

AGENDA ITEM NO: 8/3(d)

Parish:	Hillington	
Proposal:	Outline Application: Site for construction of residential properties	
Location:	Land S of 14 And 15 Pasture Close Hillington Norfolk PE31 6BL	
Applicant:	Williams Farms Ltd	
Case No:	21/02371/O (Outline Application)	
Case Officer:	Mrs N Osler	Date for Determination: 15 February 2022 Extension of Time Expiry Date: 8 April 2022

Reason for Referral to Planning Committee – Called in by Cllr Moriarty and Officer Recommendation is contrary to Parish Council recommendation

Neighbourhood Plan: No

Case Summary

The application seeks outline planning permission for residential development with all matters reserved for future consideration. The site lies to the south east of Pasture Close, Hillington and is located at the end of the existing cul-de-sac. An indicative layout plan has been submitted giving the quantum of development the applicant is seeking to achieve which indicates 4 pairs of semi-detached dwellings.

The site lies in open countryside but represents the housing allocation for Hillington in the Site Allocations and Development Management Policies Plan (SADMP.)

Key Issues

Principle of Development
Form and Character
Residential Amenity
Highway Safety
Drainage
Affordable Housing
Crime and Disorder
Other Material Considerations

Recommendation

A) APPROVE Subject to completion of a S106 Agreement securing affordable housing financial contribution within four months of the date of the resolution to approve

B) REFUSE If a S106 Agreement securing affordable housing financial contribution is not completed within four months of the date of the resolution to approve

THE APPLICATION

The application seeks outline planning permission for residential development with all matters reserved for future consideration.

The site lies in open countryside but represents the housing allocation for Hillington in the Site Allocations and Development Management Policies Plan (SADMP.)

Indicative plans show access from Lynn Road via Pasture Close and shows 8No. dwellings (scale unknown) in four pairs of semi-detached properties.

Indicative parking shows two spaces per dwelling which indicates the dwellings will have no more than 3-beds (to be policy compliant.)

Indicative landscaping is also shown.

The site lies in Flood Zone 1.

SUPPORTING CASE

The proposal before you is an Outline Planning Application which has been submitted following the sites successful inclusion during King's Lynn and West Norfolk's Local Plan site allocations process, as identified under Policy document G49.1 Hillington. The site is currently allocated for residential development of at least five dwellings subject to compliance with provisions of the development plan policies which have been identified within the submission design and access statement together with details of the measures undertaken to date. We seek to establish the principle of development at this stage and should the outline permission be successful all details will be further enhanced within a reserved matters application to show full compliance.

The site is currently listed as Grade 3 arable land with moderate limitations that affect the choice of crops, timing, and type of cultivation, harvesting or the level of yield. The potential loss of this small piece of land is unlikely to substantially affect output yields and by inclusion of natural buffers will help to create further natural Flora and Fauna eco-system habitats.

Whilst we note the objection raised by the Parish Council, there have been no objections raised by any of the other statutory consultees in respect of the proposal and we would clarify that of the twenty-six dwellings on Pasture Close, twelve of these are currently still held by Freebridge Housing Association showing good provision for social housing already exists. The Applicant is willing to comply with all recommended conditions to the satisfaction of the Local Authority prior to any works commencing and has also confirmed their willingness to enter into a Section 106 planning obligation agreement for a financial contribution of £96,000, with legal agreement secured within four months of the date of any planning approval. We believe the site is well suited to this form of small development given the local facilities that are available together with existing infrastructure that is in place and public transport links to the main town hubs.

Conclusion

The Outline proposal before you, has been submitted based on the Borough's own site allocations approval within its Local Plan strategy and therefore we seek formal approval of the principle for development of the site prior to a further detailed design submission, and respectfully requested that planning permission be granted in line with the planning officer recommendations for approval.

PLANNING HISTORY

No recent relevant history.

RESPONSE TO CONSULTATION

Parish Council: OBJECT

1. According to the West Norfolk SADMP Plan Adopted 2016 :-

G.49.3 Hillington is designated as a Rural Village, capable of accommodating modest growth to support essential rural services. The Council considers that the level of development in each rural village should generally be based on the population size as outlined in the distribution of development section. Based on this approach, Hillington would receive an allocation of four new houses. In order to trigger the threshold for delivering affordable housing, the Parish Council would prefer to allocate five houses including one affordable home.

