

Draft conditions for RV/22/0308

1.

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, except as where amendments or further details may be required in order to discharge specific condition(s) attached to this decision:

The following drawing numbers produced by Hopkins Homes issues 10/02/2023:

- 009 Rev E 'Planning Layout – Proposed S106 DOV'
- 010 Rev E 'External Works Layout – Proposed S106 DOV'

Additionally, for clarity the development hereby permitted shall be carried out in accordance with the following plans submitted under application PF/17/1803:

The following drawing numbers produced by Hopkins Homes issued 03/11/2017:

- 001 Rev: A 'Location Plan'

The following drawing numbers produced by Hopkins Homes issued 18/09/2018:

- 006 Rev: - 'Boundary Treatment Details'
- 303 Rev: A 'Substation Floor Plans & Elevations'
- 304 Rev: A 'Pumping Station Enclosure Floor Plan & Elevations'

The following drawing numbers produced by Hopkins Homes issued 11/05/2020:

- 300 Rev: B 'Single Garage Floor Plan & Elevations'
- 301 Rev: B 'Twin Garage Floor Plan & Elevations'
- 1001 Rev: - 'House Type 1291 Floor Plans' [Plots 1, 35h]
- 1002 Rev: - 'House Type 1291 Elevations' [Plots 1, 35h]
- 1003 Rev: - 'House Type 885 Floor Plans' [Plot 2]
- 1004 Rev: - 'House Type 885 Elevations' [Plot 2]
- 1005 Rev: - 'House Type 1032 Floor Plans and Elevations' [Plot 3]
- 1006 Rev: - 'House Type 777, 951 Floor Plans' [Plots 21-23]
- 1009 Rev: - 'House Type 754 Floor Plans' [Plots 27-28]
- 1010 Rev: - 'House Type 754 Elevations' [Plots 27-28]
- 1011 Rev: - 'House Type 754 Floor Plans' [Plots 29-31]
- 1012 Rev: - 'House Type 754 Elevations' [Plots 29-31]
- 1013 Rev: - 'House Type 1550 Floor Plans' [Plots 36, 37]
- 1014 Rev: - 'House Type 1550 Elevations' [Plots 36, 37]
- 1016 Rev: - 'House Type 1469 Elevations 1' [Plots 38-39]
- 1018 Rev: - 'House Type 1021 Floor Plans' [Plots 40-43]
- 1019 Rev: - 'House Type 1021 Elevations' [Plots 40-43]
- 1020 Rev: - 'House Type 1033, 882 Floor Plans' [Plots 44-45]
- 1021 Rev: - 'House Type 1033, 882 Elevations' [Plots 44-45]
- 1022 Rev: - 'House Type 1179, 1194 Floor Plans' [Plots 46-47]
- 1023 Rev: - 'House Type 1179, 1194 Elevations 1' [Plots 46-47]
- 1024 Rev: - 'House Type 1179, 1194 Elevations 2' [Plots 46-47]
- 1025 Rev: - 'House Type 1021 Floor Plans' [Plots 48-49]

- 1026 Rev: - 'House Type 1021 Elevations' [Plots 48-49]
- 1027 Rev: - 'House Type 777 Floor Plans' [Plots 50-52]
- 1028 Rev: - 'House Type 777 Elevations' [Plots 50-52]
- 2001 Rev: - 'House Type 1009 Floor Plans' [Plots 4-5]
- 2002 Rev: - 'House Type 1009 Elevations' [Plots 4-5]
- 2003 Rev: - 'House Type 743 Floor Plans' [Plot 6]
- 2004 Rev: - 'House Type 743 Elevations' [Plot 6]
- 2009 Rev: - 'House Type 1104 Floor Plans' [Plots 13-15]
- 2010 Rev: - 'House Type 1104 Elevations' [Plots 13-15]
- 2011 Rev: - 'House Type 743 Floor Plans' [Plot 16]
- 2012 Rev: - 'House Type 743 Elevations' [Plot 16]
- 2013 Rev: - 'House Type 542 Floor Plans' [Plots 17-18, 19-20]
- 2014 Rev: - 'House Type 542 Elevations' [Plots 17-18, 19-20]

The following drawing numbers produced by Hopkins Homes issued 03/11/2020:

