AGENDA ITEM NO: 8/1(c)

<table>
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<th>Parish:</th>
<th>Hunstanton</th>
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<tr>
<td>Proposal:</td>
<td>Outline Application: residential development of up to 120 dwellings with associated landscaping, open space, car parking and vehicular access from Cromer Road and Chapel Bank</td>
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<td>Location:</td>
<td>Land E of Cromer Road  Cromer Road  Hunstanton  Norfolk</td>
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<td>Applicant:</td>
<td>Pigeon Hunstanton 2 Ltd And Le Strange Estate</td>
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<td>Case No:</td>
<td>16/00082/OM (Outline Application - Major Development)</td>
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<td>Case Officer:</td>
<td>Mr C Fry</td>
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<td>Date for Determination:</td>
<td>20 April 2016</td>
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<td>Date for Determination:</td>
<td>Extension of Time Expiry Date: 8 August 2016</td>
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Reason for Referral to Planning Committee – Referred by the Assistant Director of Environment and Planning

Case Summary

The application site lies on the eastern side of Cromer Road, Hunstanton contained within an area designated as Countryside according to Local Plan Proposals Maps for Hunstanton.

The site forms the setting, but not contained within, the Hunstanton and Old Hunstanton Conservation Areas and the Area of Outstanding Natural Beauty. Additionally Hunstanton Hall’s grade II listed gardens lie to the east of the site.

The site is also 700m to the east of The Wash SPA and Norfolk North Coast SPA.

The site is contained behind a built up grass verge and can be accessed via a public right of way to the south of the site. The site gently slopes away in a northerly direction towards Old Hunstanton.

There are no particular features on the site and the land is of grade 3 agricultural quality.

Residential development is evident to the west and south of the site, with distant views of the properties and buildings in Old Hunstanton to the North. Agricultural fields lie to the east. The form and character of the development in the locality comprises mainly of single and two storey detached properties.

The site is a preferred site in the draft Site Allocations and Development Management Policies document - Policy F2.2 – Hunstanton – Land to the east of Cromer Road where land amounting to 6.2ha is allocated for residential development of 120 dwellings.

The application seeks outline approval for 120 dwellings with access being determined only at this stage.

Key Issues

Principle of Development
Impact upon Visual Amenity
Impact upon Designated Heritages
Impact upon Area of Outstanding Natural Beauty
Trees and Landscape
Impact upon Neighbour Amenity
Highway impacts
Ecology – upon European Designated Sites
Ecology – impact upon protected species
Infrastructure provision
Affordable Housing
Open Space
Flood Risk and Drainage
Contamination
Archaeology
Other Material Considerations

Recommendation

A) APPROVE subject to conditions and completion of a Section 106 agreement that secures affordable housing provision, SUDS details, habitat regulation mitigation proposals and county contributions towards education within 4 months of the date of this decision

B) REFUSE in the event that the Section 106 agreement is not completed within 4 months of the date of this Committee meeting, the application shall be REFUSED due to the failure to secure affordable housing, public open space, SUDS Maintenance and County Contributions.

THE APPLICATION

The site lies mainly in an area designated as Countryside according to Local Plan Proposals Maps for Hunstanton. The site is accessed via a public right of way that is to the south of the site.

The site has been identified as a preferred site in the Site Allocations and Development Management Policies Document as Policy F2.2 Hunstanton – Land to the east of Cromer Road. This policy relates to 6.2ha of the site being suitable for a minimum of 120 dwellings. It is worthy of note that the site is larger than the allocation by 0.8ha, this is in the south east corner of the site.

A grass verge with sporadic hedging and trees forms the western and northern boundaries of the site. The site stops short of the established hedging to the east.

The site gently slopes away to the north and has no redeeming features.

The form and character of the development in the locality is mainly turn of the 20th Century development, which is located opposite the site. To the south of the site, on Cromer Road, there are Victorian villas contained within Hunstanton Conservation Area.

The site forms the setting to both Hunstanton and Old Hunstanton Conservation Areas. The site is also in close proximity to the parklands of Hunstanton Hall, which in their own right are grade II listed (Hunstanton Hall being grade I listed) and within 700m of two European designated sites, The Wash SPA and Norfolk North Coast.
The application seeks outline consent, with access only being determined at this stage, for 120 dwellings and informal and formal open space provisions. The indicative layout promotes a single point of access from Cromer Road from which private courtyard development and estate roads are served from. 

The indicative block plan identifies a range of single, two and 2 1/2 storey dwellings and the street scene elevations demonstrates a mix of brick and render properties. Open space is to be provided in 3 distinct pockets on the indicative layout. A footpath along the perimeter of the site with additional landscaping provides an informal open space.

**SUPPORTING CASE**

The application has been supported with the following documents

- Planning, Sustainability, Design and Access Statement and other supplementary documents.
- Site Location Plan, Illustrative Site Layout Plan, Existing site levels plan, Open Space Areas Plan, Affordable Location Plans, Storey Heights plan, Illustrative Street Elevations
- Heritage Appraisal
- Landscape Masterplan
- Landscape Visual Impact Assessment
- Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan
- Noise Report
- Utilities Infrastructure Report
- Flood Risk Assessment and Drainage Strategy
- Transport Assessment
- Geotechnical Ground Investigation Report
- Phase 1 contamination report
- Ecological Impact Assessment
- Habitats Regulations Assessment
- Archaeological Desk Based Assessment
- Draft S106 heads of terms