Under Policy G49.1 Hillington - Land to the south of Pasture Close section 9. Provision of affordable housing in line with the current standards.

This application is in excess of this with 8 dwellings being proposed and no social or affordable housing.

2. This is a location which has already been identified as having flooding and drainage issues. The SADMP notes:-

G.49.10 The Surface Water Network has been identified as being at capacity meaning a sustainable drainage system (SUDS) would be sought to serve new development.

Residents of dwellings adjacent to the proposed development have already been reporting issues with flooding, drainage and subsidence which Freebridge have been unable to deal with. The Parish Council shares the residents concern that any further development could make the existing issues significantly worse.

3. The majority of dwellings at that end of Pasture Close are currently social housing with many occupied by elderly and frail residents. There is concern that this development at the end of the road will significantly increase traffic and present a risk to residents. This risk will also be very much increased during the construction process.

It is also likely to more than double the number of residents at that end of Pasture Close leading to an increase in noise and disturbance to the existing residents.

5. The junction between Pasture Close and the A148 has very limited visibility and any increase in traffic using the junction by the 8 dwellings would greatly increase the risks associated particularly with turning right from Pasture Close. This would obviously be even more of a risk with heavy traffic requiring access during the construction process.

6. The village facilities (Garage, Shop and Pub) and nearest school are all on the other side of the A148 and crossing this road has already been flagged by the Parish Council as high risk. In particular the journey to school in Flitcham for any children is particularly hazardous.

Highways Authority: NO OBJECTION. The development would not require the provision of an adoptable road within the site and can be served from a private road.

Given the adopted approach road, visibility at the site entrance and the A148 junction being acceptable, I am able to comment that in relation to highways issues only, that Norfolk County Council does not wish to resist the grant of consent.

Should your Authority be minded to the grant of consent, I would seek to append conditions relating to upgrading the existing field access between the site and Pasture Close and ensuring no gates or bollards can be erected across this access without permission.

CSNN: NO OBJECTION Community Protection would not raise any objections in principle to this development. However, there are some potential issues that need addressing but can be managed by the attachment of suitably worded conditions and informatives:

Conditions:

Drainage (land and surface water)
Construction Management Plan
Construction Hours
Air Source Heat Pumps
Lighting

Informatives:

Noise, Dust and Smoke from Clearing and Construction Work
Soakaway Informative.

Environmental Health & Housing – Environmental Quality: NO OBJECTION The application is for the construction of 8 residential properties.

The applicant has provided a screening assessment which identifies the current use as agricultural and that the site contains a section that was previously part of the Midland & Gt Northern Joint Railway which was decommissioned in 1959. Other than this no contamination is known to the applicant. We have reviewed our files and the site is on land that has been used agriculturally for the duration of our records as well as the use as a railway up until 1959. After the decommissioning the railway is seen as a track. The surrounding landscape is largely residential and agricultural. Other than the railway no potential sources of contamination are identified in our records, or in the information provided by the applicant. The current plans provided show that the area occupied by the former railway, which is now a track will be covered by a new access road. As this use is less sensitive it is unlikely to require further investigation. If the layout were to change significantly further investigation of the site may be required to assess the potential risks from the previous land use.

Due to the presence of a decommissioned railway on site there is the potential for contamination to be present resulting from this use. Therefore, we recommend a condition relating to unexpected contamination be appended to any permission granted.

Environment Agency: NO OBJECTION Thank you for your email. We have reviewed the above application and it is considered that there are no Agency related issues in respect of this application and therefore we have no comment to make.

Anglian Water: NO OBJECTION I have checked the planning application for Site for construction of 8 residential properties. Anglian Water comments on planning applications for major proposals of 10 dwellings or more, or if an industrial or commercial development, 500sqm or greater.

