatory requirements. As such the imposition of a planning condition would fail the tests as set out in the NPPF and national planning guidance.

It is therefore considered the scheme in satisfying the amended building regulation would provide EV charging and is no longer necessary to control under this application.

The Waste and Recycling Officer raises no objection to the scheme. All properties have private garden spaces for storage and access to the highway for collections.

The outline consent included several conditions including the submission of a Construction Traffic Management Plan and construction parking to protect residential amenity. These should not be repeated as part of this application.

The proposal would accord with Policy CS08 of the Core Strategy 2011, SADMP Policy DM 15 and Policy H2 of the SWNP.

Open Space provision

Policy DM16 of the SADMPP 2016 states for schemes of 20 units or greater the development will provide 2.4 hectares of open space per 1000 population comprising approximately 70% for either amenity, outdoor sport and allotments with 30% for suitably equipped children's play space. All proposals involving the provision of publicly accessible areas of open space must include robust arrangements for the management and future maintenance of that open space.

In respect of allotments the Council will seek the provision of new allotments in locations for large-scale residential development (such as the strategic allocations) where there is an identified need. This will be balanced against the need for other types of recreational space and facilities and the financial viability of any development. There were allotments provided on the larger site for the overall allocation.

Policy E3.1 states that the 40 ha allocated site should provide at least 300 dwellings which amongst the criteria provide recreational open space of at least 1.7 hectares (based on a population of 700 assuming 2.44 persons and a requirement of 2.4ha per 1,000 population. Given the proposed development is higher than the allocation, based on the proposed 125 dwellings, the requirement is 0.7ha (circa 56m² per dwelling). The Section 106 agreement for the outline consent requires that a design/specification for all open spaces were submitted prior to the first occupation of the development and completed prior to the final occupation of the construction stage. Then the unencumbered open spaces are transferred to a management company to be maintained in perpetuity. Notwithstanding the plans submitted for this application the Section 106 Agreement partly satisfies SWNP Policies E4, E5 and S3.

Given the northern side of the site is affected by flood risk (Zones 2 and 3) and is inappropriate for housing, this has been utilised in providing the majority of the open space. The open space continues adjacent to the western boundary before returning along the southern boundary. Including the central open space, the total for the site is 1.31 ha excluding the area for SuDs and the land set aside for the cemetery. This is well in excess of the 0.7 h.a required.

The open space around the north, western and southern sides of the site in the western area provides interlinked footpaths which visually aligns with the approved

development to the southwest and have visual connections to the central open space area. A LEAP is provided in the central open space which is overlooked by the surrounding houses. This adds weight in favour of SWNP Policy S3.

Green infrastructure was included within the BHL assessment. It has been identified that the revised scheme offered a choice of safe routes connecting the scheme to the public open spaces and the wider context. Furthermore, structural landscaping defines key routes and are more integrated into the design. As such the proposed development scored positively and was considered to be high quality.

It is considered the total area for open space satisfies DM16 and E3.1. When considered as a whole the scheme represents a favourable balance of provision to outweigh the requirement for allotments on the site and a LAP. In respect of the management and future maintenance, the Section 106 agreement attached to the outline consent states that a scheme (including plans, drawings and specifications showing but not limited to the layout and design of the open space including children's play areas and equipment, landscaping, paths, street furniture, fencing etc) must be submitted to and approved in writing by the LPA.

As such, the open space provision is in accordance with Policies CS08 and CS12 of the CS (2011) and Policy DM16 of the SADMPP (2016) and Policies E3, E4, E5, H2, S3 and T1.

Affordable housing requirements

Core Strategy Policy CS09 and the outline consent Section 106 agreement, required affordable housing provision in line with policy requirements. In this case the applicant has proposed 25 affordable units with a mix of housing types including bungalows, and 1 to 4 bedroom two-storey dwellings comprising the following:

Affordable rent

- 1 Bedroomed House – 4
- 2 bedroomed house - 5
- 2 bedroomed Bungalow - 2
- 3 Bedroomed Bungalow – 1
- 3 Bedroomed House - 4
- 4 bedroomed House - 2

Total: 18

Shared ownership

- 2 bedroomed House – 4
- 3 bedroomed House – 2
- 3 Bedroomed Bungalow - 1

Total: 7

The proposed units have been dispersed showing a small group of units in the southeast area of the site, further north adjacent to the eastern boundary and over to the western side of the site. The groups are less than 10 in number which is in general accord with the Affordable housing Policy (April 2011) and would avoid a large

concentration of single tenure dwellings which would achieve a mixed and sustainable community in which the accommodation is tenure blind.

