

AGENDA ITEM NO: 9/1(b)

Parish:	Snettisham	
Proposal:	Outline Application: Construction of nine single storey dwellings with parking and garaging and the creation of a new access road	
Location:	West of 6 Teal Close Snettisham King's Lynn	
Applicant:	Mr and Mrs Brian Cunningham	
Case No:	15/02006/OM (Outline Application - Major Development)	
Case Officer:	Mr C Fry	Date for Determination: 10 March 2016 Extension of Time Expiry Date: 19 October 2016

Reason for Referral to Planning Committee – Contrary to Snettisham Parish Council comments and called in by Cllr. Wright.

Case Summary

The site lies within an area designated as Countryside according to Local Plan Proposals maps for Snettisham

Snettisham is designated as a Key Rural Service according to Policy CS02 of the Local Development Framework Core Strategy 2011.

The application site lies on the western side of Teal Close, and is grade 3 agricultural land.

The site formed part of a larger preferred site allocation in the Site Specific Allocation Document Policy G83.1 – Land south Common Road and behind Teal Close – for 34 dwellings. The northern element of this site allocation has since been granted planning permission for 24 dwellings.

This application seeks outline planning permission for 9 single storey dwellings with access only being determined at this stage. The application was deferred at the May Committee, to allow further consideration of highways issues.

Key Issues

The Principle of Development and planning history
Form and Character/impact upon the Countryside
Neighbour Amenity
Highways Impact
Flood Risk and Drainage
Ecology
Affordable Housing
Infrastructure provision
Other Material Considerations

Recommendation

A) APPROVE subject to conditions and completion of a suitable Section 106 Agreement to secure affordable housing provision and open space within 4 months of the date of resolution to approve.

B) REFUSE in the event that a suitable Legal Agreement to secure an affordable housing contribution and open space within 4 months of the date of resolution to approve.

THE APPLICATION

The application site lies within an area designated as Countryside according to Local Plan Proposals Maps for Snettisham.

The application site comprises of grade 3 agricultural land and is at the western end of Teal Close, Snettisham. The land is relatively flat and triangular in shape. The site is currently accessed via a pedestrian gate in a 1.8m high corrugated fence that runs across the site's frontage.

There are no structures on the site. Willow trees are located in the north west of the site and a hedgerow along the northern boundary with a drain behind.

The site is open to the south. The eastern and western boundaries are enclosed mainly with fencing.

The site forms part of a larger site allocation G83.1 Snettisham - Land South of Common Road and behind Teal Close. The land amounting to 1.5ha, as shown on the Policies Maps, is allocated for residential development of 34 dwellings. Development of the larger site is subject to compliance with all of the following:-

- Provision of a safe vehicular and pedestrian access connecting the site to Common Road
- Details of sustainable urban drainage measures
- Provision of affordable housing in line with current standards
- Submission of a heritage statement
- Submission of details showing how the sewer crossing on the site
- Enhanced informal recreation

The larger element of the allocated site has since gained planning permission 13/01736/FM for 24 dwellings on appeal. This site seeks consent for 9 single storey dwellings with access being determined at this stage only.

An indicative site layout plan has accompanied the application.

SUPPORTING CASE

The following documents have accompanied the application

Design and Access Statement

The application site comprises of 0.56ha of grassed land situated on the western side of Teal Close, Snettisham

- The site is included in the draft Site Allocations and Development Policies Plan and is considered as a preferred and sustainable site.
- Outline consent requested for 9 single storey dwellings and the creation of a new access road, which will be adoptable

- Location and block plans are included as part of the application to demonstrate that acceptable access, siting and scale of the proposed development is considered appropriate.
- The site was included in the initial layout plan submitted under Approved Planning Application ref: - 14/00944/FM but was removed.
- The existing site is relatively flat forming a triangular parcel of land. At present, the site is a paddock which has not been recently grazed
- There is an overgrown hedge and ditch along the northern boundary. A low pressure underground gas pipe runs along the south eastern boundary
- The site should be considered favourably in light of paragraph 79 of the NPPF.
- Affordable housing will be provided in line with policy requirements
- The site lies within flood zone 1

Arboricultural Report

- Cutting back of a hedgerow, clearing suckering growth and dead elm and a lay hedge alongside the existing ditch is required.
- Remove Willows in the north west section of the site
- Pruning back of Leylandii hedge and shrubs along the eastern boundary of the site.
- Construction exclusion zones will safeguard Root protection areas around trees.