However, we have reviewed the site location plan and can confirm there are assets owned by Anglian Water or those subject to an adoption agreement within or close to the

development boundary that may affect the layout of the site. Anglian Water would ask for an informative to be appended to any permission granted.

A verbal discussion also took place in relation to the proximity of the Pumping Station and Sewage Treatment Works to the west of the site in relation to noise and odour. AW stated that 15m easement is required around a pumping station and that usually 400m is sought around a sewage treatment works. However, in this instance, given the small size of the STW the distance (in excess of 250m) is sufficient to suggest there would be no impact and AW would not request an Odour Assessment.

IDB: NO OBJECTION Thank you for your consultation on planning application 21/02371/O. Having screened the application, the site in question lies outside the Internal Drainage District of the King's Lynn Internal Drainage Board and as per our Planning and Byelaw Strategy the proposed application is classed as a minor development and does not meet our threshold for commenting. Therefore, the Board has no comments to make.

Norfolk Constabulary NO OBJECTION Offered advice in relation to Design out Crime (DoC). Applicant / agent has confirmed they will work with the DoC Team.

Norfolk Fire & Rescue Service: NO OBJECTION I do not propose to raise any objections providing the proposal meets the necessary requirements of the Building Regulations 2010 – Approved Document B (volume 1 – current edition, or as revised) including any requirements in relation to B5 access, facilities and arrangements for emergency service vehicles, as administered by the Building Control Authority.

Historic Environment Service: NO OBJECTION The proposed development site lies within the historic core of the village of Hillington. Previous archaeological excavations to the east in 1997 recovered Late Saxon and medieval pottery and metal artefacts, while excavation to the southeast in 2011 recovered evidence of medieval settlement including a masonry well. In addition, a significant number of Roman coins and other artefacts (including rare Early Anglo-Saxon Objects) have been found both within the proposed development area and the fields to the south, suggesting Roman occupation in the area. Consequently, there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be adversely affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological mitigatory work, to be secured by condition, in accordance with National Planning Policy Framework. Ministry of Housing, Communities and Local Government (2021). para. 205.

Housing Team: NO OBJECTION I have looked at the above application and can confirm that the site area and number of dwellings proposed trigger the thresholds of the Council's affordable housing policy as per CS09 of the Council's adopted Core Strategy.

At present a 20% provision is required on sites capable of accommodating 5 or more dwellings and/or 0.165ha in Hillington. The affordable housing provision is then further split into 70% of the affordable homes being made available for rent, 25% for First Homes and 5% for shared ownership or any other intermediate product that meets the intermediate definition within NPPF, meets an identified need in the Borough and is agreed by the Council.

However, NPPF states that affordable housing should not be sought on developments of fewer than 10 dwellings and/or 0.5ha other than in designated rural areas. On sites on 6-9

dwellings and less than 0.5ha, a financial contribution based on £60,000 per equivalent whole affordable dwelling will be sought.

As this site is proposed for 8No units in a designated rural area and the site area is under 0.5ha, a financial contribution of £96,000 would be required.

REPRESENTATIONS Six letters of objection / concern have been received. The issues raised can be summarised as:

- Impact of development on amenity of occupiers of Pasture Close, who are mostly elderly, from increased traffic as most services and facilities have to be accessed via the car
- Highway safety in relation to the junction of Pasture Close with Lynn Road (the A148). Greater speed management would need to be put in place
- This is not the best location for this development
- Surface water flooding issues
- Plans are vague
- Impact on neighbouring Hospice during construction and from the development itself (noise from children / BBQs / etc.)

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

CS14 - Infrastructure Provision

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

DM19 - Green Infrastructure/Habitats Monitoring & Mitigation

G49.1 Hillington - Land to the south of Pasture Close

NATIONAL GUIDANCE

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

National Design Guide 2019

PLANNING CONSIDERATIONS

The main issues for consideration in the determination of this application are:

- Principle of Development
- Form and Character
- Residential Amenity
- Highway Safety
- Drainage
- Affordable Housing
- Crime and Disorder
- Other Material Considerations

Principle of Development

Whilst in the countryside, the site represents the housing allocation in the adopted Development Plan.

The principle of development is therefore acceptable.

