

Parish:	West Walton	
Proposal:	Change of use of previously developed land to stand two residential static caravans for Gypsy / Traveller use (Retrospective)	
Location:	Still Meadows River Road West Walton Norfolk PE14 7EX	
Applicant:	Ms Smith	
Case No:	24/01061/F (Full Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 19 August 2024 Extension of Time Expiry Date: 8 November 2024

Reason for Referral to Planning Committee – The views of the Parish Council, Environment Agency and IDB are contrary to the officer recommendation.

Neighbourhood Plan: No

Case Summary

The application site is located on the north-eastern side of River Road to the west of West Walton. The site is approximately 400m as the crow flies from the development boundary of West Walton (which is presently combined with Walton Highway to form a Key Rural Service Centre); however, by road it is approximately 620m from the development boundary and within the countryside as defined by the Site Allocation and Development Policies Plan (SADMPP) 2016. River Road is a virtually single-track road in this location and is a no-through road leading to the River Nene with a few sporadic properties along the road which terminates at the Anglian Water sewage works.

The application site comprises an irregular shaped parcel of land approx. 0.5ha in size with an existing access off River Road. To the north lies agricultural land beyond a land drain, further fields and allotments to the west on the opposite side of River Road and an agricultural enterprise plus equestrian use to the east.

This application seeks retrospective planning permission to use the land to stand two residential static caravans for gypsy/traveller use.

Key Issues

- Background
- Principle of development
- Need for pitches
- Impact upon appearance of the countryside
- Access and highway implications
- Flood risk
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application site is located on the north-eastern side of River Road to the west of West Walton. The site is approximately 400m as the crow flies from the development boundary of West Walton (which is presently combined with Walton Highway to form a Key Rural Service Centre); however, by road it is approximately 620m from the development boundary and within the countryside as defined by the Site Allocation and Development Policies Plan (SADMPP) 2016. River Road is a virtually single-track road in this location and is a no-through road leading to the River Nene with a few sporadic properties along the road which terminates at the Anglian Water sewage works.

The application site comprises an irregular shaped parcel of land approx. 0.5ha in size with an existing access off River Road. To the north lies agricultural land beyond a land drain, further fields and allotments to the west on the opposite side of River Road and an agricultural enterprise plus equestrian use to the east.

This application seeks retrospective planning permission to use the land to stand two residential static caravans for gypsy/traveller use.

The site lies in Flood Zone 3a of the Council-adopted Strategic Flood Risk Assessment plus Tidal Hazard Mapping Zone of Environment Agency's mapping. The application is accompanied by a Design & Access Statement, a site-specific Flood Risk Assessment, Biodiversity Net Gain Metric, shadow Habitat Risk Assessment and Personal Circumstances statement.

STATEMENT OF SUPPORT

The agent has submitted the following statement in support of the application:

- “1. Kings Lynn and West Norfolk Council faces serious challenges to meet the accommodation needs of its Gypsy / Traveller population. This is unlikely to change in the short term.
2. The Smith family purchased the land as they had no alternative accommodation available. They moved onto the land as they were required to leave the site that they occupied.
3. Members of the family face challenging health conditions. These are identified in the confidential personal circumstances report provided with the application.
4. A secure base for the family is yielding benefits. Children are accessing education and health services are now accessible.
5. The site should be safe for occupation. Caravans are to be anchored, and the family have signed up to the Environment Agency flood alert system. It is my belief that should the planning application be refused that it would be granted on appeal by the Secretary of State.”

PLANNING HISTORY

05/00433/UNAUTU: Enforcement Notice issued 19.09.2007

21/00013/UNAUTU: Enforcement investigation logged – Alleged unauthorised use

21/00602/LDE: Not Lawful: 22/06/21 - Lawful Development Certificate: Equestrian use, erection of stable block and siting of residential caravan

01/02/2022: Injunction granted at High Court of Justice (Claim No. QB-2021-004603)

RESPONSE TO CONSULTATION

Parish Council: OBJECT - because West Walton Parish Council notes that a number of supporting documents and photographs submitted on behalf of the applicant in support of the application are not available for viewing on the planning portal. This clearly prevents the veracity of this material from being tested and immediately places all respondents at a great disadvantage.

In view of this the current period for response should be extended, and the entire body of the application documentation made available to the public. Failure to do this is prejudicial to all respondents and the BCKLWN is failing in its duty.

