



Appeal Decision

Hearing held on 6 April 2016

Site visit made on 6 April 2016

by David Prentis BA BPI MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 29 June 2016

Appeal Ref: APP/F2605/W/15/3140922

Land West of Saham Road, Watton, Thetford, Norfolk IP25 6LA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Hopkins Homes Limited against the decision of Breckland District Council.
 - The application Ref 3PL/2015/0219/F, dated 19 February 2015, was refused by notice dated 23 July 2015.
 - The proposal is for residential development comprising the erection of 73 dwellings together with associated open space.
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Decision

1. The appeal is allowed and planning permission is granted for residential development comprising the erection of 73 dwellings together with associated open space at Land West of Saham Road, Watton, Thetford, Norfolk IP25 6LA in accordance with the terms of the application, Ref 3PL/2015/0219/F, dated 19 February 2015, subject to the conditions set out in the attached schedule.

Application for costs

2. At the hearing an application for costs was made by Hopkins Homes Limited against Breckland District Council. I allowed a period following the hearing for the Council to respond in writing and for the appellants to make any final comments, all of which I have taken into account. This application is the subject of a separate decision.

Preliminary matters

3. The application was refused for four reasons, numbered 2 to 5¹. The Council had confirmed in advance of the hearing that it would not be pursuing reason number 3, which referred to overlooking and impact on amenity, or to reason number 4 which referred to foul drainage and risk of flooding. At the hearing the Council's position was that all matters relating to drainage and flood risk could be covered by conditions. The Council also agreed that reason for refusal number 5 was, in effect, a description of the planning balance which had been undertaken. It did not introduce any new matters of substance which had not already been covered in the preceding reasons.

¹ There was no reason number 1 on the decision notice

4. An agreement under s106 of the Town and Country Planning Act 1990 (the Agreement) between the appellant, the Council and Norfolk County Council was submitted at the hearing. The obligations relate to the delivery of 29 units of affordable housing, the future maintenance and management of open space, financial contributions to classroom provision at Wayland Junior Academy and Watton Westfield Infant and Nursery School and a financial contribution to IT facilities improvements at Watton Library.
5. The Council and Norfolk County Council provided evidence of compliance with regulations 122 and 123 of the Community Infrastructure Levy Regulations (the Regulations). In the main this evidence was not disputed. However, the appellant questioned whether the library contribution was necessary and also whether the amount of the contribution had been adequately justified. I accept the Council's evidence that the development would increase the demands on the existing Watton Library. I also accept that improving IT facilities is one way of increasing the capacity of the library service to meet additional demands. I therefore conclude that the contribution is related to the development and is necessary to mitigate an impact arising from the scheme. The amount of the contribution appears to me to be reasonably related to the scale of the development. In my view the Agreement meets the requirements of the Regulations and I take it into account accordingly.
6. After the hearing had closed the appellant drew my attention to a recent appeal decision at Thetford Road, Watton². Whilst I have noted that decision it does not alter any of the conclusions I have reached on the basis of the evidence before the hearing.

Main issue

7. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

Background and Policy Context

8. The Council accepts that it cannot demonstrate that it has a five year supply of deliverable housing sites as required by the National Planning Policy Framework (the Framework). It follows that, in accordance with paragraph 49 of the Framework, relevant policies for the supply of housing are not to be regarded as up-to-date.
9. The development plan includes the Breckland Core Strategy and Development Control Policies (CS). The proposal is in conflict with the CS insofar as it is for housing outside the development boundary of Watton³. Nevertheless, mindful of paragraph 49 of the Framework, the Council does not place any reliance on this conflict. The Council does not raise any objection in principle to the development of the appeal site for housing. The Council's objection to the appeal scheme is based on CS Policy CP 11 which seeks to protect and enhance the landscape of the District. There are a number of other CS policies of relevance, including those relating to amenity, affordable housing, open space,

² APP/F2605/W/15/3137812 dated 20 April 2016

³ A scheme which was 100% affordable housing could be policy compliant as a rural exceptions site but the appeal scheme is not in this category.

flood risk and design. The Council does not argue that the proposal would conflict with any of these policies and I see no reason to take a different view.