Torc Ecology Report

- A desk study and Phase 1 habitat survey was undertaken. The survey found that the site held little potential for protected species, as it is largely comprised of a field of species poor semi-improved grassland.
- Clearance of a section of a species rich hedgerow at the northern edge of the proposal will require mitigation in the form of timed works to avoid impacts on breeding birds. A wet drain on the northern edge of the hedge was not considered to provide suitable habitat for water vole, otter, great crested newts due to low water levels and heavy shading from vegetation.
- Limited habitats for protected bird species.

Drainage Strategy

- Installation of water butts, permeable paving to drain private and shared driveway, controlled discharge to the existing watercourse at the natural greenfield run off rate, or 5 l/s, provision of attenuated storage, for roof water runoff located within individual plot curtilages.
- Estate road runoff will be drained to existing surface water sewer. The estate road will need to be raised to 11.20m AOD to facilitate a gravity connection of the road drainage.
- Due to prevailing ground levels it is recommended that finished floor levels be raised to 11.5m aOD to facilitate a gravity connection to the Anglian water foul drain in Teal Close.

PLANNING HISTORY

This particular application site's planning history:-

06/01067/F: Application Permitted: 06/07/06 - Construction of bungalow and detached garage

06/00450/F: Application Refused: 25/04/06 - Construction of bungalow and detached garage

2/03/2510/HEDGE: Application Permitted: 17/11/03 - Hedgerow Removal Notice (HR/027)

The adjacent site to the north planning history:-

13/01736/DISC_A: Discharge of conditions 3 - 13 of planning permission 13/01736/FM: Residential development of 24 dwellings together with associated access road, parking, garaging and public open space (Amended scheme)

14/00944/FM: Application Permitted: 01/09/15 - Residential development of land to provide 23 residential dwellings together with associated access road, parking, garaging and public open space (revised scheme to 13/01736/FM)

13/01736/FM: Application Refused: 16/06/14 - Residential development of 24 dwellings together with associated access road, parking, garaging and public open space (Amended scheme) - Appeal Allowed 02/02/15;

RESPONSE TO CONSULTATION

Parish Council: OBJECTION the River Snett drain, takes the entire surface water from the East of the Village, which has frequently been the source of flooding, and has been referred to in previous correspondence. Further properties may be included in the future plans, once the principle of development has been accepted.

This plan would increase the traffic in Teal Close considerably, and whilst this may not be a major problem, there have been complaints to Council over recent times about visibility at the junction of Teal Close with Goose Green Road. Traffic is frequently parked on or adjacent to the pavements leading north from the junction, making existing the Close hazardous at times.

NCC highways may not adopt the road.

Snettisham has reached its quota; nothing has changed in this regard.

Historic Environment Service: NO OBJECTION subject to condition

Housing Enabling Officer: Comments that an affordable housing contribution of 1.8 dwellings would be required, which equates to 1 affordable dwelling for rent, and a financial sum of £48,000. 1 3bed 5 person bungalow would meet an identified housing need.

Lead Local Flood Authority: Comments that the site is under the threshold for consultation.

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

Environmental Health & Housing - Environmental Quality: NO OBJECTION

Anglian Water Correspondence: Comments that they don't usually respond to developments less than 10 dwellings.

Norfolk Fire and Rescue: NO OBJECTION subject to a condition that secures a fire hydrant.

NCC Highways: NO OBJECTION subject to conditions

Arboricultural Officer: NO OBJECTION subject to conditions.

REPRESENTATIONS

FOURTEEN letters **OBJECTING** to the application on the following grounds:-

- Road not wide enough to take extra traffic
- Localised flooding issues
- Noise and disturbance from the extra traffic movements.
- Traffic calming measures will need to be put in place
- This is greenbelt land
- The timing of the application is not acceptable
- Headlights into bedroom windows
- Disruption from construction traffic
- Ground for local wildlife to enjoy
- Local services cannot withstand additional pressure
- Private access rights to the rear of properties on Goosander Close
- Too many properties in Snettisham
- Access was original proposed for this site to come through Common Road.
- Not suitable for houses.

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

PLANNING POLICIES

The King's Lynn and West Norfolk Local Plan (1998) contains the following saved policies that are relevant to the proposal:

8/1 - indicates that individual and small groups of dwellings will be permitted in settled or built-up areas of villages defined as Built Environment Types C and D.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

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

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

DM19 - Green Infrastructure

PLANNING CONSIDERATIONS

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

- The Principle of Development and planning history
- Form and Character/impact upon the Countryside
- Neighbour Amenity
- Highways Impact
- Flood Risk and Drainage
- Ecology
- Affordable Housing
- Infrastructure provision
- Other Material Considerations

Principle of Development and planning history

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. Snettisham is classified as a Key Rural Service Centre in the settlement hierarchy as set out under Policy CS02 of the Borough Council of King's Lynn and West Norfolk Core Strategy (2011).