In view of this, West Walton Parish Council reserves the right to make further and additional submissions once the entire body of the application documentation made available.

On the basis of the documentation available for consideration to date, objections are raised on the following grounds:

- **Objection 1**

The owners of the site, presumably the current applicant Ms Smith, are subject to an injunction which prevents development of the site, this includes the siting of caravans. In view of this, any planning application or any request for a consent for development should not be considered.

- **Objection 2**

The current application documentation includes incorrect and false information.

- **Objection 3**

Premature occupation.

Local Highways Authority (NCC): NO OBJECTION - Having visited the site in connection with this application it is evident that the road conditions are not ideal as the carriageway width can be narrow in parts in combination with the matter that forward visibility around bends can be restricted by hedging. However, on balance it is observed that this application is for a small number of vans/occupancy and the traffic flow on this part of the network has been observed to be low. Therefore, in relation to highway safety considerations on balance of the above we would not recommend an objection subject to condition implementing the access to an acceptable standard plus an informative note added to any permission.

Environment Agency: OBJECTION – (Initial response) - We object to the proposed development as it falls into a flood risk vulnerability category that is inappropriate to the flood zone in which the application site is located. The application is therefore contrary to the

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National Planning Policy Framework (NPPF) and its associated planning practice guidance (PPG). We recommend that planning permission is refused on this basis.

(Subsequent additional comments) - It is for the LPA to decide whether the proposed development is acceptable in principle in this location.

If the LPA is minded to approve this application, we strongly recommend that the caravans are securely anchored to the ground and a Flood Warning & Evacuation Plan is prepared and approved by their Emergency Planner.

We also recommend that a time limitation condition is included in any planning permission so that if new flood risk information becomes available or planning policy changes, the development can be reconsidered.

King's Lynn Internal Drainage Board: OBJECTION – noted that the applicant intends to plant a new hedge line within 9 metres of a Board maintained watercourse. Also, advice offered on byelaw matters.

District Emergency Planning Officer: NO OBJECTION – recommends signing up to EA's flood warning system and preparation of a flood evacuation plan.

Housing Standards Officer: NO OBJECTION – The arrangement of units appears to be in compliance with the requirements for fire separation. However, in the absence of greater detail regarding services etc. unable to comment further. Request informative note regarding licensing requirements.

REPRESENTATIONS

A total of **SIX** items of correspondence received raising **OBJECTION** to the proposal on the following summarised grounds:

- The site is the subject of an injunction and it must be adhered to;
- Site is not previously developed land – it has not been lawfully developed and historically part of Virginia Farm in 1986;
- Precedent for additional land/units;
- River Road not suitable to take additional traffic;
- Within a flood zone and no further development should be allowed;
- Inaccuracy of statements in support of the application;
- Anti-social behaviour concerns; and
- Devaluation of properties in locality.

Cllr Julian Kirk: “I object this application as with other sites within West Walton and Walton Highway. This as other sites had an enforcement order on it but caravans moved in one night, immediately the next day enforcement was lifted, totally ridiculous.

The enforcement order said the site should have been returned back to agriculture, it wasn't, hundreds of tons of hard core have been left, as has the fence.

It's a single track dead end road, my constituents properties will become worthless.”

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

DM19 - Green Infrastructure/Habitats Monitoring & Mitigation

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

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 Policy for Traveller Sites – sets out the Government’s planning policy for traveller sites. It should be read in conjunction with the National Planning Policy Framework.

PLANNING CONSIDERATIONS

In assessing this application, the following key issues are identified:

- Background
- Principle of development
- Need for pitches
- Impact upon appearance of the countryside
- Access and highway implications
- Flood risk
- Other material considerations

Background

It will be noted from the History section above, that this site has been the subject of a previous planning application and enforcement investigations.

On 1st February 2022 an injunction was granted in the High Court of Justice (Claim No. QB-2021-004603) relating to this site at Still Meadows – the provisions are summarised as follows: preventing bringing onto the land any further caravans or mobile homes for the purposes of human habitation or residential occupation; bring in any hardcore to create hardstandings or hard surfaces in association with that aforementioned use; infrastructure or further preparation works associated with that use; or selling on all or part of the site without informing of the existence of the injunction.

A copy of the injunction is appended to this report for ease of reference.