Effect on the character and appearance of the area

10. The site comprises around 3.27ha in three roughly rectangular parcels. The external site boundaries and the internal divisions between the parcels are enclosed with trees and hedgerows. The northern parcel has a frontage to Saham Road on its eastern side. To the north is an open field, beyond which is a group of buildings associated with a golf course. To the west is a paddock and land associated with a residential property. The central and southern part of the appeal site adjoins the back garden boundaries of residential properties in Saham Road to the east, Brandon Road to the south and Swaffham Road to the west.
11. The application was supported by various reports including a tree survey and a Design and Access Statement (DAS). The DAS explains that the proposed open space would be centrally located so that it would be bordered by existing mature trees. It would abut the western site boundary to maintain an east/west wildlife corridor. The DAS also notes that the north east corner, which is the highest part of the site, is the most sensitive in terms of visual impact on the edge of the settlement. Single storey dwellings would be located in this part of the site and a landscape buffer of existing trees and hedgerow would be retained on the Saham Road frontage.
12. There would be some loss of existing trees and hedgerows at the proposed point of access and where internal site roads would break through from the northern to the central parcel. Much of vegetation separating the central and southern parcels would be removed in order to create the central public open space. In general, the trees and vegetation which would be removed are of limited amenity value. The important mature trees identified in the survey would be retained. There is also scope for new planting to reinforce the existing landscape structure. This is a matter which could be covered by a condition.
13. A Landscape and Visual Impact Assessment (LVIA) was submitted with the appeal. This identifies that the site is not subject to any specific landscape designations and comments that its landscape character is subject to urban influences from surrounding development on three sides. It is also noted that the site is something of an enclave, disconnected from the wider rural setting. These assessments were not disputed by the Council and they are consistent with what I saw on my site visit. The proposed development would of course result in the loss of the landscape resource which the site represents. However, I consider that the impact on the character of the wider landscape and on the setting of the town would be limited.
14. Turning to visual impacts, the LVIA concludes that views into the site are restricted to the immediate locality. I agree with that assessment. As seen from the east, south and west the proposed houses would be largely contained by existing development. Whilst there would be glimpses of new buildings beyond the existing frontage properties this would have little impact on the street scene. The main visual receptors would be the occupiers of the properties which back onto the site. There would be short range views into the site from Saham Road in the vicinity of the proposed access.

15. There would also be views southwards along Saham Road towards the appeal site. The existing boundary vegetation would provide some screening and filtering and this would reduce the visual impact to some extent. The degree of this screening/filtering effect would vary seasonally. Whatever the degree of screening, the new development would be seen in the context of existing buildings along Saham Road and Swaffham Road. The new buildings at the golf course are also a prominent feature in such views. Consequently, although the proposed development would be an addition to the built form in the locality, the effect on the general character of views southwards along Saham Road would be limited. The LVIA characterises the visual impact of the proposal as moderate/minor to minor and I agree with that conclusion.
16. The Council argued that the proposed density of development in the northern part of the site (29 dwellings per hectare) would result in a hard urban edge, out of keeping with the surroundings. It was also suggested that the scheme would be harmful to the street scene of Saham Road due to the inclusion of terraced housing and the siting and design of a detached house on plot 1.
17. The first point to note is that the proposed density is not unusually high for a modern residential estate. Indeed, it is within the range of 'lower density development' which the CS indicates may be appropriate in an edge of settlement location⁴. In any event, a density calculation can only give a general indication of the character of a scheme and it is important to have regard to what is on the plans. The proposed layout along the northern boundary would include a range of house types including bungalows, a short two storey terrace, houses linked with car ports and semi-detached houses. This range of house types would generate a varied roof line and there would be gaps between the buildings. Moreover, the boundary vegetation would be retained and the houses would have a reasonable depth of back garden. Having regard to all these factors, I see no reason to think that the proposals would result in a harsh or unattractive edge to the urban area.
18. At the hearing the suggestion was made that the proposals for plots 12 – 22 would contribute to the hard urban edge referred to by the Council. I do not share that view. These plots would be on the southern edge of the site. They would be contained by existing and proposed development and would have no material impact on the urban edge which would be created by the appeal scheme.
19. Turning to the Saham Road frontage, this too would have a mix of house types including single storey dwellings. The Council's concerns include a two storey L shaped house proposed at plot 1 and a terrace of 3 houses at plots 70 – 72. The house at plot 1 would be set at an angle to the site boundaries in order to address the junction of Saham Road and the site access road. Consequently it would also be set at an angle to No 15 Saham Road. However, I consider that there would be sufficient separation between the two buildings to avoid an awkward or uncomfortable visual relationship. The side elevation of the proposed house would be seen in views northwards along Saham Road. This elevation would include windows, a gable end and a step in the face of the elevation, all of which would add visual interest. Although the front facing wing of the proposed house would come quite close to the site frontage, it would be more or less in line with the recently constructed front wing to No 15.