The site is part of 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 for the inspection of the independent inspector. The preferred site has been "allocated" for 34 dwellings under policy G83.1 - "Land south of Common Road and behind Teal Close". Development will be subject to the compliance with the following:-

1. Provision of safe vehicular and pedestrian access connecting the site to Common Road;
2. Submission of details of sustainable drainage measures and how they will integrate with the design of the development and how they will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. Provision of affordable housing in line with current standards;
4. 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;
5. Submission of details showing how the sewer crossing the site can be accommodated within the development (including any easements/diversions) to the satisfaction of Anglian Water;
6. 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 sites in the wider area. This provision 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 the wider footpath network; a contribution to greenspace provision or management in the wider area within which the site is located.

The larger, northern section of the preferred allocated site has been granted permission under 13/01736/FM for 24 units on appeal and is currently under construction.

Subject to satisfying the principles outlined above, where applicable to be determined at outline stage, it is considered that the proposal would comply with the NPPF's presumption in favour of sustainable development.

Form and Character

The application site is a rectangular parcel of land and is relatively flat. The land can be described as scrubland. The features to note on site include significant hedging along the northern boundary and a few sporadic insignificant trees. A 3 phase electricity line cuts across the site from a south east to north west direction. The site is enclosed by neighbouring fencing on the eastern and western boundaries.

The form and character of the locality comprises generally of single storey detached bungalows to the east and west of the site. The recently permitted development in the northern section of the allocated site contains two storey houses.

Even though layout, appearance, scale and landscaping are reserved for later consideration it is considered that the indicative layout shown, demonstrating 9 dwellings, can be accommodated on the site without detrimentally affecting the form and character of the development in the locality.

Neighbour Amenity

Although the application seeks outline planning permission with all matters except access being reserved, the indicative site layout identifies that 9 dwellings can be satisfactorily accommodated on site without causing detrimental neighbour amenity issues.

The properties to the north, which are currently under construction, are adequately separated from development along the northern boundary of this site.

The neighbours in Goosander Close have 20m deep gardens and accordingly properties on the eastern boundary would not principally cause neighbour amenity issues. The neighbour at 9 Teal Close would not be detrimentally affected in terms of the indicative layout of the site nor would 8 Common Road.

Third party representations are concerned about noise and disturbance caused from the extra traffic movements associated with the site. Whilst there will be additional noise generated with a residential estate, it is considered that a residential use in this locality would not be detrimental to the enjoyment of the existing home owners in the locality.

It is noted that scale is not being determined at this stage. It would be reasonable to impose a condition in relation to the scale of the properties in order to avoid any potential overbearing issues upon adjacent residential neighbours given that finished floor levels will need to be raised to 11.5m Aod, which in some instances on the site is rise of 1.2m above existing levels, to facilitate the gravity fed drainage system.

Third party representations are concerned about general disruption from construction traffic. It is not considered necessary to impose a condition in regards to a construction management plan nor a lighting scheme, contrary to the Environmental Health and Housing Officer's comments.

Highways Impact

Third Party correspondence and the Parish Council raise highway safety issues.

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

Norfolk County Council highways have originally commented in regards to the access not being satisfactory and the need for a type 6 road to serve the development and squaring off the north-western side of the turning head in Teal Close. This has since been amended.

The highways officer has no objection to the revised access arrangements subject to conditions.

Flood Risk and Drainage.

Third Party representations and the Parish Council are concerned that the proposal will give rise to localised flooding issues.

The site is located within Flood Zone 1 according to the Councils Strategic Flood Risk Maps. The Lead Local Flood Authority have been consulted but do not wish to comment on a site that proposes 9 dwellings.

Policy G83.1 Point 2 requires the details of sustainable drainage measures and how they will integrate with development and how they will contribute to the amenity and biodiversity of the development. A suitable plan and maintenance of the SUDS should be included in the submission.

Whilst the applicant owns the north eastern part of the drain, it is unknown as to who has the remainder of the drainage ditch as it runs along the remainder of the northern boundary of the site.