The introduction of caravans onto the site is in breach of the injunction; however, it would not be expedient to pursue legal action until this current application has been determined. If permission is granted the Council would apply for the injunction to be discharged.

Principle of development

The site is approximately 400m as the crow flies from the development boundary of West Walton (which is presently combined with Walton Highway to form a Key Rural Service Centre); however, by road it is approximately 620m from the development boundary and within the countryside as defined by the Site Allocation and Development Policies Plan (SADMPP) 2016.

Paragraph 8 of the NPPF identifies an environmental objective in order to achieve sustainable development. Planning should ‘protect and enhance our natural, built and historic environment...’

National planning policy is clear that the countryside should be protected for its intrinsic character and beauty and should only be developed in exceptional circumstances.

Policy CS06 of the Core Strategy 2011 clearly states that “beyond the villages and in the countryside, the strategy will be to protect the countryside for its intrinsic character and beauty... The development of greenfield sites will be resisted unless essential for agricultural or forestry needs.” Policy DM2 of the SADMPP 2016 defines development boundaries and supports this approach.

Reference to Gypsy & Traveller (G&T) sites is contained in Core Strategy Policy CS09, which states:

“Sites for gypsies, travellers (or travelling show people) will be given permission where they:

- Are capable of being serviced by basic utilities;
- Meet an identified need;
- Avoid environmentally sensitive areas and areas at risk of flooding;
- Afford good access to main routes (including the A47 (T), A17, A10, A148/9 and A134); and
- Are located within reasonable distance of facilities and supporting services (such as school or health provision).”

These criteria will be addressed within this report.

Need for pitches

Previously anyone coming forward with a planning application for a new pitch or a site for use by G&Ts, or a plot for Travelling Showpeople, would need to demonstrate that the intended occupants meet the planning definition, i.e., they currently travel or have ceased

travelling temporarily and that they comply with the criterion specified in Policy H of PPTS (2015 now updated 2023) and Core Strategy Policy CS09 (above). This was considered to be important as it ensured that the local authority could control any future occupancy to meet the needs of travellers who comply with the national definition and considerations in light of the fairly recent 'Lisa Smith' case.

The King's Lynn and West Norfolk Local Plan is emerging. The policies in the emerging Local Plan in themselves, because of the stage of preparation of the plan (main modifications consultation), should be attributed little weight. Existing Policy within the Core Strategy (Policy CS09) has no site allocations for Gypsy and Traveller accommodation to meet the identified need. The Core Strategy also pre-dates the National Planning Policy for Gypsy and Travellers.

However, to identify current needs, the Council have produced an updated Gypsy and Traveller Accommodation Assessment (GTAA June 2023). It provides up-to-date information and evidence on the accommodation needs of Gypsy, Traveller and Travelling Showpeople over the plan period to 2039.

The 2023 GTAA explains that many of the traveller sites in the Borough are occupied by extended family groups which contain concealed or doubled-up adults and/or occupied by teenagers. This helps to demonstrate elements of the underlying level of unmet need for pitches within the Borough. The GTAA identifies a local need for an additional 76 pitches within the period 2023-2027, and a total future need to 2039 of 102 pitches.

So, the recent updated GTAA (June 2023) and an appeal decision (APP/V2635/W/22/3294180 – copy attached to this report) has indicated that there is a significant unmet need for sites. It was conclusive that the Council has failed to have a 5-year supply of deliverable sites, so there is significant weight afforded to the need for additional sites/pitches.

The PPTS (paragraph 27) states that if a local planning authority cannot demonstrate an up-to-date five-year supply of deliverable sites, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of planning permission.

The Council, as part of the examination of the Local Plan Review process, is seeking to address this matter/shortfall by issuing a Gypsy & Travellers and Travelling Showpeople Potential Sites and Policy Consultation (January 2024). This has been followed up by the Gypsy & Travellers Travelling Showpeople Proposed Site Allocations and Policy Consultation (May 2024) and the most recent Main Modifications Consultation Part 2 commenced on 17th October 2024 and runs for 6 weeks. This site was not put forward for consideration in the 'call for sites' and therefore has not been allocated as part of this process. As stated above, it constitutes a windfall site.

However, this policy change is still at a premature stage and in determining this application significant weight must be attached to the unmet need identified above.