Subject to the outstanding revised comments from strategic housing it is considered the proposal is in accord with the Core Strategy and SW Neighbourhood Plan Policy H6.

Other material considerations

Flood Risk and Sustainable drainage

The site has a gentle sloping gradient from the south to the north. The highest point is in the southeast with a level of 10.21m AoD with the lowest 3.84m AoD at the northerly site boundary. A drainage plan has been submitted but is based on the original layout which has subsequently been amended during the course of this application.

In terms of flood risk the land is in flood zone one which represents the lowest of the Environment Agency's three flood risk zones. Land which is in flood zone three comprises the open space to the north of the site. There is a degree of separation afforded by the open space to the northern boundary which beyond increases to flood zone 2 and 3. However, given the low risk of the site the outline consent identified there is a slight risk in the event that tidal defences are breached. To mitigate against this risk, it was required that all proposed dwellings are located on ground above 4m AoD which is shown in Flood Zone 1 on the Flood Map, with floor levels set a further 300mm above this at a minimum level of 4.3m AOD.

Notwithstanding the drainage matter discussed below a drawing showing levels and finished floor levels has been submitted to accompany the application. The drawing shows the lowest dwelling has a finished floor level of 5.8m AoD dwellings which would show the scheme is consistent with the FRA that accompanied the outline application.

In respect of the treatment of surface water it is noted that the LLFA retain their position that they have been unable to support the reserved matters application. However, it is noted that condition 18 attached to the outline consent does require full details to be submitted for a surface water scheme. The condition requires to comprehensively show:

- I.) Detailed infiltration testing in accordance with BRE Digest 365 at the location and depth of the proposed infiltration features,
- II.) Surface water runoff rates will be attenuated to of 1.5l/s (QBAR) as per letter ref 1696-Let-MTC-12-02-18-Planning Application 17-01106-OM dated 12 February 2018. Confirmation from the Internal Drainage Board that the proposed rates and volumes of surface water runoff from the development are acceptable
- III.) 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.

- IV.) Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1 in 100 year return period, including allowances for climate change flood event.
- V.) 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.
- VI.) Calculations provided for a 1 in 100 year critical rainfall event, plus climate change, to show, if any, the depth, volume and 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.
- VII.) Plans 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 need to be provided. Finished floor levels should be not less that 300mm above any sources of flooding and not less that 150mm above surrounding ground levels.
- VIII.) Confirmation that the 9m easement around the drain adopted by Kings Lynn Internal Drainage Board is accessible via an adopted highway suitable for machinery weighing up to 30 tonnes.

It can also be confirmed to members that an application to discharge outline planning condition no. 18 has been registered by the Authority and is currently being considered in conjunction with the LLFA (amongst other consultees). The LLFA will need to agree to this scheme.

Ordinarily an application of this scale would not be presented to planning committee without the explicit support from the LLFA. However, the applicant has always been aware of the situation and has requested the application be continued on its current trajectory. As such it is with Members to determine the application on the basis of what is before them.

When considering this issue however, Member's attention is drawn to the fact that outline condition number 18 still needs to be discharged prior to works commencing and this application is currently with the Authority. If an issue can be dealt with by condition, then planning guidance is clear that it should be, and this is considered to be the position here.

It is brought to Member's attention that this was a similar approach taken for the recently approved reserved matters application for 450 dwelling to the southwest of the application site (20/01954/RMM).

Ecology

The outline planning consent considered the impact of the proposed development on ecology, and protected species. Condition 30 of the outline consent secured the ecological mitigations and enhancements measures across the site with the Section 106 ensuring the management of the landscaped areas. Natural England provided a consultee response on the outline raising no objection.

The outline consent secured details to be submitted by planning condition for resident information informing of dog walking locations, installation of 'dog infrastructure' and how routes connect to existing rights of way and open spaces. Furthermore, the Section 106 Legal Agreement which accompanied the outline consent and remains enforceable, secured the commitment of £50 per dwelling to contribute to the measures of the Habitats Monitoring and Mitigation Strategy. This was considered appropriate and proportional to the development.