According to the drainage report that accompanied the planning application for developing the northern part of the allocated site, it is noted that this ditch drains into a culverted ditch that is along the western part of the Hopkins homes site. Localised flooding occurs at the corner of no.2 Common Road. A drainage strategy report has been submitted in order to ascertain how surface water drainage on the site can be successfully achieved. The original report stated that the water from the ditch runs west to east and does not head north towards Common Road. The revised report now acknowledges that the water heads north to Common Road.

In order to avoid more localised surface water drainage issues, a revised report has identified how surface water drainage can be adequately dealt with on site.

The underlying soils are unsuitable for infiltration drainage according to percolation testing. Based on the percolation testing, the most appropriate method of surface water drainage is to the existing surface water sewer near the entrance of the site. Surface water run-off from impermeable surfaces (roads, roofs and private shared drives) will be drained via a gravity fed piped network to a surface water pumping station via an attenuation storage tank. In order to facilitate a gravity fed system finished floor levels of the properties will need to be at a minimum of 11.5m Aod, which will mean an increase above current site levels by up to 1.2m. The attenuation storage will accommodate the 100 year + climate change storm event will be provided in a below ground attenuation tank under the road. The pumping station will then pump the surface water back to the Anglia Water surface water sewer in Teal Close.

Notwithstanding these details, which demonstrates that a suitable method of drainage can serve the 9 dwellings, the layout, scale and siting of the properties has yet to be finalised and are a reserved matter considerations. Accordingly, a condition has been attached in regards to surface water drainage details including the management thereof.

The Community Safety Neighbour and Neighbour Nuisance team recommend a condition in regards to dealing with surface water drainage; however it is considered that this principle issue needs to be determined.

Detail in regards to foul water drainage is to be conditioned.

Ecology.

Third Party representations are concerned that there will be a loss of habitat for protected species to enjoy.

A Phase 1 Protected Species Survey has been submitted, the site is said to have little potential for protected species, as it is largely comprised of a field of species poor semi-improved grassland. In respect to the drain and hedgerow on the northern boundary of the site, it is stated that the drain is unsuitable for water vole and otter and the clearance of the hedgerow would need to be carried out at certain times of the year in order to avoid impacts upon breeding birds. The ditch and lack of ponds in the local means that there is no potential to support great crested newts.

In summary, no further surveys are required, however the removal of any trees and hedges on the site should take place outside of the bird nesting season (1st March to 31st August). It would be appropriate to condition the timing of the works at this juncture. Compensation can be achieved as part of a landscaping scheme by planting trees such as beech and hedgerows such as dogwood, blackthorn and hawthorn as part of a reserved matters application.

Affordable Housing

The government has recently reinstated its policy on reducing affordable housing requirements from smaller sites. However this site forms part of a site allocation for a minimum of 34 properties thus the development will still be determined in accordance with Policy CS09.

In this instance based on a development of 9 dwellings of 34, 1 affordable rented property and financial contribution of £48,000 will be required. This is based on site of less than 10 dwellings, a fraction of a dwelling would be provided as a financial sum without rounding up or down to the nearest whole dwelling.

The S106 agreement provides flexibility on final affordable housing numbers in line with policy CS09, should the reserved matters application be submitted for fewer dwellings.

Infrastructure provision

At the time of writing Policy G83.1 – Snettisham – Land south of Common Road and behind Teal Close – Policy DM 16 of the Development Management Policies Pre-submission document would have required an open space provision of 0.190ha. Policy DM 16 of The Site Allocations and Development Management Policies Pre-submission Document has been modified at the Inspectors request that sites of up to 99 dwellings only have to provide 30% of the requirement under policy DM16. Accordingly across the site allocation 0.057ha of open space needs to be provided. The northern section of the site allocation has an open space provision of .043ha leaving a shortfall of 0.016ha.

Schemes of up to 19 dwellings do not require on-site open space or infrastructure provision is required on sites of this size, however the site needs to be taken in its context as forming part of one site allocation. The shortfall of 0.016ha – 160m² of open space can be provided on the site, without the development appearing cramped. The siting of the open space can be determined at reserved matters stage.

Other Material considerations

No Archaeological field surveys were submitted with the application as required by point 4 of Policy G83.1. According to the Historic Environment Service the proposed development site is located within an area of high archaeological interest. Park piece Roman Villa is located c.750m to the south east and large complexes of cropmarks of Roman date are visible on aerial photographs to the east, south and south west of the proposed development site. Cropmarks on an immediately adjacent to the site are thought to be ploughed out remains of field systems, linear features, a road, pits, structures and enclosures. The Snettisham Roman Jewellers hoard and associated settlement were excavated in the 1980s. Nevertheless, the Historic Environment Service is prepared to accept conditions in relation to a programme of archaeological works in order to address this issue.