⁴ Policy DC 2

20. At around 16m in width, the proposed terrace would be a modest building block. Moreover, it would be set well back from the Saham Road frontage, partially screened by retained trees and vegetation and new planting. Whilst the street scene of Saham Road is largely composed of detached and semi-detached properties, I see no reason to think that the proposed grouping of three small houses would be unduly prominent or that it would appear out of keeping with its surroundings.
21. My overall assessment is that the proposals would achieve a good standard of design which would be responsive to the context within which it would sit. Important natural features would be retained. I therefore conclude that the proposal would not conflict with CS Policy CP 11. Any harm to the wider landscape would be limited and localised.

Other matters

History of previous refusals

22. Local residents and Watton Town Council draw attention to the planning history of the site. A proposal for 91 dwellings was refused planning permission in 2010⁵. At the subsequent appeal, the Inspector found that allowing housing outside the settlement boundary would be premature, given that there was an emerging Development Plan Document (DPD) which was at an advanced stage. The Inspector also found that the layout in the southern part of the site would be congested and cramped. However, in view of an agreement reached with Anglian Water, he concluded that drainage issues could be addressed by a condition⁶. Since that appeal decision, the number of units has been reduced and there have been significant changes to the proposed layout and the way in which the affordable units would be integrated with the rest of the scheme. For the reasons given above, I consider that the current appeal scheme achieves a good standard of design and layout.
23. A further application for 69 units was refused planning permission in 2011⁷. At that time the Council continued to maintain an objection to the principle of development outside the settlement boundary on the basis that this would be premature. However, no objections were raised in relation to design or landscape impact. The current situation is different in that the Council no longer argues against the principle of residential development on the appeal site. The officers' report notes that the adoption of the DPD has not provided the required 5 year housing land supply and that the proposal cannot therefore be resisted on the grounds of prematurity. In reaching this view the Council has had regard to the requirements of the Framework relating to housing delivery.
24. Thus, whilst it is right to note that previous schemes have been dismissed, the factors which led to those decisions are no longer applicable to the current appeal.

Traffic and highway safety

25. The appeal scheme includes 2.4m x 70m visibility splays at the site access, in accordance with the requirements of the highway authority. There is a

⁵ Ref 3PL/2010/0639F

⁶ Ref APP/F2605/A/11/2148331

⁷ Ref 3PL/2011/0981F

continuous pedestrian footway on the eastern side of Saham Road leading south towards Brandon Road and the town centre. In my view these features would create a safe and suitable access, as required by the Framework.

26. Saham Toney Parish Council is concerned about additional traffic on Cley Lane, a rural lane with a narrow bridge to the north of the site. I appreciate that a proportion of the traffic generated by the appeal scheme would travel to/from the direction of Cley Lane. Even so, there is no technical evidence to show that significant issues of capacity or safety would arise. In particular, the highway authority has raised no objection to the appeal scheme.
27. Watton Town Council is concerned about the junction of Saham Road with Brandon Road. There is a school on the opposite side of Brandon Road and Saham Road is used by parents dropping off children. I saw that the highway layout at this point is a simple priority junction with Saham Road as the minor arm. There is a splitter island to assist those crossing Saham Road and a pedestrian crossing on Brandon Road. There are also parking restrictions on Brandon Road to prevent parking too close to the junction or the school access. I can appreciate that the southern end of Saham Road is likely to become busy for a time at the beginning and end of the school day. However, there is no evidence that this is currently an unsafe highway layout or that the appeal proposals would result in a significant change in existing highway conditions.
28. The Framework states that development should only be prevented on highway grounds where the residual cumulative impacts would be severe. In this case there is no evidence that any severe impacts would arise.