- 004 Rev: D 'Proposed Materials Plan'
- 005 Rev: E 'Planning Layout Overlay with Adjacent Sites'
- 1007 Rev: A 'House Type 777, 951 Elevations 1' [Plots 21-23]
- 1008 Rev: A 'House Type 777, 951 Elevations 2' [Plots 21-23]
- 1015 Rev: A 'House Type 1469 Floor Plans' [Plots 38-39]
- 1017 Rev: A 'House Type 1469 Elevations 2' [Plots 38-39]
- 2005 Rev: A 'House Type 540 Floor Plans 1' [Plots 7-12]
- 2006 Rev: A 'House Type 540 Floor Plans 2' [Plots 7-12]
- 2007 Rev: A 'House Type 540 Elevations 1' [Plots 7-12]
- 2008 Rev: A 'House Type 540 Elevations 2' [Plots 7-12]
- 2015 Rev: A 'House Type 904, 859 Floor Plans' [Plots 24-26, 32-34]
- 2016 Rev: A 'House Type 904, 859 Elevations' [Plots 24-26, 32-34]

Reason: For the avoidance of doubt in the interests of proper planning and to ensure the development is carried out in accordance with the expressed intentions of the application submission and to ensure the satisfactory development of the site, in accordance with Policies SS 9, EN 2, EN 4, EN 9, EN 10, CT 5 and CT 6 of the adopted North Norfolk Core Strategy and Policy HO9 of the North Norfolk Site Specific Allocations Development Plan Document (DPD) (Adopted February 2011).

2.

The development hereby permitted shall be carried out in strict accordance with the Reptile Condition Compliance Letter Report, prepared by Southern Ecological Solutions (SES) dated 17 December 2021, and the Additional Information to Support Reptile Condition Compliance Letter Report, prepared by SES dated 4 April 2022, approved under Condition 3 of PF/17/1808 on 14.04.2022 (Condition application reference: CD/21/3441).

Reason: In accordance with the requirements of Policy EN 9 of the adopted North Norfolk Core Strategy, paragraphs 174 and 180 of the National Planning Policy Framework, and for the undertaking of the council's statutory function under the Natural Environment and Rural Communities Act (2006).

3.

The development hereby permitted shall be carried out in strict accordance with the Construction Environmental Management Plan (CEMP) prepared by Hopkins Homes dated May 2022 and received by the Local Planning Authority on 16 June 2022 and approved under application CD/21/2590 on 28.07.22.

All works and ancillary operations which are audible at the site boundary or at such other place as would result in unacceptable harm shall be carried out only between the following hours:

- a) 08:00 hours and 18:00 hours Monday to Fridays;
- b) 08:00 hours to 13:00 hours Saturdays; and
- c) At no time on Sundays or Bank Holidays

Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.

Reason: To ensure that construction activities in relation the development hereby permitted do not result in unacceptable impacts in accordance with the requirements of Core Strategy Policies EN 9 and EN 13.

4.

The development hereby permitted shall be carried out in strict accordance with drawing no. 9078-D-AIA, Rev B, Tree Survey, received on 9 March 2022, and the Arboricultural Method Statement & Tree Protection Plan, Revision B, received on 9 March 2022 and approved under application CD/21/3202 on 31.03.2022.

Development affecting retained tree (ref: T011 - English Oak) shall only take place in accordance with the approved Arboricultural Method Statement referenced above.

Reason: To ensure the works carried out will protect the health of the tree to be retained on the site in the interests of the visual amenity, and the character and appearance of the area, in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy.

5.

Except in relation to the additional tree now to be retained (ref: T011 - English Oak) which is subject to the requirements of Condition 4, works on site shall be undertaken in strict accordance with the Tree Survey, Arboricultural Impact Assessment Preliminary arboricultural Method Statement & Tree Protection Plan produced by Hayden's Arboricultural Services dated 18 January 2019 and the accompanying tree protection plan (drawing number: 6151-D-AIA dated 17/01/2019).

All the existing trees identified to be retained shall be protected from damage during the course of the development by means of protective fencing in accordance with the details specified in BS5837:2012 Trees in relation to Design, Demolition and Construction: Recommendations to the reasonable satisfaction of the Local Planning Authority. Protective fencing around trees shall be maintained during the period of construction works. Within the fenced area(s) no soil, fuel, chemicals or materials shall be stored, temporary buildings erected plant or vehicles parked or fires lit.

Reason: To ensure the works carried out will protect the health of the trees and hedges on the site in the interest of the visual amenity, and the character and appearance of the area, in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy.

6.