An Arboricultural Report was submitted with the application that details two willows and scrub will be cleared leaving the original hedgeline on the northern boundary intact. A 2m wide RPA will be provided around the hedgeline. Towards the southern end of the site, neighbours trees and shrubs will also be protected from development. The Arboricultural officer recommends that a condition be imposed that the development be carried out in accordance with its findings.

The Environment Health and Housing – Environmental Quality officer has no objection to the proposal and does not recommend any conditions.

Third party representations are concerned about a loss of greenbelt land. The site is not contained within the greenbelt.

Any infringement of private access rights is a civil matter and not a material planning consideration.

The timing of the submission of the application is not under the control of the local planning authority.

CONCLUSION

Whilst the site lies within the countryside as identified by the Local Plan (1998) proposals maps and Core Strategy (2011), the site is part of a larger site has been allocated for a sum total of 34 dwellings under the draft management policy G88.1 of the Site Allocation document (2015).

The proposal seeks consent on this particular parcel of land for 9 dwellings with only access being determined at this stage.

The highways officer has no objection to the proposal subject to conditions and the indicative site layout is considered to be acceptable and conforms generally to the character of the development in the locality.

The S106 agreement will secure affordable housing and open space in line with policy G88.1 on the site.

In light of the above, it is considered that 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 suitable Section 106 Agreement to secure affordable housing provision and open space within 4 months of the date of resolution to approve 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.
- 1 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.
- 2 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.

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

150613/03 Rev F dated 21st April 2016 received 21st April 2016.

- 5 Reason For the avoidance of doubt and in the interests of proper planning.
- 6 Condition Notwithstanding details received in the Drainage Strategy Report dated April 2016, prior to the commencement of the development hereby approved, a full drainage strategy shall be carried out for the site, and shall be approved in writing by the Local Planning Authority. The strategy shall include an assessment of the site potential for disposing of surface water by means of a sustainable drainage system, and the results of the assessment provided to the Local Planning Authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:
- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii) include a period for its implementation; No building shall be occupied until the surface water drainage works have been implemented in accordance with the details as agreed in writing by the Local Planning Authority.
- 6 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.
- 7 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.
- 7 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.
- 8 Condition The finished floor levels of the properties shall be set no lower than 11.5m aod.
- 8 Reason In order to facilitate satisfactory surface water drainage from the site

- 9 Condition The dwellings hereby approved shall be single storey only.
- 9 Reason In order to avoid detrimental neighbour amenity issues.
- 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, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway 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, 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) and footway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.
- 13 Reason To ensure satisfactory development of the site.
- 14 Condition Prior to the commencement of any works on site a Construction Traffic Management Plan, to incorporate details of on-site parking for construction workers, access arrangements for delivery vehicles and temporary wheel washing facilities for the duration of the construction period shall be submitted to and approved in writing with the Local Planning Authority.
- 14 Reason In the interests of maintaining highway efficiency and safety
- 15 Condition For the duration of the construction period all traffic associated with the construction of the development will comply with the Construction Traffic Management Plan and unless otherwise approved in writing with the Local Planning Authority.
- 15 Reason In the interests of maintaining highway efficiency and safety

- 16 Condition All tree and hedgerow removal and ground clearance works shall take place outside of the bird nesting season which is between 1st March to the 31 August in any given year unless otherwise agreed in writing by the Local Planning Authority.
- 16 Reason In the interests of the Wildlife Countryside Act 1981.
- 17 Condition The development hereby approved shall comprise no more than 9 residential units.
- 17 Reason To define the terms of permission
- 18 Condition The development hereby approved shall be carried out in accordance with the Aboricultural Report by Richard Morrish Associates dated November 2015 received 10th December 2015
- 18 Reason In the interests of the amenities of the locality in accordance with the NPPF.
- 19 Condition No development shall take place until a Written Scheme of Investigation for a programme of archaeological works has been submitted to and approved by the local planning authority in writing. The scheme shall include:
1. An assessment of the significance of heritage assets present
 2. The programme and methodology of site investigation and recording
 3. The programme for post investigation assessment of recovered material
 4. Provision to be made for analysis of the site investigation and recording
 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 6. Provision to be made for archive deposition of the analysis and records of the site investigation
 7. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.
- 19 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.
- 20 Condition No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 19.
- 20 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.
- 21 Condition The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 19 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 21 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.

B) REFUSE in the event that a suitable Legal Agreement to secure an affordable housing contribution and open space within 4 months of the date of resolution to approve.