Biodiversity

29. The application was supported by ecological reports and surveys. Whilst there are designated nature conservation sites in the surrounding area these are at some distance from the appeal site and separated from it by intervening development. The site itself is not subject to any such designations although it has the potential to be of value to some protected species. The evidence includes specific consideration of the potential for bats, great crested newts (GCN), reptiles and otters. The potential for GCN is assessed as being low and no bat roosts have been identified. There is evidence of otters in the locality. It seems most likely that otters come from the direction of a river to the north to take fish from a pond to the east of Saham Road. However, there is no evidence that the appeal proposal would materially affect the otter population.
30. The reports identify ecological mitigation measures which could be secured by a condition. Neither Natural England nor the Council raise any objection on these grounds. Subject to the mitigation being provided as proposed, I see no reason to take a different view.

Drainage and Flood Risk

31. The site is located in Flood Zone 1 (low risk) and the Environment Agency has raised no objection in terms of increased flood risk. Details of surface water drainage could be the subject of a condition.
32. Local residents draw attention to problems with the foul drainage system in the locality. Anglian Water has been commissioned to carry out a Developer Impact Assessment which identified options for off-site improvement works which could be undertaken. The officers' report notes that Anglian Water is content

that the necessary improvements can be secured by a condition and therefore raised no objection to the proposals. I note that the Inspector who considered the previous appeal was satisfied that this matter could be covered by a condition and I share that view.

Effect on living conditions

33. As noted above, there are several residential properties backing on to the site. These currently enjoy views over a green area which would be curtailed by the appeal scheme. Understandably, this is a change which the occupiers would prefer not to happen. However, the planning system operates in the wider public interest and it is necessary to consider whether the scheme would have such an adverse impact on living conditions that planning permission should not be granted on these grounds. I consider that the layout and design of the proposed dwellings has had due regard to the relationship with existing development.
34. For example, although No 4 Blackhorse Close is sited close to the appeal site boundary, the dwelling proposed at plot 12 would be a single storey dwelling with a reasonable width of side garden and no windows facing the boundary. No 64 Brandon Road is set towards the rear of its plot and is also close to the appeal site boundary. The proposed houses at plots 22 and 23 would be located well into the appeal site. In all cases, the rear garden depths proposed, together with the siting and orientation of the proposed dwellings, would be sufficient to avoid harmful overlooking of adjoining houses and gardens. Nor would there be any instances of an unduly overbearing visual impact.
35. As noted above, the Council withdrew reason for refusal number 3, which referred to overlooking and impact on amenity. In my view it was right to do so.
36. The occupier of No 11 Saham Road is concerned about the effect of the proposals on her son, who is autistic. The family chose to live here because they consider the location to be quiet and private. I appreciate that disturbance during the construction phase may have a greater impact in these circumstances. On the other hand, construction impacts would be temporary and would be mitigated by the proposed Construction Method Statement. This would be secured by a condition. Once completed, there would be a small parking court to the rear of No 11. This would be surrounded by landscaping and would not be obtrusive. The houses proposed on either side of the parking court would have good sized rear gardens. Whilst the new houses would no doubt be seen from the house and garden at No 11 they would not be unduly overbearing nor would they give rise to harmful overlooking. No 11 would continue to enjoy a good standard of residential amenity. Whilst I am sympathetic to the occupiers of No 11, I do not consider that the proposals would have such a disproportionate effect as to justify withholding planning permission.