**Planning, Sustainability, Design and Access Statement**

- The site bounded by Chapel Bank to the north beyond which is arable farmland which provide a gap between Hunstanton and Old Hunstanton which is largely covered by a Conservation Area designation.
- To the east of the site is bounded by arable farmland beyond which is the boundary of the Grade II listed Hunstanton Registered Park and Garden and the North Coast Area of Outstanding Natural Beauty.
- Glebe preparatory School and Nursery and the Northfields allotments are located to the south.
- Hunstanton town centre is located some 0.7km to the south west of the application site. The site is within convenient reach of a range of local facilities including schools, supermarkets, retail areas, leisure centre, a doctors surgery, allotments and a library.
- The development comprises 120 dwellings including 24 affordable units (20%) in a range of house types, with the majority being 3 and 4 bedroom houses. The affordable mix would be weighted towards 2 and 3 bedroom houses on the site, in line with Policy CS09 20% - 24 dwellings will be provided.
• The main part of the site will be accessed via Cromer Road and in terms of materials used it is proposed to use local materials. Appearance and layout are matters reserved for a later stage.
• There is a wider range of employment opportunities distributed across the borough and in terms of public transport there are existing bus stops located on lighthouse lane to the north west of the site.
• The proposal physically strengthens the links with the existing communities through the provision of pedestrian links into the town in order to encourage travel through the area in a sustainable way.
• Extensive new boundary treatment will help to protect the setting of the nearby Grade I listed Hunstanton Hall as well as the Halls Registered Parks and Gardens that are Grade II listed and the Norfolk Coast Area of Outstanding Natural Beauty.
• The scheme provides the opportunity to provide extensive new boundary planting and creates a series of open spaces that limit the potential impact of the development in the wider landscape and heritage assets and to create an attractive approach to the town from the north as well as providing bio-diversity enhancements. Additionally pockets of open space will soften the development and provide a welcoming gateway feature.
• The application site lies within Flood Zone 1, which is classified as having a low probability of flooding and is suitable for all types of development. The drainage strategy will comprise of the following; permeable paving for private driveway with sub-base infiltration and storage for roof water run-off, permeable paving for shared driveways, estate roads drained into highway soakaways, a shallow swale towards the southern boundary of the site. Foul water will be to a foul sewer and there is capacity in the network.
• The site does not lies within a Conservation Area nor is the subject of a Tree Preservation Order.
• 0.67ha of open space is required in accordance with criteria 7 of Policy F2.2, in accordance with this the scheme provides 1.95ha of open space, significantly exceeding the policy requirements which represents a significant material benefit of the scheme. Criteria 8 of Policy F2.2 requires the enhanced informal recreational provision on, or in the vicinity of the allocated site to limit the likelihood of additional recreational pressure (particularly in relation to exercising dogs) on Habitats regulations protected nature conservation site in the area.
• The application site forms one of four emerging allocations for Hunstanton, all of which fall outside of the existing settlement boundary. The site F2.2 – Hunstanton – Land to the east of Cromer Road) is proposed for allocation for 120 dwellings, subject to compliance with a number of criteria.
• The Core Strategy policy Cs05 specifies a housing need for the Main Town of Hunstanton of 580 dwellings by the end of the Plan period with at least 220 new dwellings to be allocated as Urban Extension Areas on greenfield sites in location to the east and or south of the town.
• The proposed development has been the subject of a number of pre-application discussions both with the Borough Council, Hunstanton Town Council, Hunstanton and District Civic Society and consultation with the local community and other stakeholders.
• A public exhibition was held between 3:30 and 8pm on Friday 25th September and between 10am and 4pm on Saturday 26th September 2016 at the Hunstanton Community Centre. Leaflets were delivered to 1,600 local households and an advertisement placed in August 2015 edition of Hunstanton Town and around Newsletter. Comments made by members of the public have been addressed in the proposal.
• Contributions to cover matters such as education, libraries and the £50 per dwelling payment towards habitat mitigation, affordable housing and public open space.
Hunstanton Town Council has specifically favoured its eastern expansion. Hunstanton Civic Society, Hunstanton Environment Landscape Programme (HELP) and Natural England have also supported the allocation of Site F2.2

Whilst Historic England objected to the allocation, the application has been supported with a detailed Heritage Appraisal which concludes that the site is capable of accommodating the level of development proposed without causing significant harm to the setting of nearby heritage assets.

Given the recently confirmed significant housing supply issues in the borough as identified below, the positive discussions had with Officers and others, it is considered justified and appropriate to bring the site forward now under a planning application.

The proposed development would meet local and national objectives through the delivery of a number of material benefits including:

- New housing, including policy compliant affordable provision to meet a significant need in the Borough and deliver some of the additional housing identified for Hunstanton;
- Economic benefits through the generation of jobs and increased spending during and after construction;
- A significant provision of open space over and above policy arrangements;
- On site ecological benefits and enhancement of biodiversity;
- And a scheme that would not result in harm or impact that would be considered sufficient either in combination or by themselves, to outweigh the benefits of delivering housing.

PLANNING HISTORY

There is no recent relevant site history

RESPONSE TO CONSULTATION

Hunstanton Town Council: SUPPORT

NCC Highways: NO OBJECTION subject to conditions

Environmental Health & Housing – Environmental Quality: NO OBJECTION subject to a condition in respect to suppressing dust through a Construction Environment Management Plan.

Environmental Health & Housing – Community Safety Neighbourhood and Nuisance: NO OBJECTION subject to conditions.

Norfolk Coastal Partnership: NO OBJECTION allocations to the east of Cromer Road are not in principle ideal in that they narrow the gap between Hunstanton and the designated landscape, potentially giving rise to detrimental impacts on the landscape setting of the AONB. However if condition 5 for allocation 2.2 in the draft SADMP is properly observed and monitored, I would expect any impact on the AONB’s landscape setting to be relatively minor in this case.

Arboricultural officer: NO OBJECTION in principle but would require a method statement, formal tree protection plan and a detailed landscaping scheme should this application reach the next stage.

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BCKLWN Planning Policy Team: NO OBJECTION the allocated site area is stated at 6.2ha with this application site size at 7ha however providing the policy criteria are met we would not have an objection to this. Policy F2.2 details number of criteria which should be met on the site, although some of these will be addressed at the Full application stage. It is important to draw attention to point 5 on high quality landscaping, and also point 8 on enhanced informal recreational provision. This application goes some way to indicate these but would emphasise the need for careful consideration of these issues to ensure they are fully met.

NCC Policy and Planning Officer: contributions are sought in relation to education and library provisions.

Anglian Water: NO OBJECTION subject to condition. The foul drainage from this development is in the catchment of Heacham Water Recycling Centre that will have the available capacity for these flows.

Housing Enabling Officer: Comments that based on 120 dwellings, 24 affordable dwellings 17 would be for rent and 7 for shared ownership. Clusters of no more than 12 units would be required. In terms of mix, the applicant will need to contact the officer prior to submission of reserved matters

Open Space Officer: comments that the buffer landscaping will not be counted towards POS provision. Clarification will be required for responsibility for boundary landscaping and trees, and perimeter footpaths. Above threshold for outdoor sports so would expect 56m2 per dwelling. Unhappy with layout, most of the open space is not overlooked. Pathways through to adjoining fields, is this to be for proposed future development.

Natural England: NO OBJECTION

Lead Local Flood Authority: have no comments to make.

NCC Green Infrastructure Officer: Comments that a contribution of £84 per dwelling towards the improvements to the local trails/PROW network and the production of literature is to be made available.

NCC Public Rights of Way Officer: NO OBJECTION in principal to the proposal and while a perimeter path through green space will provide a short walk for residents the site is isolated from the wider countryside. As with the nearby application, public access would be better served if a link were provided eastwards.

Hunstanton and District Civic Society: whilst generally supportive of the development, the Civic Society is concerned by the number of houses that will be served from the A149.