Policy G49.1 of the SADMP relates specifically to the development of this site and states: *Land amounting to 0.3 hectare, as shown on the Policies Map, is allocated for residential development of at least 5 dwellings. Development will be subject to compliance with development plan policies and all of the following:*

1. Provision of new hard and soft landscaping. The landscaping plan should show retention of trees wherever possible and clearly show those trees that are to be felled with a clear explanation as to why they cannot be retained
2. Incorporation of a landscaping scheme to the south, east and west boundaries to minimise the impact of the development on the wider countryside
3. Submission of an Archaeological Field Evaluation based on the potential for Early Medieval and Medieval occupation deposits which should be used to inform the planning application
4. Consultation with the Environment Agency and the Council to establish sewage treatment in the absence of a public facility and whether an Odour Assessment would be required
5. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission
6. Submission of details relating to the sewer that crosses the site together with mitigation (easement/ diversion) to the satisfaction of Anglian Water
7. Retention of the existing access to the sewage pumping station
8. Subject to the provision of appropriate site access and footways improvements, to the satisfaction of the local highway authority
9. Provision of affordable housing in line with the current standards.

In relation to these requirements the majority are reserved matters:

1. Landscaping is a Reserved Matter
2. as above
3. Outline Issue; to be conditioned
4. Outline Issue. However, it is confirmed the development would be connected to the main sewer, and Anglian Water has confirmed that an Odour Assessment is not required given the size of the sewage treatment plant and its distance from the site (in excess of 200m)
5. Outline Issue; to be conditioned
6. Layout is a Reserved Matter. The indicative layout does however take account of Anglian Water assets. Notwithstanding this if it did not it would be subject to Anglian Water Legislation.
7. Outline Issue; to be conditioned
8. Access is a Reserved Matter
9. Outline Issue; to be secured by S106 Agreement.

Form and Character

The allocation process determined that the site could be developed with at least 5No. dwellings without being of detriment to the form and character of the locality (subject to an acceptable planning application.)

Full consideration cannot be given to this aspect given the outline nature of the application.

However, the indicative plan is quite detailed (although all aspects will need to be fully considered when reserved matters are received) and shows:

- four pairs of semi-detached dwellings, which is consistent with the character of Pasture Close, with adequate private amenity space (the minimum rear garden measurements are shown to be c. 8m x 10m) and parking provision
- all hardstanding to be constructed of permeable finishes
- new SUDS surface water swale with overflow link to existing ditch system to the south of the site, this is consistent with the drainage hierarchy and Development Plan Policy G49.1 (DPP G49.1)
- new planting to the south and west of the development to provide screening with 3m habitats verge to agricultural line, this is consistent with DPP G49.1
- all existing trees and screening to be retained to the north with additional natural screened added as agreed, this is consistent with DPP G49.1
- all existing trees and screening to be retained to the east, this is consistent with DPP G49.1
- existing public foul sewer retained in current position
- access to existing sewage treatment plan retained with new access gates, this is consistent with DPP G49.1
- new access 5.5m wide access road with footpath to highway standards, this is consistent with DPP G49.1

The scale (height) of the dwellings is not known, although given the separation distance and existing screening between the site and Pasture Close it is considered that either single or two-storey dwellings could be accommodated on the site without detriment to the character of the locality.

In summary the plans show that a suitable form of development can come forward in compliance with DPP G49.1.

The development is therefore considered to accord with the NPPF and Development Plan Policies CS01, CS08, CS09, CS11, CS12, DM1, DM15, DM17 and G49.1.

Residential Amenity

The separation distance and existing screening between the site and Pasture Close to the north and the Hospice to the east suggests there would be no material overlooking, overbearing or overshadowing impacts regardless if the properties are single or two-storey.

The Hospice has raised an objection to the proposed development in relation to the impact it would have. However, whilst it is acknowledged that construction works would have an impact, this is for a limited period and is not a reason to preclude development. Construction hours could be suitably conditioned if permission were granted.

The end use (residential) is not considered to be a 'nuisance neighbour' and noise from children / BBQs are noises generally considered to occur in residential areas which the hospice is located in. This is likewise not a reason to prevent development of one of the LPA's housing allocations.