The proposed scheme follows the principles of the outline consent and provides areas of open space for recreational and conservation purposes which is in excess of the standards set out in Policy DM16. Walking routes through the open spaces encourage use of the site by future residents and the spine road allows for connection to the National Cycle Network Route 1 through the development site to the south or to north via Nursery Lane. The proposed landscaping scheme would enhance the site and provide a buffer to the countryside beyond and would add favourable weight when considered against SWNP Policy E3.

Conditions 31 and 32 provide further protection in respect of an updated badger survey to be submitted and for clearance works to take place outside of bird nesting season (unless no nesting birds are found by a suitably qualified ecologist).

It is considered this application remains acceptable against CS12 of the CS (2011), Policy DM16 of the SADMPP (2016) and SWNP Policy E3, E4 and E5.

Effect on trees

Condition No. 23 attached to the outline consent secured the protection of the retained trees within the site.

The site plan for this application shows that the five protected trees (subject of a TPO), which includes the tree near to the access road leading from Nursery Lane, have all been retained.

Given the trees are around the perimeter of the site the development has provided sufficient space to retain the majority of trees. It will however be required to remove two trees and one hedgerow. These are all Category C, of low arboricultural quality.

There remains Condition No. 14 on the outline consent to require the submission of detailed drawings of the access arrangements into the site on Nursery Lane to ensure the avoidance of damage to this tree and its roots.

In the absence of an objection from the Council's arboricultural officer it is considered the proposal scheme is acceptable in respect of retention of trees. Sufficient control on further protection is afforded under the outline consent.

Impact on PROW

In regard to the comments made by NCC PROW Section improvements to the adjacent footpath were secured by Condition 12 of the outline consent. It is therefore considered no further information is required given the impact on the footpath and its

subsequent improvement would be duly assessed under a discharge of planning condition application.

An application to discharge the planning condition has been lodged with the Borough Council and is currently being considered.

Archaeology

Archaeology was addressed as part of the outline planning consent, and archaeological investigative works secured by condition 37, 38 and 39.

Financial and other contributions

Section 70(2) of the Town and Country Planning Act 1990 provides that an LPA must have regard to a local finance consideration as far as it is material. This includes any Community Infrastructure Levy (CIL). The Council's adopted CIL charging schedule will cover infrastructure costs including education and libraries. The development is also subject to S106 contributions relating to highway improvement works and habitat impact mitigation.

Policy E3.1 and Policy S4 of the SWNP require land to be set aside for the provision of adequate adjacent cemetery space. The cemetery lies immediately adjacent to the southern boundary of this site and also abuts the larger Larkfleet site along its western boundary. The S.106 Agreement which accompanied the outline consent secured the land for this use.

Other Matters

It is acknowledged that representations have raised concerns relating to the impact on local services and facilities. Although this is a matter which was considered at the outline application, the proposed number of dwellings would inevitably have an effect on local services. However, it is noted that the Council's CIL charging schedule will, in financial terms mitigate the impact by providing future allocation of funds which can be distributed to the local services and facilities.

There is a no policy which specifies how many of a particular type of dwelling should be in a development. This proposal has been considered as a whole against the provisions of the Local Plan and on balance is found to be acceptable.

Conclusion

It is noted that a number of matters such as detailed drainage, construction disturbance, development phasing, landscape management, biodiversity uplift and landscaping implementation and highway works have all been secured by planning condition on the outline consent. They will require subsequent discharge under a separate application.

The principle of the development has been achieved through the approval of the outline application. Whilst the land is allocated by Policy E3.1 there were some matters which have now been addressed by this reserved matters application.

Through a combination of design and layout of the site it is considered the proposal would represent a satisfactory mix, density and tenure of dwellings. The subtle use of boundary treatments and placement results in a high-quality design which enhances the development within the site. The scheme has been assessed by an independent urban design consultant against the Building for a Healthy Life criteria and has scored positively as a high-quality development.

The provision of affordable housing has been secured by the Section 106 Agreement which accompanies the outline consent. The type of units and position, subject to the comments from housing strategy within the site is considered acceptable under the reserved matters application.

It is acknowledged that the proposal benefits from tree retention integrated into the layout with significant new planting facilitating a high degree of landscaping across the open spaces and punctuating the built form. The proposed development meets the recreational open space requirement of Policy E3.1.