Historic Environment Service: Comments will be forwarded on in late correspondence

Conservation Officer: Comments will be forwarded on in late correspondence

REPRESENTATIONS

NINE letter OBJECTING to the original scheme
  • Will these dwellings be housing association/council houses?
• Change the character of the coastal area and increase traffic delays, will put off holiday makers and day trippers that are essential to providing the limited employment in our town.
• Opportunistic development and recent completion of Sheepfield Grove/Waveney Road already provide affordable and social housing in the area. Hunstanton is not known as an area for high employment.
• Increased delays on the A149 road, and increased parking in town.
• Poor visibility
• There are sufficient new homes being built to accommodate the needs in Hunstanton.
• No single storey homes are being provided
• destruction of an Area of Outstanding Natural Beauty and Ecological Environment, and whether there is the Need and Demand for this development, given that at 4th February 2016 there were 59 properties for sale in Hunstanton at a price ranging from £130,000 and £140,000
• Significant increase in the population of Hunstanton when in combination with the applications and proposals in the area.
• Anglian Water need to ensure that there is capacity at Heacham Sewerage plant, which is supposedly already at capacity according to BCKLWN Report by Entec. The increase in demand on the Heacham Sewerage and Waste Water Plant was achieved in 2009.
• increased demand on potable water supply, gas and electricity, it therefore is required to be accepted that sufficient investigation has been carried out with the relevant Authorities.
• No jobs within the area that can sustain an increased population
• Detrimental to heritage assets.
• loss of an agricultural field which has been used to produce various produce extensively for the last 30 years and in its full area for the last at least 25 years.
• Can lead to future housing applications on the remaining part of the field.
• The cumulating of development in the area will impede the free flow of traffic and pedestrian safety by virtue of the traffic engineering measures required to facilitate these developments.
• A secondary access is required for potential traffic congestion due to emergency vehicles and or residents.
• The new pedestrian crossings with refuge’s are to be constructed. It is believed that this in itself, is insufficient to give the ability of pedestrians and cyclists to cross this busy road without the risk of an accident occurring and carries the same weight of argument as the requirement and provision of similar pedestrian controlled crossings that were deemed to be required at the Smithdon School and Westgate crossings.
• The nearest bus stops are not within easy reach.
• No regular bus stops between Downs Road and Smithdon School
• Reliance on the motor car by virtue of the site’s location and access to services.
• Detrimental impact to the Area of Outstanding Natural Beauty, given that the development will occur at various stages the complete build out will be 5 years. Landscaping will take years to mature
• Loss of ecological features in the locality and ancient hedgerow.
• Local infant school already full and doctors surgery at capacity.
• Contrary to the character of development in the locality.
• Detrimental effect upon tourism economy.
• Contrary to PPG 13 which seeks to protect the corridor movements and not impede the free flow of traffic.
ONE letter OBJECTING to the revised scheme

- No additional financial support in relation to local health provision

NATIONAL GUIDANCE

National Planning Policy Framework – sets out the Government’s planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy
CS02 - The Settlement Hierarchy
CS05 - Hunstanton
CS08 - Sustainable Development
CS09 - Housing Distribution
CS11 - Transport
CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development
DM2 – Development Boundaries
DM8 – Delivering Affordable Housing on Phased Development
DM15 – Environment, Design and Amenity
DM16 – Provision of Recreational Open Space for Residential Developments
DM17 - Parking Provision in New Development
DM19 - Green Infrastructure

OTHER GUIDANCE

Hunstanton Parish Plan
PLANNING CONSIDERATIONS

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

- Principle of Development
- Impact upon Visual Amenity,
- Impact upon Designated Heritages
- Impact upon Area of Outstanding Natural Beauty
- Trees and Landscape
- Impact upon Neighbour Amenity
- Highway impacts
- Ecology – upon European Designated Sites
- Ecology – impact upon protected species
- Infrastructure provision
- Affordable Housing
- Open Space
- Flood Risk and Drainage
- Contamination
- Archaeology
- Other Material Considerations

Principle of Development

The application site lies within an area designated as Countryside as defined by the King's Lynn and West Norfolk Local Plan (1998) proposals maps but lies adjacent to the development boundary of Hunstanton. Hunstanton is classified as a Main town in the settlement hierarchy as set out under Policy CS02 of the Borough Council of King's Lynn and West Norfolk Core Strategy 2011.

Third Party representations state that there are sufficient homes being built to accommodate housing need in Hunstanton and population of Hunstanton will be significantly increased. However as stated, Hunstanton is classified as a Main town under the settlement hierarchy, which has the capacity for significant growth over the plan period and during the plan period, Hunstanton is required to have at least 580 new dwellings, according to Policy CS09.

The majority of the site is a preferred site in the Council's Site Allocations and Development Management Policies - Pre-submission Document (2015) which has been published and is the subject of minor modifications as proposed by the independent inspector. This site has been "allocated" for 120 dwellings under Policy F2.2 - Hunstanton - Land to the east of Cromer Road. Development will be subject to compliance with the following:-

1. Provision of safe vehicular and pedestrian access (to be from A149) including a new crossing point and access to sustainable transport links,

2. Provision of affordable housing in line with current standards

3. Submission of details of layout, phasing and appearance;

4. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and bio-diversity of the development. A suitable plan for the future management and maintenance of the SUDS should include in the submission
5. Incorporation of a high quality landscaping scheme including the retention and enhancement of established hedgerow and the planting of new shelter belts and woodland to the north and east boundaries to minimise the impact of the development on the setting of Old Hunstanton Conservation Area, the Grade I Listed Hunstanton Hall as well as the Hall's park and gardens which are listed as Grade II and the North Norfolk Coast Area of Outstanding Natural Beauty (AONB)

6. Submission of a Heritage Asset Statement that establishes that there will be no negative impact on Heritage Assets in the locality, accompanied by an Archaeological Field Evaluation of the site.

7. Outdoor play/recreation space of at least 0.67ha (based on a population of 280, assuming 2.33 persons per dwelling, and a requirement of 2.4ha per 1,000 persons)

8. Enhanced informal recreation provision on, or in the vicinity of the allocated site to limit the likelihood of additional recreation pressure (particularly in relation to exercising dogs) on Habitats Regulations protected nature conservation sites in the wider area. This may require open space provision over and above the Council's normal standards for play space detailed in the previous clause, and may consist of some combination of:
   - Informal open space (over and above the Council's normal standards for play space);
   - Pedestrian routes which provide a variety of terrain, routes and links to greenspace and/or wider footpath network;
   - A contribution to implementation of the Borough's Green Infrastructure Strategy as it relates to Hunstanton, or other greenspace provision or management in the wider area within which the site is located.

9. Provision of a programme of publicity aimed at both occupants of the development and other residents, highlighting the opportunities for recreation (especially dog walking) in the vicinity avoiding areas within the Wash Special Protection Area and the North Norfolk Coast Protection Area, and the sensitivity of those areas to dog walking and other recreation.