Cumulative impact and effect on local services

37. The Town Council, local residents and the community group What Watton Wants (WWW) drew attention to the cumulative impacts of recent and proposed housing developments in Watton. For example, the Town Council calculates that there have been permissions for 571 units with other live proposals for 510 more units (including the appeal scheme and two sites at

- pre-application stage). Those who spoke at the hearing were firmly of the view that local services and employment opportunities have not kept pace with the growth in housing.
38. Whilst I take account of the strength of these views, they have to be balanced against the fact that this is an appeal in which the local planning authority raises no objection to the principle of development. The officers' report refers to the report on application 3PL/2010/06939/F which considered the site to be generally suitable for housing given its close proximity to the built form of the town and because it is within easy reach of the town centre and local facilities and services. The officers' report went on to say that *'in terms of location there can be little argument that the site is sustainable'*. This comment was subject, of course, to consideration of any environmental impacts.
39. Turning to impacts on specific services, the evidence of Norfolk County Council (NCC) is that the secondary school would have sufficient capacity but that additional capacity would be needed at the infant/nursery and junior schools. Contributions have been secured by the Agreement in line with NCC's standard formula for such contributions. Similarly, contributions have been secured for the library service. I take full account of the contributions secured through the Agreement.
40. Particular concerns were raised in respect of primary health care. The Watton Medical Practice (WMP) has fewer GPs now than it had in 2012, despite the growth in housing. This led to WMP having to 'de-register' a large number of patients who were judged to have GP facilities available to them in other settlements. Local residents are concerned about the length of time it can take to get an appointment to see a GP. At the hearing it became apparent that the underlying problem is one of recruitment – there are many GP vacancies across Norfolk and there have been problems in attracting GPs to work in Watton.
41. Whilst I appreciate the concerns of local residents on this point, I must also bear in mind that no objections have been raised directly in relation to this appeal (on health provision grounds) by the Council, NCC, WMP or any NHS organisation. The problem appears to be widespread and any solution will, similarly, need to be a high level one. Whilst the pressure on local GP services is a material consideration, it has not been shown that this is a matter which in itself justifies turning away the appeal.

Conclusions

42. The appeal scheme would conflict with the CS in that it is outside the settlement boundary. However, due to the housing land supply position, relevant policies for the supply of housing are not to be regarded as up-to-date. Consequently the Council does not seek to rely on this conflict and raises no objection in principle to residential development on the appeal site. I agree that very little weight should be attached to this conflict with the CS.
43. Under the first main issue, I have concluded that the proposals would achieve a good standard of design which would be responsive to its context and would not conflict with CS Policy CP 11. Any harm to the wider landscape would be limited and localised. There was no dispute that the scheme is compliant with all other relevant policies of the CS.

44. Watton Town Council, Saham Toney Parish Council, WWT and local residents raised a number of other concerns, including the cumulative impact of permissions and proposals for residential development in Watton. For the reasons given above, and bearing in mind the measures which could be secured through conditions and the Agreement, I conclude that in general these matters do not add significantly to the case against the appeal. I note the pressures currently being experienced within the local primary healthcare service. I regard this as a material disadvantage of the scheme to which some weight should be attached.
45. The Framework seeks to boost the supply of housing. In circumstances, such as these, where relevant policies are out-of-date paragraph 14 of the Framework sets out the approach decision makers should follow. The Framework also describes the social, economic and environmental dimensions of sustainable development.
46. The appeal scheme would bring social benefits through the delivery of housing, including affordable housing. I attach significant weight to these benefits which in my view outweigh any harm arising from additional pressures on local health services. The scheme would also, no doubt, bring economic benefits through additional spending in the local economy. No significant environmental harm has been identified. Any harm to the wider landscape and the setting of the town would be limited and localised. I conclude that the factors weighing against the appeal are not such as to significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole. The appeal scheme should therefore be regarded as a sustainable form of development and the appeal should be allowed.