A contribution (per dwelling) has been secured by the Section 106 Agreement to mitigate an impact on designated wildlife sites. Conditions 34, 35 and 36 attached to the outline consent provides for a scheme to be submitted for recreational walk routes around the site to offer further mitigation to the wildlife sites. The landscaping of the site provides attractive pedestrian routes and car access to satisfy Policy E3.1.

The street layout and position of plots allow for the creation of an access for pedestrians and cyclists onto Meadow Road. Conditions have been attached to the outline consent to integrate the development into the existing network for vehicles, pedestrian and cyclists.

The proposed scheme is well landscaped, improving the visual amenity of the site and mitigates the loss of trees to facilitate the development. Notwithstanding the comments from the LLFA, plans have been submitted showing the level difference across the site with information showing the finished floor levels. It is considered the information shows the proposal and is considered acceptable against the effect on the existing neighbouring properties to the site.

Notwithstanding the drainage matters, which would be subject to the discharge of condition process, on the basis of the above, subject to the comments from housing strategy the scheme is acceptable in planning terms and complies with the NPPF, National Design Guide and National Model Design Code, Policies CS01, CS02, CS04, CS08, CS09, CS11, CS12 of the Core Strategy (2011), Policies DM1, DM2, DM15, DM16, DM17 and E3.1 of the Site Allocations and Development Management Policies Plan (SADMPP) (2016) and SWNP Policies Policy E 1, Policy E3, E4, E5, H1, H2, H4, H5, H6, S2, S3, S4, T1 and T2.

Recommendation

APPROVE subject to the imposition of the following conditions:

1. Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:

SW-PPL-100 – Planning Layout – Rev T
SW/CP/MP/01 – Materials Plan
SW/CP/EP/01 – Encloses Plan
SW-TP-100 – Tracking Plan – Rev B
Travel Plan - March 2022
Refuse Collection Scheme - March 2022
12-END-R21-410 - Wentwood House Type
A1-END-R21-410 - Alnmouth House Type
A8-WD01 - A88C 2 House Type
BT-DET-R21-401 - Brampton
BW-DET-R21-410 - Barnwood House Type
CAS-WD-01 - Castor House Type
CH-DET-R21-410 - Charnwood House Type
DG-END-R21-410 - Dallington House Type
DP-END-R21-410 - Danbury House Type
DP-END-R21-410 - Deepdale House Type
GW-DET-R21-410 - Greenwood Cr House Type
GW-DET-R21-410 - Greenwood House Type
KI-DET-R21-410 - Kielder House Type
RE-END-R21-410 - Rendlesham House Type
RI-DET-R21-410 - Rivington House Type
SA-END-R21-410 - Saunton House Type
SH-DET-R21-410 - Sherwood House Type
WA-END-R21-410 - Wareham House Type
Ga 1.1 105 – Elevations Single Garage
Ga1.1 102 – Floor Plan Single Garage
Ga2.2 102 – Floor Plans double garage
Ga2.2 105 – Elevations Twin Garage
JBA 21-083-01 Detailed Hard and Soft Landscape Proposals for Plots and POS Rev D
JBA 21-083-02 Detailed Hard and Soft Landscape Proposals for Plots and POS Rev D
JBA 21-083-03 Detailed Hard and Soft Landscape Proposals for Plots and POS Rev D
JBA 21-083-04 Detailed Hard and Soft Landscape Proposals for Plots and POS Rev D
JBA 21-083-05 Detailed Hard and Soft Landscape Proposals for Plots and POS Rev D
JBA 21-083-06 Detailed Hard and Soft Landscape Proposals for Plots and POS Rev D

1. Reason: For the avoidance of doubt and in the interests of proper planning.
2. Condition: Notwithstanding the details that accompanied the application hereby permitted, no development above slab level shall take place until the type, colour and texture of bricks, roof tiles and render to be used for the external surfaces of the dwellings 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.

2. Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
3. Condition: All bathroom/ en suite/ wc windows shall be obscure glazed and shall be retained as such thereafter.
3. Reason: To protect the residential amenities of the occupiers of nearby property.
4. Condition: The screen walls and fences shown on the approved plans shall be erected prior to the occupation of the dwelling to which they relate.
4. Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.