10. Submission of a project level habitats regulation assessment, with particular regard to the potential for indirect impacts through recreational disturbance on the Wash Special Protection Area and the North Norfolk Coast Special Protection Area.

11. The site overlies a Groundwater Vulnerability Zone. Accordingly the developer should address any risks to controlled waters from contamination at the site

12. A financial contribution for any upgrades or additional provision in terms of water supply, sewerage, schools, highways etc. necessary to serve the development.

In respect to these provisions, the proposal seeks approval for the means of access only. The submission provides an indicative layout of the site, landscaping, appearance of the properties and scale. Sustainable drainage measures cannot be formalised at this stage, as this will be dependent on final layout and numbers of dwellings, however a drainage strategy has accompanied the report. In order to establish the principle of the impact of the proposal on heritage assets a Heritage Statement accompanies the application. The outdoor play provision and enhanced recreational provision has been detailed on submitted plans, however the final layout will be agreed at reserved matters stage. The application has been submitted with a Habitats Regulation Assessment and a Geotechnical ground investigation report to inform points 10 and 11 above. The s106 will secure appropriate financial contributions in relation to point 12 where necessary.
The S106 will also secure affordable housing contributions. Other Matters to be secured in the S106 include the final Sustainable Urban Drainage System mechanism, management and maintenance thereof, securing the delivery of open space and the management thereof, and other county contributions.

The Planning Policy team have commented in relation to the application, that whilst the site allocation is for 6.2ha there is no objection to the slight increase in its size to 7ha.

In light of the above and with the majority of the site being a preferred site, at an advanced stage in the plan preparation process, it is considered that the proposal would comply with the NPPFs presumption in favour of sustainable development.

Impact upon Visual Amenity

Third party representations are concerned about the development being contrary to the form and character of development in the locality.

The application site and wider landscape is a fair representation of rolling open farmland area, I2: Ringstead Downs in the Landscape Character Assessment. The Rolling Landscape is characterised by large landscape, with an overriding sense of openness, wide open skies, medium to large field units. Hawthorn hedges demarcate the field boundaries of such field units.

The application site has a slight fall in a northerly direction towards Old Hunstanton and is grade 3 agricultural land that has been used for agricultural production of crop. The site is bound to the north by Chapel Bank and to the west by Cromer Road. The site has sporadic hedgerows and trees on the western boundary and sporadic hedging on the northern boundary. The site is open to the south and east. There is no vehicular access to the site. Access is gained via a private track that runs along its southern perimeter which serves allotments.

The form and character of the development in the locality comprises of single and two storey detached properties that were constructed early C20th that lie immediately to the west of the site (opposite side of Cromer Road). Development to the north, Old Hunstanton, and development to the South is of an older period, generally Victorian 2/1/2 storey terraced.

Even though layout, appearance, scale and landscaping are reserved for later consideration it is considered that the indicative layout and street scene elevations shown, demonstrate that 120 dwellings and informal and formal space can be accommodated on the site whilst respecting the form and character of development in the locality.

The proposal, excluding the informal and open space provisions in the total site area, has a density of 25 dwellings to the hectare which is comparable to the density of existing development in the locality.

Impact upon Designated Heritage Assets

Third Party representations are concerned about the impact of the proposal upon designated heritage assets.

The site can be said to form the setting of and is in close proximity to Designated Heritage Assets. Hunstanton Conservation Area lies to the south, Old Hunstanton Conservation Area to the north and Hunstanton Hall parks and gardens, grade II listed, lie to the east.
The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places statutory duties upon Local Planning Authorities. In determining applications that affect a Listed Building or its setting Section 66(1) states that the Local Planning Authority 'shall have special regard to the desirability of preserving the building or its setting'. Section 72 requires the LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area when determining applications affecting buildings or land within the Conservation Area or its setting.

In addition, Paragraphs 126-131 of the of the National Planning Policy Framework (NPPF) refer to the need for Local Planning Authorities to take into account the need to sustain and enhance the significance of heritage assets. The intent of these paragraphs is to ensure that new development makes a positive contribution to local character and distinctiveness.

At a local level, specifically in relation to Heritage Assets, Policy CS12 seeks to protect and enhance the historic environment, identifying the crucial role played by the historic environment in delivering environmental quality and well-being.

Policies CS03, 08 (Core Strategy) and DM15 (of the Draft Submission Development Management Policies Pre-submission Document) refer to the general requirements of good design such as: scale, height, massing, materials and layout of the development needing to be appropriate in a given context.

The perimeter of Hunstanton’s Conservation Area falls short of the southern boundary of the site by and does not include the development immediately to the west of the site. The nearest part of Hunstanton Conservation Area, is some 30m to the south west of the site “The Avenues”. The "Avenues" is described in Hunstanton’s Conservation Area Character Statement as dating from around the turn of 19th century and is almost entirely residential terraced and semi-terraced houses. The street patterns have grid alignment and most of the houses are built to standard design. The character of the houses depends on their uniformity of design. A few properties of the Arts and Crafts Movement add interest to the character of the streets.

In respect to Hunstanton Hall (Grade I) and associated parks and gardens, grade II listed, these date back to the 15th Century and were enlarged during the 19th century and have been altered over time.

The application has been accompanied by a Heritage Appraisal by Beacon Planning, which assesses the impact of the proposal upon these three designated heritage assets.

In respect to Hunstanton Conservation Area the Appraisal concludes that land to the east of A149 makes little contribution to the significance of the asset. The character of the setting of the Conservation Area is said to be one of change, with the town having undergone significant expansion over the time. Further extension of this land is not considered to significantly alter its setting.

The Old Hunstanton Conservation is approximately 350m to the north of the site. Old Hunstanton Conservation Area does not have character statement.

In respect to Old Hunstanton the Heritage Statement refers to the open space creating a physical separation between Old Hunstanton and Hunstanton itself to the south. The site itself is said to contribute to the wider rural and agricultural setting of the Conservation Area but is not integral to the establishing the rural character. The retention of the land to the south of Old Hunstanton makes great contribution to the rural setting of this part of old Hunstanton.
In regards to Old Hunstanton Hall Park and Garden, the application site is said to form part of the wider agricultural landscape that characterises the setting of the parkland, however the site is small part of the wider landscape and not integral to any key views and vistas. The historic land parcels between the site and the park will be retained.