Impact upon appearance of the countryside

Paragraph 15 of the NPPF is quite clear in promoting a genuinely plan led system, empowering local people to shape their surroundings requiring up-to-date plans which provide a practical framework for which decisions on planning applications can be made. It seeks to ensure high quality development and a good standard of amenity seeking ways to enhance and improve places in which people live and recognises the intrinsic character and beauty of the countryside (Paragraph 180).

As stated above, the existing site is located adjoining development on River Road and is not an 'isolated' site in the countryside as defined in the Braintree DC case (2016).

The site contains an old stable building in the northern section which has been there for decades. There are substantial areas of hardstanding within the site much of which, with the passage of time, has become exempt from enforcement action. The site is enclosed by close-boarded wooden fencing approx. 2m in height which constitutes permitted development. There is a sporadic hedge alongside the road frontage which helps to partially screen the site from the south; but there is an opportunity to introduce additional hedgerow planting to the roadside of the screen fencing to soften the visual impact and integrate the development into its setting. This could be controlled via condition. The site also has a backdrop to the east of established equestrian and agricultural buildings.

At the time of site visit, there were two twin-axle touring caravans, a lorry body and container within the site just visible over the containing fenceline.

Whilst the introduction of two slightly elevated static caravans plus domestic paraphernalia would have an impact upon the appearance of this locality from the immediate vicinity, both established screening and proposed planting would be effective in assimilating it into its countryside setting.

It is concluded that the impact upon the appearance of the countryside would not be so significant that it would outweigh the established need identified above.

The proposal therefore is capable of complying with Policies CS06 and DM2 of the Development Plan.

Access and highway implications

There is an existing access to the site off River Road with appropriate visibility to meet current standards.

Whilst local concerns have been raised regarding the suitability of this road to serve the proposed development, the Local Highway Authority raise no objection to this scheme subject to the access being formed to an acceptable standard. This can be secured via condition.

There is ample parking and turning space within the site to serve the intended pitches.

The proposal accords with Policies CS08, CS11, DM15 & DM17 of the Development Plan.

Flood risk

The application site is identified as falling within Flood Zone 3a of the Council-adopted Strategic Flood Risk Assessment and that of EA's mapping. The site is also within a Tidal Hazard Mapping area relating to the River Nene to the west.

The application is accompanied by a site-specific Flood Risk Assessment and the EA indicate that the site could potentially flood up to 0.5m above existing ground level. Mitigation measures are recommended of Finished Floor Levels (FFLs) above 0.6m and the caravans to be anchored down to prevent movement if flooded. These measures could be secured via condition.

Our Emergency Planning Officer plus the EA recommend signing up to the Environment Agency's Flood Warning System and the preparation of a flood evacuation plan – this can be covered via condition.

The proposal passes Sequential testing as there are no other available comparative sites in a lower flood zone in this area.

The NPPF identifies caravans as 'highly vulnerable' to flood risk and Policy CS09 seeks to avoid sites in areas at high risk and should not be permitted in FZ3. Nonetheless, Paragraph 169 of the NPPF recognises that development may be necessary in areas of high risk and risks can be managed through suitable adaption measures. Certain cases were quoted in the Marshland St James appeal attached to this report where the Inspector considered that the mitigation measures similar to this proposal were acceptable (i.e. floor level of caravan raised by 600mm above current land level).

Exception testing is also considered to be passed in that the development can be made safe for its lifetime with the above mitigation measures and there are wider sustainable benefits by an additional two pitches going towards redressing the significant shortfall in supply of G&T sites.

Whilst caravans are not usually acceptable in areas at risk of flooding, a recent example of need outweighing flood risk at Wisbech St Mary was also tabled as part of the case against the Council in connection with the aforementioned informal inquiry. Albeit in adjoining Fenland DC the issues were similar and the Inspector concluded that need outweighed flood risk subject to appropriate mitigation measures being secured (PINS ref: APP/D0515/C/18/3196061).

The EA's additional comments recommend that the caravans are securely anchored to the ground, signing up to their Flood Warning System and preparation of an Evacuation Plan. This has been covered above.

They also recommend that a time limitation condition is included in any planning permission so that if new flood risk information becomes available or planning policy changes, the development can be reconsidered. In light of recent appeal decisions for the same type of accommodation in the same flood risk zones this course of action is not considered to be reasonable.