Conditions

47. The Council has suggested conditions which I have considered in the light of Planning Policy Guidance (the Guidance). At the hearing the Council agreed that some suggested conditions were not necessary because they would duplicate other conditions. I have included all the other suggested conditions, which were generally agreed by the appellant, although in some cases I have adjusted detailed wording to reflect the Guidance.
48. Condition 2 requires development to be in accordance with the plans, reflecting the Guidance. Conditions 3, 4 and 5 require submission of details of slab levels, tree protection measures and landscaping in the interests of the character and appearance of the area. Condition 6 is necessary to protect the archaeological potential of the site. Condition 7 requires a scheme for wildlife mitigation and ecological enhancement, in the interests of biodiversity.
49. Conditions 8 (details of access), 9 (maintenance of visibility splays), 11 (phasing of road construction), 12 (maintenance of roads and footways) and 13 (extension of the 30mph speed limit) are needed in the interests of highway safety. Condition 10 requires parking and garaging to be provided and maintained in accordance with the plans, in the interests of making proper provision for the vehicles of future occupiers.
50. Condition 14 requires submission of a Construction Method Statement, in the interests of highway safety and the living conditions of nearby residents. A local Councillor suggested that a financial payment should be made to the Council to cover the costs of road cleaning and similar works during the

construction phase. However, the Guidance makes clear that the payment of money cannot be required by a condition. Conditions 15 and 16 require details of foul and surface water drainage in the interests of managing risks of flooding and pollution. Condition 17 requires a contaminated land assessment in the interests of managing risks of pollution. Condition 18 requires a scheme for the provision of fire hydrants in the interests of public safety.

51. Some conditions require matters to be approved before development commences or at an early stage. This is necessary in the case of conditions 4, 6, 7, 14, and 17 because these conditions deal with impacts arising during construction. It is necessary in the case of conditions 3, 5, 8, 15, 16 and 18 because these conditions affect the design and/or layout of the development.

David Prentis

Inspector

Richborough Estates

APPEARANCES

FOR THE APPELLANT:

Trevor Ivory	DLA Piper
Chris Smith	Hopkins Homes
Ben Wright	Aspect Landscape Planning Limited

FOR THE LOCAL PLANNING AUTHORITY:

Aiden Dobinson Booth	Capita
Stephen Haukner	Norfolk County Council
Cllr Michael Wassell	Member of Breckland District Council

INTERESTED PERSONS:

Cllr Keith Gilbert	Member of Breckland District Council and Watton Town Council
Cllr Peter Bishop	Member, Watton Town Council
Cllr Margaret Holmes	Member, Watton Town Council
Cllr Brian Hinkins	Vice Chair, Saham Toney Parish Council
Cllr Roger Harrold	Member, Saham Toney Parish Council

What Watton Wants

Jo Jacklin
Paul Adcock
Anita Taylor
Pam Challand
Michael Pinters

Other local residents

Lisa Presland
Sue Creed
Kathryn Stallard
Anne Platt
Claire Scutt
Kate Draycott

DOCUMENTS SUBMITTED AT THE HEARING

- 1 Ecology review in relation to protected species - SES
- 2 Landscape and visual impact addendum – Aspect Landscape Planning
- 3 Community Infrastructure Levy Regulations compliance statement
- 4 Application for costs by the appellant
- 5 Conditions suggested by the Council
- 6 Bundle of photographs submitted by the Council
- 7 Bundle of documents submitted by What Watton Wants
- 8 Statement by Margaret and Ron Upton (presented by Anita Taylor)
- 9 Statement by Cllr Keith Gilbert
- 10 Statement by Cllr Michael Wassell
- 11 Section 106 Agreement dated 6 April 2016

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than two years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in Document Issue Register Sheet No 1 (dated 20 May 2015) and Document Issue Register Sheet No 2 (dated 13 February 2015).
- 3) Prior to the construction of any dwelling hereby permitted details of the slab level of that dwelling shall first have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 4) No development shall take place until a scheme for the protection of the existing trees and hedges within the site which are to be retained has been submitted to and approved in writing by the local planning authority. The scheme shall include a programme for implementation. Development shall be carried out in accordance with the approved scheme.
- 5) No development shall take place until a scheme of both hard and soft landscape works has been submitted to and approved in writing by the local planning authority. The scheme shall include a programme for implementation. The scheme shall be carried out as approved. Any trees or plants which, within a period of five years from the completion of the scheme, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with others of the same size and species unless the local planning authority gives written consent to any variation.
- 6) No development shall take place until a programme of archaeological work has been implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. In the event that any measures of mitigation, including the preservation of remains in situ where appropriate, are needed these measures shall be carried out in accordance with details which have first been submitted to and approved in writing by the local planning authority before any development takes place.
- 7) No development shall take place until a scheme for mitigating the effects of the development on wildlife and for biodiversity enhancements has been submitted to and approved in writing by the local planning authority. The scheme shall be generally in accordance with the recommendations of the Phase 1 Habitat Survey (Southern Ecological Solutions, September 2014) the Bat Activity Survey (Southern Ecological Solutions, December 2014) and the Reptile Presence/Likely Absence Survey (Southern Ecological Solutions, October 2014) and shall include a programme for implementation. The scheme shall be carried out as approved, in accordance with the approved programme, and shall be permanently retained for the lifetime of the development.
- 8) No works for the construction of roads and accesses shall take place until detailed plans of the roads and footways have been submitted to and approved in writing by the local planning authority. All works shall be carried out in accordance with the approved details.