Notwithstanding the Heritage Appraisal, Historic England have commented that the proposal would cause harm to the Conservation Areas and detract from the significance of the gardens to Hunstanton Hall. English Heritage has described this parcel of land "as serving a rural buffer between the three designated heritage assets”. Modern development to the west, according to English Heritage has been said to have "eroded the quality of this space. The potential use of this site for residential dwellings has potential harm to the significance of the Old Hunstanton Conservation Area by further erosion of the rural buffer between it and the Hunstanton Conservation Area. Newer development has already reduced this rural space, however its contribution of open space is significant and provides a clear definition between the residential and open areas. The landscape buffer indicated within the proposal seeks to soften the impact of the development; however this would not provide mitigation to the detraction from the significance of the assets".

Hunstanton and District Civic Society has no principle objection to developing the site. The Conservation Officer comments that the proposal would cause some harm to the setting of the designated heritage assets under the terms of the NPPF. However the Conservation Officer acknowledges that the development to the western side of Cromer Road is relatively modern and forms a buffer between the site and the spur of the Hunstanton Conservation Area which runs northwards along the cliff top. The Officer states that the open space to the north is retained on both side of the A149 and the separation between Hunstanton and Old Hunstanton is retained. The officer comments in respect to the setting of the grade II parklands of Hunstanton Hall, that there is an open field and tree belt between it and the site, which would mitigate against any significant harm to the setting of the Parklands. The Conservation Officer, contrary to Historic England’s comments, that the proposed harm to the setting of the designated heritage assets is outweighed by the public benefit that additional housing would bring to area. Ultimately, the officer does not object to the application.

The site will be seen in context with both Conservation Areas. However there is a distinct change in character of the built form heading north along Cromer Road. Views in and out of the Hunstanton Conservation Area are funnelled by the tree lined hedgerows on the eastern boundary of Cromer Road. The Conservation Area essentially turns its back on this section of Cromer Road with views of it being somewhat limited behind tall trees to the south of the site. Subject to scale and layout, which is to be determined at reserved matters stage, the character of Hunstanton Conservation Area is considered to be sustained and there will be little harm to the significance of this designated heritage asset. In respect to Old Hunstanton Conservation Area, limited glimpses of the site will be seen from within it. Views are enclosed by the built form on the southern side of the A149 in Old Hunstanton of the road and as the road winds through, vision is gained funnelled. Within Old Hunstanton Conservation Area views of Hunstanton, back towards the site are not appreciated. Only on Chapel Bank, will the site be seen in context with Old Hunstanton Conservation Area; however this will not be within the same vantage point. It is worthy of note that an affordable housing scheme just north of the site, in the gap referred to by the Heritage Statement was allowed on appeal and was not considered to harm the character and appearance of Old Hunstanton Conservation Area. Furthermore with mitigation in the form of landscaping, the impact on Old Hunstanton conservation area is reduced.

The character of old Hunstanton Conservation Area will be sustained and there will be little harm to the significance of this designated heritage asset.
Hunstanton Hall itself has been converted into separate residential properties and the parks and gardens to the hall having undone gone extensive alterations. Notwithstanding the historical changes at Hunstanton the associated gardens, a substantial tree belt to the east of the site, across agricultural fields adequately separates the site from encroaching upon the setting of the parklands and hall. Views from within the parkland of the site are not achieved and the proposal cause little harm to the significance of this heritage asset.

In line with paragraph 134 of the NPPF, where a development will lead to less than substantial harm to the significance of a designated heritage asset this harm should be weighed against the public benefit of the proposal, including its optimum viable use. The public benefit of this scheme would be in providing much needed housing within the borough, on a proposed allocation, and the contribution made to the local economy from the future residents of the development. The benefits are therefore considered to outweigh the amount of harm caused to the significance of the designated assets.

**Impact upon Area of Outstanding Natural Beauty**

Third Party representations raise concerns about the effect upon the Area of Outstanding Natural Beauty as result of the development.

Paragraph 115 of the NPPF requires great weight to be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty (AONB) which have the highest status of protection in relation to landscape and scenic beauty.

The site is approximately 500m west of the boundary of the Norfolk Coast (AONB) and in order to assess any principle impact upon the AONB of developing the site, a Landscape Visual Impact Assessment (LVIA), prepared by Liz Lake Associates has accompanied the planning application. The LVIA concludes that the proposals for the site are considered to have a moderate adverse effect on the landscape resource and local landscape character, as the change in character will be apparent. However with various mitigation measures proposed, including significant planting of areas of woodland, would result in a proposal that has a slight adverse effect in the long term.

The Coastal Partnership Manager concludes that provided there is high quality landscaping scheme including the retention of and enhancement of established hedgerows and the planting of new shelter belts then the impacts upon the setting of the AONBs landscape is relatively minor.

**Trees and landscape**

Third party comments are concerned about the loss of hedgerows on the site.

An Arboricultural Assessment, by Hayden Consultants, has identified the need to remove trees and hedgerows along the sites frontage. The proposal involves the following trees and hedges to be removed on Cromer Road; X 3 Elder, x 3 Oak and sections of a hawthorn hedge to facilitate the access to the site and the cycle/footpath along the sites frontage.

From Chapel Bank it is proposed to remove the following tees and hedges;- x 4 Sycamore, 1 Elder and 1 English Oak. These trees are classified as grade U – trees that are not worthy of retention due to their poor condition.

The Arboricultural Officer has no principle objection to the removal of the trees and hedges as stated in the report, but would require details by way of condition in respect to a method statement and formal tree protection plan and a detailed landscaping scheme.
Impact upon Neighbour Amenity

Although the application seeks outline planning permission with all matter except access being reserved, the indicative site layout identifies that 120 dwellings can be satisfactorily accommodated on site without causing detrimental neighbour amenity issues. There are no residential neighbours that share a common boundary with the site and those opposite are on the other side of Cromer Road and also separated by the road “old Town Way”.

An acoustic report by Adrian James acoustics ltd, was carried out to assess whether the standard of amenity experienced by the future occupiers of the dwellings are acceptable and not experiencing unacceptable levels noise from Cromer Road traffic movement. The Environment Health CSNN team have comments that the noise experienced by the properties on the western boundary (Cromer Road), would be above the World Health Organisation Guideline limits will be exceeded. Accordingly at reserved matters stage the layout of the site and the internal layout of the properties will need to consider placing habitable rooms facing away from the main road. In addition some garden areas which are not entirely screened from the road by the dwellings, a barrier (such as fencing) could offer further protection. A condition in respect to protecting the dwellings from road traffic noise is requested.

Adrian James, acoustic report, also assessed whether noise generated from the residential development will be detrimental to the amenity of the properties in the locality. The Environmental Health CSNN team have no objection to the proposal in this respect and whilst there will be additional noise generated with a residential estate, it is considered that this would not be detrimental to the enjoyment of the existing home owners in the locality.

In order to limit noise, dust and smoke from any construction work experienced by the neighbours in the locality, a condition in relation to a construction management plan detailing proposed timescale and hours of construction, sound power levels of equipment, their location, and mitigation methods proposed.