The proposal is therefore compliant with Policies CS08 & CS09 of the Development Plan notwithstanding the EA's initial 'in principle' objection.

Other material considerations

Previous enforcement history and action

As indicated above in the History section, this site has been the subject of enforcement investigation and action in the past. However, in the interim there has been a significant and material change in that the Council has been deemed at appeal to have failed to provide a 5-year supply of sites. This has to be taken into consideration when determining this current application.

Service by utilities

The site is presently served by water and electricity.

Drainage

Surface water disposal is indicated to be achieved via soakaways. With regards to foul water disposal, there is an existing septic tank serving the toilet within the stable block, but the agent has indicated that a treatment plant would be needed to provide appropriate capacity to serve the intended mobile homes. This can be secured via condition.

Byelaw matter

The IDB raised objection to the intention to plant hedging within 9m of their maintained drain to the immediate north of the site. Amended plans now show this section of hedging removed.

Accessibility

The site is reasonably well located to local services and facilities that the Key Rural Service Centre and beyond has on offer:

- Walton Highway shops and PO 3.1km
- North Cambs Hospital 5.3km
- West Walton Village Hall, Church, Public House and bus stop approx. 1km
- West Walton Primary 1.8km & Marshland High School 1.7km
- Wisbech Town centre 5km

All are relatively accessible to this type of development and given the identified need in this locality.

It is also concluded that the site has reasonable access to main routes being 4.4km by road from the A47.

Design and layout

The indicative site plan shows two pitches with a static caravan situated centrally and the stable block in the northern-most one. No reference is made to dayrooms but that could come forward under a separate planning application. There is adequate space on each pitch to accommodate a static caravan plus a touring caravan and parking for at least 2 vehicles. A site licence would be required under separate legislation from Environmental Health, and it is expected that this may be achievable.

This proposal therefore would accord with the former Designing G&T Sites – Good Practice Guide (2008) and Policies CS08, DM15 & DM17 of the Development Plan.

Amenity of neighbours

Whilst concerns from Cllr Kirk and neighbours have been raised with regards to amenity, given the separation distances involved and boundary treatments, there would be no justification to refuse this proposal on those grounds.

Lighting can be secured via condition to ensure no adverse implications. It would also control impact upon wildlife. This would accord with Policy DM15 of the Development Plan.

Impact upon ecology

The site lies within an impact zone for designated conservation sites: the Wash, Brecks and North Coast.

A shadow Habitats Regulations Assessment has been undertaken and GIRAMS payment has been secured. On similar proposals in this locality Natural England have confirmed that providing appropriate mitigation is secured there should be no additional impacts upon the European sites.

The proposal therefore accords with Policies CS12 and DM19 of the Development Plan.

Biodiversity Net Gain

Biodiversity Net Gain is addressed in the submission with grassed areas and 155m of new native species hedge along the eastern and central/common pitch boundaries. Its implementation and monitoring will be secured in the usual manner

Crime and Disorder

Whilst concerns have been raised about anti-social behaviour, there are not considered to be any tangible concerns regarding crime and disorder associated with this proposal.

Human Rights

Information regarding the proposed occupiers of the site has been submitted. The recent appeal decision indicated that the occupation of sites could be controlled via condition.

The interference with Article 8 of the European Convention on Human Rights (ECHR) rights of any proposed occupiers to respect for private and family life and the home is a qualified right and must be weighed against the wider public interest in the upholding of the law, including planning law for example which aims to protect the countryside by restricting inappropriate development. However, in this instance there is no conflict given the officer recommendation.

The applicants have children with educational and medical needs which officers also consider weighs in favour of the proposal.

Devaluation of property

The difference in terms of valuation of adjacent property, be it either up or down, is not a material planning consideration.

Procedural issue

Given the conflict of opinion with the views of the Parish Council and inconsistency with the EA (earlier objection), the application was referred to the Planning Committee Sifting Panel on 04 September 2024. It was decided to refer the application to the Planning Committee for determination.

CONCLUSION

This site was not put forward for consideration in the 'call for sites' exercise earlier this year. The proposal therefore constitutes a 'windfall site' which would contribute towards the significant shortfall of sites required to meet the needs of the Gypsy and Traveller community identified in the recent Gypsy & Traveller Accommodation Assessment (June 2023).

The PPTS (paragraph 27) states that if a local planning authority cannot demonstrate an up-to-date five-year supply of deliverable sites, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of planning permission.