- 9) Prior to the first occupation of any dwelling hereby approved visibility splays measuring 2.4m x 70m shall be provided to each side of the site access where it meets the highway. These splays shall thereafter be maintained at all times free of any obstruction exceeding 0.225m above the level of the adjacent carriageway.
- 10) Prior to the first occupation of any dwelling hereby approved, any parking and/or garaging related to that dwelling shall be provided in accordance with the plans hereby approved. All such parking and/or garaging shall be maintained and kept available for that purpose for the lifetime of the development.
- 11) Prior to the first occupation of any dwelling hereby approved, a phasing plan for the surfacing of the roads and footways shall be submitted to and approved in writing by the local planning authority. The phasing plan shall include provision for the construction to binder course surfacing level of the roads and footways from any dwelling to the county road to which the development is connected prior to first occupation of that dwelling. Development shall be carried out in accordance with the approved phasing plan.
- 12) Prior to the first occupation of any dwelling hereby approved, the arrangements for future management and maintenance of the roads and footways within the site shall be submitted to and approved in writing by the local planning authority. The roads and footways shall subsequently be managed and maintained in accordance with the arrangements so approved.
- 13) Prior to the first occupation of any dwelling hereby approved, a scheme for extending the existing 30mph speed limit on Saham Road shall be submitted to and approved in writing by the local planning authority. The scheme shall include a timetable for implementation. The scheme shall be implemented as approved in accordance with the approved timetable.
- 14) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors
 - ii) loading and unloading of plant and materials
 - iii) storage of plant and materials used in constructing the development
 - iv) the erection and maintenance of security fencing
 - v) wheel washing facilities
 - vi) measures to control the emission of dust and dirt during construction
 - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works
 - viii) hours of working
- 15) No development shall take place until a scheme for the provision of foul water sewerage has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved prior to the occupation of any dwelling.

- 16) No development shall take place until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the local planning authority. The scheme shall include a programme for implementation and arrangements for subsequent management and maintenance. Infiltration schemes shall only be used where it can be shown that they will not pose a risk to groundwater quality. The scheme shall be implemented as approved in accordance with the approved timetable and shall subsequently be managed and maintained in accordance with the scheme for the lifetime of the development.
- 17) No development shall take place until a contaminated land assessment, including a site investigation and remediation scheme (if necessary) has been submitted to and approved in writing by the local planning authority. Any remediation scheme required shall be implemented as approved and any dwellings that are potentially affected by the contamination shall not be occupied until a contaminated land remediation verification report has been submitted to and approved in writing by the local planning authority.
- In the event that contamination which was not previously identified is found at any time when carrying out the development, it shall be reported in writing immediately to the local planning authority. An investigation and risk assessment and (if necessary) a remediation scheme shall be submitted for the approval of the local planning authority. Any remediation scheme required shall be implemented as approved and any dwellings that are potentially affected by the contamination shall not be occupied until a contaminated land remediation verification report has been submitted to and approved in writing by the local planning authority.
- 18) No development above slab level shall take place until a scheme for the provision of fire hydrants has been submitted to and approved in writing by the local planning authority. The scheme shall be carried out as approved prior to the occupation of any dwelling and shall thereafter be retained as such for the lifetime of the development.