In relation to occupiers of the proposed development, the indicative layout shows acceptable amenity space for each dwelling and provision of two parking spaces.

The development is therefore considered to accord with the NPPF and Development Plan Policies CS01, CS08, DM1, DM15 and DM17.

Highway Safety

Whilst it is acknowledged the Parish Council and third parties raise concerns regarding the suitability / safety of the junction of Pasture Close with the A148, the Local Highway Authority (LHA) considers this junction to be acceptable to accommodate the proposed development and raises no objection.

Whilst access is a reserved matter, the indicative plan shows the access to the site via Pasture Close. Realistically there is no acceptable alternative access. It is therefore considered reasonable to append the conditions recommended by the LHA to any permission granted, and as a result the development complies the NPPF and Development Plan Policy CS11.

Drainage

The Parish and third parties raise concerns regarding drainage. This was also identified in the policy requirements for development of the site and will be suitably conditioned if permission is granted.

In this regard it is understood that foul water is to be connected to the current foul water sewer already present in the locale.

As is normal for outline applications, drainage details have not been submitted. However, the application states that foul drainage will be via the main sewer and that a surface water drainage scheme (SWD) will need to be submitted. It is indicated that SWD would be via SUDS which is in line with the drainage hierarchy.

No objections have been raised by statutory consultees (Anglian water, IDB or Environment Agency.)

The development is therefore considered to accord with the NPPF and Development Plan Policies CS01, DM1 and G49.1.

Affordable Housing

The site area and number of dwellings proposed trigger the thresholds of the Council's affordable housing policy as per CS09 of the Council's adopted Core Strategy.

At present a 20% provision is required on sites capable of accommodating 5 or more dwellings and/or 0.165ha in Hillington. The affordable housing provision is then further split into 70% of the affordable homes being made available for rent, 25% for First Homes and 5% for shared ownership or any other intermediate product that meets the intermediate definition within NPPF, meets an identified need in the Borough and is agreed by the Council.

However, NPPF states that affordable housing should not be sought on developments of fewer than 10 dwellings and/or 0.5ha other than in designated rural areas. On sites on 6-9 dwellings and less than 0.5ha, a financial contribution based on £60,000 per equivalent whole affordable dwelling will be sought.

As this site is proposed for 8No units in a designated rural area and the site area is under 0.5ha, a financial contribution of £96,000 would be required.

This should be secured by S106 Agreement in accordance with the NPPF and Policies CS09 and CS14 of the CS.

Crime and Disorder

There are no specific crime and disorder issues arising from the proposed development.

Other Material Considerations

In relation to the Parish and third party comments your officers respond as follows:

- Development exceeds allocation and does not provide affordable housing – the development is in accordance with the allocation being in excess of 5 dwellings. Affordable housing is to be secured by S106 Agreement
- Flooding, drainage and subsidence – drainage can be suitably conditioned if permission is granted. No objections have been received from statutory drainage bodies
- Impact on neighbours – covered above
- Junction between Pasture Close and the A148 – covered above
- Highway Safety – the LHA raise no objection to the location of the site and its relationship with services and facilities, including the school, in terms of highway safety
- This is not the best location for this development – this is an allocated site in the current Development Plan
- Plans are vague – that is the nature of outline applications
- Impact on neighbouring Hospice during construction and from the development itself (noise from children / BBQs / etc.) – covered above.

CONCLUSION

The site represents one of the Local Authority's housing allocations in the adopted Development Plan. Decisions should be made in accordance with the development plan unless material considerations indicate otherwise. In this case, the provision of 8 dwellings would sit comfortably on the site without compromising the form and character of the locality.

The Parish Council and third parties have raised objections in relation to highway safety and neighbour amenity (primarily). However, the LPA considers, on the advice of the Local Highway Authority, that the development would not give rise to unacceptable highway safety issues and that the distance between existing uses and the site is sufficient to suggest that the development would not have a material impact on the amenity of neighbours.

The proposal is in accordance with, or can be conditioned accordingly, the policy requirements laid down in the Development Plan and the NPPF.