Highways Impact

The application seeks outline planning permission with all matters reserved except for access.

Third Party representations are concerned about highway safety issues, increased traffic on the A149 and the impeding of its free flow by virtue of any traffic calming measures. Other comments made by Third Party representations in respect to transport question the sustainable location of the site and its connectivity to public transport links.

A Transport Assessment submitted by Bingham Hall Associates has been submitted in support of the application. The Transport Assessment has concluded that the site is accessible and sustainable in accordance with the NPPF and has good access to public transport links. It is acknowledged that the development will result in additional local traffic but the highway network has capacity to withstand the additional volume created by the development. There are no specific safety hazards that are have been identified that relate to the highway network. The report suggests that a travel plan can be produced which will encourage the residents of the development to adopt sustainable travel patterns.

The access and off-site highway works have been revised during the application to account for the highway officer’s comments.
The proposal now has one access onto Cromer Road, where previously the proposal promoted 2 access onto Cromer Road and one onto Chapel Bank. The Chapel Bank access was removed as the highways department did not want an intensified use of Chapel Bank.

The latest plan identifies relocated speed signs, so the 30 mph sign is to the north of the Chapel Bank and Cromer Road junction, a pedestrian refuge area, 3m cycle footway provision and a toucan crossing close to the junction of Victoria Avenue and Cromer Road.

The highways officer has no objection to the revised plans subject to conditions. A Travel Plan condition is however not considered to meet the tests of a condition due to enforceability issues of ensuring that individual house holders future residents adhere to generic traffic plan principles.

**Ecology – Impact upon European Designated Sites**

The application site lies approximately 700m east of 2 designated European designated sites, the Wash and North Norfolk Coast Special Area of Conservation (SAC) and The Wash Special Protection Area (SPA) (also referred to as Natura 2000 sites), and therefore the development has the potential to affect their inherent interest features. European Sites are afforded protection under the Conservation of Habitats and Species Regulations 2010. At a national level The Wash is also Ramsar site and is afforded the same level of protection as a European site under paragraph 118 of the National Planning Policy Framework and is also a Site of Special Scientific Interest.

These national and international designated sites support the population of breeding and wintering wildfowl and waders. Additionally the site itself can support a rich and important range of habitats that would be of interest to species that are afforded protection.

In line with the Conservation of Habitats and Species Regulations 2010 and point 10 of Policy F2.2, the application has been accompanied by a site specific Habitats Regulations Assessment carried out by The Landscape Partnership. The conclusions of this report, in terms of the likely significant effect of the development on European sites, when taken in isolation, will be of no likely significant effect if Policy F2.2 is implemented. When taken in combination with other sites, in Hunstanton and other villages that are “allocated” for development that would affect these European designated sites, the developer will pay the Habitat Mitigation and Monitoring Contribution of £50 per house to the Council. This will be secured in the S106 agreement.

As part of the site allocation process the Borough Council conducted a Habitats Regulations Assessment of site allocations conducted by Wildlife Frontier September 2015. Taking into account the Hunstanton allocation of a combined 330 dwellings, it has been identified in the report that the development of the site would lead to increased local users at the coast contributing to the physical, visual and noise disturbance of the breeding and wintering birds. However, the policies provide safeguards (mitigation) for European Sites through increased green space provision, pedestrian routes and contribution to wider green infrastructure. Accordingly it was considered that the development of the “allocated” sites in Hunstanton would not give rise to a significant effect on both the European designated sites.

The site specific Habitats Regulation Assessment concluded that provided the development incorporates additional recreation provision in the form of informal open space or dog walking facilities in addition to the applicant agreeing to undertake appropriate mitigation measures as set out in the Natura 2000 sites Monitoring and Mitigation Strategy then permission may be granted. The proposal has incorporated the informal open space requirement in the indicative layout plan and the developer has agreed to pay the Habitats Mitigation and Monitoring contribution of £50 per house.
Accordingly there is no need under the Habitats Regulations – stage one – “screening” to require any further investigation in respect to the effect of the development on these European Designated sites.

Natural England has no objection to the proposal in respect of the impact upon the Wash and Norfolk Coast Special Area of protection and concurs with the applicant’s Habitat Regulations Assessment conclusions.

**Ecology - protected species**

Third Party comments are concerned about the impact upon protected species.

The application has been supported by an Ecological Impact Assessment, conducted by the Landscape partnership, a firm of Chartered Environmentalists. The ecology report is both a desktop study and a phase 1 physical habitat survey. The phase 1 study was carried out in February 2015, specifically focusing on winter bird survey and again in April and May of 2015 to inform the breeding bird survey. The Ecological Impact Assessment concludes the main habitats of interest on the site will be the hedgerows that will offer nesting and foraging for birds and the arable field being suitable for brown hare and wintering birds. The loss of the habitat i.e. the field and any hedgerows as part of facilitating the scheme is considered to be minor adverse. The site has been assessed as being of negligible value for great crested newts. The impact of the scheme is provisionally assessed as Minor Adverse to Neutral for reptiles. In respect to birds, both breeding and wintering birds, the scheme would be moderate adverse and minor adverse to neutral respectively. In respect to bats their interest would be the south and west boundaries which are used as commuting routes, but have limited foraging value.

The mitigation outlined in the report for bats – are to avoid the infringement of existing hedgerows and where this is not possible to plant hedgerows along the allotment access track (adjacent to the southern boundary) to or encourage bat flight corridors. In regards to reptiles any clearance of vegetation adjacent to the allotments, this need to take place when the reptiles have emerged from hibernation and are fully active. i.e. late March to October. Works affecting the hedgerows or trees should avoid the breeding season March to August inclusive.

Ecological enhancements will be to plant trees and shrubs for bats and nesting birds and to install 12 bat boxes into the walls of the houses that face boundary planting to create roosting opportunities.

A lot of the guidance in respect to enhancement features can be designed in the layout of the estate, landscaping and design in the dwellings which will be at reserved matters stage. However it would be appropriate to condition the timing of works to the hedgerow and any vegetation clearance at this juncture.

**Infrastructure Provision**

Third Party comments are concerned about the local infant school being at full capacity.

Norfolk County Council are seeking an education contribution from this development. Hunstanton Primary School (5-11) is nearly at full capacity, with only 4 spare places available. From a development of this size, it is likely that 29 children of primary school age will be generated and the cost per place of £11,644 would mean that a contribution of £337,676 would be required to fund an extension to the primary school, identified as a specific project. There is capacity at Smithdon High School of 399 spaces and accordingly no contribution is sought for the High School.
A library contribution of £7,200 (based on £60 per dwelling - 120 houses) will be required. This contribution will be put towards increasing the stock of books at Hunstanton Library.