The Council, as part of the examination of the Local Plan Review process, is seeking to address this matter/shortfall by having issued a Gypsy & Travellers and Travelling Showpeople Site Allocations and Policy Consultation (May 2024) followed by the Main Modifications Part 2 consultation. This clearly demonstrates a significant need in this parish by the proposed allocation of 10 pitches as an extension to West Walton Court (Site GT14). However, that is still at an early stage and in determining this application significant weight must be attached to the unmet need identified above.

The proposal compares favourably when judged against the criteria of Policy CS09 of the Core Strategy and Policy 2 a)-l) of the new policy contained within the Main Modifications Part 2 to the Local Plan (Gypsy, Travellers and Travelling Showpeople policies) consultation. Indeed, the flood risk implications are lesser on this site, in terms of flood depth and inundation rates, compared to Tall Trees allocation GT65 at Salters Lode/Downham West.

There are no insurmountable technical objections that cannot be secured via condition.

The proposed development is capable of complying with Policies CS06, CS08, CS09, CS11 & CS12 of the Core Strategy (2011), Policies DM2, DM15, DM17 & DM19 of the SADMPP (2016) plus the emerging policy contained in the Main Modifications Part 2 to the Local Plan (Gypsy, Travellers and Travelling Showpeople policies) consultation (October 2024). The application is therefore recommended for approval subject to certain conditions stated below.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development is hereby permitted in accordance with the following approved plans: LOCATION PLAN Plan 1 (received 12/06/24), HABITATS plan and BLOCK DIAGRAM Plan 2 (both received 27/08/24).
- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: The site shall not be occupied by any persons other than Gypsies and Travellers, defined as: persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
- 2 Reason: To define the terms of the permission, as the site lies within the countryside where the Local Planning Authority would not normally grant permission for new

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dwellings. This permission is granted in recognition of the special need for the pitch in accordance with Policy CS09 of the Core Strategy (2011).

- 3 Condition: On the site hereby approved (and defined by the red line on Drawing: LOCATION PLAN Plan 1 received on 12/06/24) there shall be no more than two pitches, each of which will contain no more than one static caravan and one touring caravan (as defined in the Caravan Sites & Control of Development Act 1960 and the Caravan Sites Act 1968) stationed at any time.
- 3 Reason: To define the terms of this permission in accordance with the provisions of the NPPF and Policy CS09 of the Core Strategy.
- 4 Condition: No commercial activities shall take place on the land, including the storage of materials.
- 4 Reason: To define the terms of this permission as commercial use would engender additional traffic implications on this rural road network plus parking implications and in the interests of the amenity of adjoining residences; in accordance with Policies CS08 & CS11 of the Core Strategy (2011) and Policies DM15 & DM17 of the SADMPP (2016).
- 5 Condition: The development shall be implemented in accordance with the following flood risk mitigation measures:
 - Finished floor level of the permanently sited static caravans shall be set at no lower than 600mm above existing ground level;
 - Securely anchored to concrete ground bases;
 - Residents to sign up to the Environment Agency's Flood Warning Service; and
 - Prepare an Evacuation Plan (to be agreed in writing by the Local Planning Authority).

These measures shall be maintained thereafter.

- 5 Reason: To protect occupants and prevent movement of the caravans at times of increased risk of flooding in accordance with the provisions of the NPPF, Policy CS08 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).
- 6 Condition: Prior to installation of any external lighting scheme, it shall have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented as agreed.
- 6 Reason: In the interests of the amenity of the locality and to accord with Policy CS06 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).
- 7 Condition: Within 6 months of the date of the development hereby permitted the vehicular access shall be upgraded in accordance with the Norfolk County Council residential access construction specification TRAD 5. 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.
- 7 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 and accord with Policy DM15 of the SADMPP (2016).

- 8 Condition: Within 3 months of the date of this decision, 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 within 3 months of that approval.
- 8 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF and Policy DM15 of the SDAMPP (2016).
- 9 Condition: Notwithstanding the submitted plans, to the roadside of the south-western boundary of the southern-most pitch there shall be a new native species hedge planted to correspond with those shown on the Block Diagram Plan 2. The new hedge planting shall be carried out in the first planting season following the date of this decision or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any plants that within a period of 5 years from the initial planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 9 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.