The application is therefore recommended for approval.

RECOMMENDATION:

APPROVE Subject to completion of a S106 Agreement securing affordable housing financial contribution within four months of the date of the resolution to approve and the imposition of the following condition(s):

- 1 Condition Approval of the details of the means of access, 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 **No development shall commence** until full details of the land drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall incorporate surface water drainage

details including percolation test results, system designs and in perpetuity maintenance arrangements. 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 Notwithstanding the information that accompanied the application, no dwelling hereby permitted shall be occupied until surface water drainage (to include SuDS) details have been submitted to and approved in writing by the local planning authority. 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 timetable for its implementation; and
- iii. Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
The development shall be carried out in accordance with the approved details prior to the first occupation of the development.

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

- 7 Condition **Prior to commencement of development** a detailed construction management scheme must be submitted to and approved by the Local Planning Authority; this must include proposed timescales and hours of the construction phase, deliveries/collections and any piling. The scheme shall also provide the location of any fixed machinery, their sound power levels, the location and layout of the contractor compound, the location of contractor parking, the location and layout of the materials storage area, machinery storage area and waste & recycling storage area, proposed attenuation and mitigation methods to protect residents from noise, dust and litter and communication methods to the wider community regarding the construction phases and likely disruptions. The scheme shall be implemented as approved.

- 7 Reason To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.

This needs to be a pre-commencement condition as the details need to be agreed before works begin on site.

- 8 Condition Construction or development work on site, along with collections and deliveries of waste products, material and equipment, shall only be carried out between the hours of 0800 and 1800 weekdays, and 0900-1300 on Saturdays, with no work allowed on Sundays and Bank/Public Holidays. A section in the CEMP should be created to address any emergency operation outside of the hours above including first contact with the council and nearby residents.

- 8 Reason In the interests of the amenity of occupiers of neighbouring properties in accordance with the NPPF and Development Plan.
- 9 Condition A) No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and
- 1) The programme and methodology of site investigation and recording
 - 2) The programme for post investigation assessment
 - 3) Provision to be made for analysis of the site investigation and recording
 - 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - 5) Provision to be made for archive deposition of the analysis and records of the site investigation
 - 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation and
 - 7) any further project designs as addenda to the approved WSI covering subsequent phases of mitigation as required.
- 9 Reason To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
- 10 Condition No development shall take place other than in accordance with the written scheme of investigation approved under condition 9 and any addenda to that WSI covering subsequent phases of mitigation.
- 10 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.
- 11 Condition The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 9 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 11 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.
- 12 Condition Prior to the first occupation of any dwelling hereby permitted the existing field access between the site and Pasture Close shall be upgraded / widened to a minimum width of 4.5 metres in accordance with the Norfolk County Council residential access construction specification for the first 5 metres as measured back from the near channel edge of the adjacent carriageway. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 12 Reason To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety and traffic movement.
- 13 Condition Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected

across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

- 13 Reason In the interests of highway safety in accordance with the NPPF and Development Plan.
- 14 Condition Prior to the installation of any air source heat pump(s) a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the make, model and sound power levels of the proposed unit(s), the siting of the unit(s) and the distances from the proposed unit(s) to the boundaries with neighbouring dwellings, plus provide details of anti-vibration mounts, and noise attenuation measures. The scheme shall be implemented as approved and thereafter maintained as such.
- 14 Reason In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 15 Condition Prior to the installation of external lighting associated with the development hereby approved, a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with the approved scheme and thereafter maintained and retained as agreed.
- 15 Reason In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 16 Condition In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with current best practice, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

- 16 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 17 Condition Any reserved matters application shall include the retention of the existing access to the sewage pumping station.
- 17 Reason To ensure access is retained in accordance with Policy G49.1 of the Development Plan.
- 18 Condition The development hereby permitted is for up to 8No. dwellings.

18 Reason For the avoidance of doubt and to ensure appropriate density of development and making effective use of land in accordance with the NPPF and Development Plan.

B) REFUSE If a S106 Agreement securing affordable housing financial contribution is not completed within four months of the date of the resolution to approve