Commuted sum payments in respect to Green Infrastructure network, including Public Rights of Way and ecological features have been mentioned by Norfolk County Council Trails Team to the County’s Green Infrastructure Officer, for upgrading the Norfolk Coast Path National Trail at a cost of £84/ per dwelling, to mitigate the for extra pressure the North Norfolk Coast European Site and the publication of literature to be made in respect to new and existing residents. However, this request is not considered to be reasonable. The contribution of £50/dwelling to offset the impact of the development upon European Designated Sites linked to the requirements of Policy DM 19 will be secured and to request another £84/dwelling would be contrary to the regulation 123 of the CIL Regulations as further financial contributions will be in effect be “double dipping” of planning obligations.

Norfolk Fire Services have requested that a fire hydrant be provided on site and this is secured by condition.

**Affordable Housing Contributions**

Third Party comments request confirmation whether these dwellings will be affordable houses.

The Planning Design and Access Statement states that 20% of the dwellings will be affordable. Drawing no. 005 B identifies the indicative location of the affordable housing units.

The Housing Enabling Officer comments that the mix of affordable housing can be discussed prior to the submission of reserved matters but essentially if 120 dwellings were to be submitted as part of a reserved matters application, 24 affordable housing units would be required, 17 rent and 7 shared ownership. On a site of more than 100 dwellings clusters of no more than 12 affordable units would be acceptable.

The S106 agreement provides flexibility on final affordable housing numbers in line with Policy Cs09, should a reserved matters application be submitted for fewer dwellings.

**Open Space**

In accordance with draft Policy DM16 of the Site Allocations and Development Management Polices – Pre-submission document modification requires 2.4ha per 1,000 population of open space which is subsequently divided into 70% for either amenity, outdoor sport, and allotments (if identified need) and 30% for suitably equipped children's play space. The modifications to this document requires that for development between 20-99 houses, they will only be expected to meet the requirements for suitably equipped children’s play space only.

In this instance 56m2 per dwelling towards formal open space is required 0.67ha. Amended plans will be submitted that provides 0.67ha of formal open space and an additional 1.06ha of total open space as per point 8 of Policy F2.2 which requires informal open space (over and above the Council's normal standards of play space) and pedestrian routes which provide a variety of terrain and routes to greenspace and/or the wide footpath.

An amended Plan 004 Rev C has identified these particular requirements. The open space of 0.68ha is indicatively provided in the north-west, south east and central positions on the site. The informal space is provided by a pathway around the perimeter of the site to provide suitable dog walking facilities as part of the Habitats Regulation mitigation measures.
The Public Open Space Officer comments that the buffer landscaping will not be counted towards the open space provision, and requests clarification on who will be responsible for boundary landscape and perimeter footpaths. Additionally the public open space officer is concerned about the indicative layout not providing natural observation of the open space areas. As referred to above, the indicative amended plans provide the required standard of open space and the responsibility for the management of landscape and footpaths can be secured through the S106 mechanism. Whilst it is noted that the layout, especially the northern open space area will afford little natural observation over it, layout is a matter reserved for later stage.

The plans have demonstrated that capability of providing the standard open space provision and the stipulations in respect to greenspace in policy F2.2 can be achieved.

**Flood Risk and Drainage**

The site lies within an area designated as Flood Zone 1 according to the Council’s Strategic Flood Risk Maps, however being a site in excess of 1ha in size, a flood risk assessment was submitted with the application. In respect to flood risk, the assessment states that finished floor level will be set at least 150mm above the prevailing ground level.

The Lead Local Flood Authority have commented that they do not wish to comment specifically on the proposal.

Point 4 of Policy F2.2 requires the submission of details in respect to sustainable drainage measures and how these measures will integrate with the design of the development and their contribution to the amenity and bio-diversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission.

In respect of SUDS- Drainage Strategy section of Flood Risk Assessment produced by Bingham Hall Associates provides the required information in respect to point 4 of Policy F2.2. The SUDS information provided outlines that green roofs on suitable low rise buildings could be used, private and shared driveways will be constructed from permeable paving, or drained into adjacent swales, roof water drainage will be directed to sub-base infiltration systems and estate roads drained into highway soakaways in order to achieve the greenfield run off rate. Bingham Hall's drawing no. SK09 P2 identifies the overall SUDS drainage system for the indicative scheme.

The report details that maintenance and management of the SuDS will be the responsibility of a private management company in respect to the private roads and swales on the site. Private permeable paving will be the responsibility of the private home owner.

Notwithstanding the information received in Bingham Hall’s report, Anglian Water and the Environmental Health CSNN team request surface water drainage details to be conditioned. As SUDS management and maintenance and methodology details are secured in the S106 agreement there is no requirement for a condition.

Third Party representations are concerned about the capacity at Heacham Sewerage plant to cope with the foul drainage generated from the site.

In regards to the foul Drainage Strategy, a 225m foul sewer and manhole is located to the southwest of the site in Cromer Road. Anglian Water confirms that there is treatment capacity at Heacham Water Recycling Centre for the development. A pumping station will be required at the southern section of the site in order to pump foul water from the northern element of the site back to the foul drains in Cromer Road.
Anglian Water have requested that an agreed pump rate of the pumping station will be required and a condition that notwithstanding the information provided by Bingham Hall, in respect to foul water drainage, condition is to be imposed.

**Contamination**

The application has been supported with a Phase 1 contamination report by Bingham Hall and from a contaminated land perspective the Environment Quality Team have no comments to make.

The site lies within a ground water vulnerability zone and subsequently there is there need to control pollutants from the site from entering controlled waters. A Geotechnical Ground Investigation Report has been submitted, produced by Bingham Hall, which the Environment Agency raises no particular objection to its findings. As per the Environment Agency recommendations oil interceptors will need to be provided in parking areas to avoid pollutants from entering the underlying watercourse. As surface water drainage arrangements are secured under the S106 agreement, it is considered that details of such interceptors can be submitted to inform that particular planning obligation.

**Archaeology**

A desk based Archaeological assessment, produced by Oxford Archaeology concludes that the site is of little archaeological value, based on its use as an agricultural field for a number of centuries.

The Historic Environment Service comments will be reported in late correspondence.

**Other Material Considerations**

Third party comments are concerned about the infrastructure of utility apparatus. The application has been supported with a Utility Infrastructure Assessment that details, a substation is required in order to serve the development and there is sufficient gas infrastructure in the area.

Third Party representations are also concerned that there are no employment opportunities to serve the proposed development in the locality. It is not considered reasonable or tenable to refuse the application on this particular issue.

The loss of the agricultural field is not considered to be of detriment to the supply of agricultural production across the borough.

Any future application on adjacent land will be considered under the appropriate development plan policies at the time of submission and on its own merits.

There is no method to secure additional funding to GP surgeries under the current S106 mechanism.

Third party comments raise issues that the proposal will detrimentally affect the tourist economy. However there is no evidence of this and this is no reason to object to this scheme.
CONCLUSION

Whilst the site lies within an area identified as countryside by the Local Plan (1998) proposals maps, the vast majority of the site has been “allocated” for development of 120 dwellings – Policy F2.2 – Hunstanton Land east of Cromer Road. The proposal seeks outline permission with only access being determined at this stage. With off-site highways improvements being secured by way of condition, it is considered that the proposal is satisfactory in highway terms.

The indicative layout has demonstrated that 120 dwellings on the site can be achieved without principally detrimentally affecting the designated heritage assets in the area and adjacent neighbour’s amenity. The proposal has been supported with appropriate surveys and studies in respect to ecological and geological issues that raise no principle objections from statutory consultees.

Policy F2.2 is at an advanced stage with the Inspectors report due to be published in the near future. The Inspector has not requested any modifications to Policy F2.2 and it is therefore considered that significant weight can be attached to it. The proposal is considered through planning conditions, S106 obligations and issues to be dealt with at reserved matters, has or can meet the provisions of Policy F2.2.

In light of the above, it is considered the proposal complies with the provisions of the NPPF and that planning permission maybe granted subject to the conditions below and the imposition of a S106 agreement.

RECOMMENDATION:

A) APPROVE subject to conditions and completion of a Section 106 agreement that secures affordable housing provision, SUDS details, habitat regulation mitigation proposals and county contributions towards education within 4 months of the date of this decision and subject to the imposition of the following condition(s):

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

   Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2 Condition Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.

   Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

3 Condition Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

   Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
4 **Condition** The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.

4 **Reason** To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

5 **Condition** No development shall commence until full details of the foul water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.

5 **Reason** To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

This needs to be a pre-commencement condition as drainage is a fundamental issue that needs to be planned for and agreed at the start of the development.

6 **Condition** Prior to commencement of development a detailed construction management plan, must be submitted to and approved by the Local Planning Authority; this must include proposed timescales and hours of construction phase. The scheme shall also specify the sound power levels of the equipment, their location, and proposed mitigation methods to protect residents from noise and dust. The scheme shall be implemented as approved.

6 **Reason** To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF. This also needs to be pre-commencement condition as it deals with safeguards associated with the construction period of the development.

7 **Condition** The development shall not be brought into use until a scheme for the provision of a fire hydrant has been implemented in accordance with a scheme that has previously been submitted to and approved in writing by the Local Planning Authority.

7 **Reason** In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF.

8 **Condition** The development hereby approved shall be carried out in accordance with section 6 “mitigation” of the Ecological Impact Assessment dated December 2015 unless otherwise agreed in writing by the Local Planning Authority.

8 **Reason** In the interests of safeguarding protected species in accordance with the provisions of the Wildlife Countryside Act 1981.

9 **Condition** The development shall be carried out in accordance with the revised version of the Flood Risk Assessment and Surface Water Management Statement dated January 2016 namely

- finished floor levels shall be set no lower than 150mm above adjacent ground level.

9 **Reason** To reduce the risk of flooding to the proposed development and future occupants in extreme circumstances.
10 **Condition** No dwelling shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).

10 **Reason** To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

11 **Condition** No works shall commence on the site until such time as detailed plans of the roads, footways, cycleways, 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.

11 **Reason** To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.

This also needs to be a pre-commencement condition given the fundamental details linked to drainage and other infrastructure which needs to be planned for at the earliest stage in the development.

12 **Condition** No works shall be carried out on roads, footways, cycleways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority.

12 **Reason** To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.

13 **Condition** Before any dwelling is first occupied the road(s), footway(s) and cycleway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.

13 **Reason** To ensure satisfactory development of the site.

14 **Condition** Prior to the first occupation of the development hereby permitted visibility splay (measuring 4.5m x 90m to each side of the access where it meets the highway) shall be provide in full accordance with the details submitted shall be provided in full accordance with the details indicated on the approved plan (Drawing no. 2956/2/sk06 rev P4.) The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

14 **Reason** In the interests of highway safety.

15 **Condition** Development shall not commence until a scheme detailing provision for on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

15 **Reason** To ensure adequate off street parking during construction in the interests of highway safety.
This also needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.

16 **Condition** No works shall commence on site until the details of Wheel Cleaning facilities for construction vehicles have been submitted to and approved in writing by the Local Planning Authority.

16 **Reason** To prevent extraneous material being deposited on the highway.

This needs to be a pre-commencement condition given the facilities are associated with the construction process.

17 **Condition** For the duration of the construction period all traffic associated with the construction of the development permitted will use the approved wheel cleaning facilities provided referred to in condition 16.

17 **Reason** To prevent extraneous material being deposited on the highway.

18 **Condition** Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as shown indicatively on Drawing No. 2956/2/SK08 rev P4 have been submitted to and approved in writing by the Local Planning Authority. The detailed scheme shall be in the form of a shared use cycleway /footway along the eastern side of A149 Cromer Road (from Chapel Break southwards to a new toucan crossing of the A149); new crossings of the A149; a new section of shared use footway / cycleway along the western side of A149 Cromer Road (from the new toucan crossing southwards to the existing section of shared use) and a pair of new bus stops along the site frontage.

18 **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.

This also needs to be a pre-commencement condition as these fundamental details need to be properly designed at the front end of the process.

19 **Condition** Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in condition 18 shall be completed to the written satisfaction of the Local Planning Authority

19 **Reason** To ensure that the highway network is adequate to cater for the development proposed.

20 **Condition** No works shall commence on the site until the Traffic Regulation Order for extension (northwards) of the existing 30 mph speed limit has been promoted by the Highway Authority.

20 **Reason** In the interests of highway safety. This also needs to be a pre-commencement condition as this issue needs to start to be resolved at an early stage in the process.
Condition A landscape management plan including long-term design objectives, management responsibilities, management and maintenance schedules for all informally identified landscape areas on plan 004 Rev C, other than small privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of any part of the buildings or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason To ensure that the landscaping is properly maintained in accordance with the NPPF.

Condition The development hereby permitted shall for no more than 120 dwellings

Reason For the avoidance of doubt

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

- Site Layout Plan - SK08 rev P4 dated 7th April 2016 received 12th April 2016.

Reason For the avoidance of doubt and in the interests of proper planning.

B) REFUSE In the event that the Section 106 agreement is not completed within 4 months of the date of this Committee meeting, the application shall be REFUSED due to the failure to secure affordable housing, public open space, SUDS Maintenance and County Contributions.