The Mitigation and Enhancement Measures contained within the Ecological Impact Assessment Report produced by Southern Ecological Solutions (SES) dated 20 December 2018 including the measures set out within that document at Appendix 10. 'Ecological Enhancement Plan' shall be provided in full in accordance with an ecological enhancement delivery timetable approved on the 20.05.22 under application CD/21/3329 (Discharge of Condition 12 of PF/17/1803). The approved details include:

- Drawing No. 200.1, Rev I, External Works Layout, received on 27 April 2022
- Document No. LA3587-LEMP-01B, Landscape & Ecological Management Plan & Open Space Specification

The Mitigation and Enhancement Measures provided shall be retained for their intended purpose thereafter.

Reason: In accordance with the requirements of Policy EN 9 of the adopted North Norfolk Core Strategy, paragraphs 174 and 180 of the National Planning Policy Framework, and for the undertaking of the council's statutory function under the Natural Environment and Rural Communities Act (2006).

7.

The development hereby permitted shall be carried out in strict accordance with the following plans insofar as they relate to the first two criteria (as set out below – i. and ii.) as contained within Condition 13 of application PF/17/1803 and which were submitted as part of application CD/21/2794 and approved on 06.01.23.

i. a detailed scheme for the Hempstead Road crossing point. (in broad accordance with drawing number: IP14-019-10-278 Revision: C 'SMALL HIGHWAY WORKS PROPOSALS HEMPSTEAD ROAD FOOTPATH LINKS' produced by Ingent Consulting Engineers dated June 2018);

ii. a detailed scheme for the proposed highway access designs into the site including gateway feature and splays (In broad accordance with drawing number: IP14\_019\_10\_SK002 Revision: E 'PROPOSED SITE ACCESS 30mph' produced by Ingent Consulting Engineers dated April 2016 and drawing number: IP14-019-10-300 Revision: - 'HIGHWAY WORKS MASTERPLAN HEMPSTEAD ROAD ALL DEVELOPERS' produced by Ingent Consulting Engineers dated Nov 2020);

- Drawing no. 278F, S278 General Arrangement, received on 29 July 2022;
- Drawing no. 281C, S278 Site Clearance, received on 29 July 2022;
- Drawing no. 285A, S278 Land Dedication, received on 29 July 2022;
- Drawing no. 290D, S278 Construction Details Sheet 1, received on 29 July 2022;
- Drawing no. 291D, S278 Construction Details Sheet 2, received on 29 July 2022;
- Drawing no. 300C, S278 Location Plan, received on 29 July 2022;
- Drawing no. 280F, S278 Kerb Layout, received on 29 July 2022;

- Drawing no. 071M, Engineering Layout Sheet 2, received on 3 October 2022;
- Drawing no. 072P, Engineering Layout Sheet 3, received on 3 October 2022;
- Drawing no. 073K, Engineering Layout Sheet 4, received on 3 October 2022;
- Drawing no. 070K, Engineering Layout Sheet 1, received on 3 October 2022;
- Drawing no. 200.1, Revision L, External Works Layout, received on 3 October 2022

Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor and to ensure that the highway network is adequate to cater for the development proposed in accordance with Policies SS 6, CT 2 and CT 5 of the adopted North Norfolk Core Strategy and Chapter 9 of the National Planning Policy Framework.

8.

Prior to the occupation of the first dwelling on site, the highway improvement works referred to in Condition 7 above shall be completed in accordance with the approved details. Thereafter, the works shall be retained as such in accordance with the approved details.

Reason: To ensure the highway works are provided in accordance with the approved details and to ensure that the highway network is adequate to cater for the development proposed in accordance with Policies SS 6, CT 2 and CT 5 of the adopted North Norfolk Core Strategy and Chapter 9 of the National Planning Policy Framework.

9.

Prior to the first occupation of the development hereby approved, a detailed scheme, including full engineering and construction details shall be submitted in writing to the Local Planning Authority in respect to the developments links to the adjoining sites' cycle/pedestrian paths and public open space (In broad accordance with drawing number: IP14-019-10-300 Revision: - 'HIGHWAY WORKS MASTERPLAN HEMPSTEAD ROAD ALL DEVELOPERS' produced by Ingent Consulting Engineers dated Nov 2020).

Prior to the occupation of the fifth dwelling on site, the highway/path/link works referred to within this condition shall be completed in accordance with the approved details. Thereafter, the works shall be retained as such in accordance with the approved details.

Reason: To ensure that the highway/path/link works are designed to an appropriate standard in the interest of highway safety, to protect the environment of the local highway corridor, to ensure that the highway network is adequate to cater for the development proposed, and to ensure that suitable connections are provided with surrounding areas to support the use of low carbon modes of transport and to ensure that the development helps to support inclusive and connected communities in accordance with Policies SS 6, CT 2 and CT 5 of the adopted North Norfolk Core Strategy, Policy H09 of the adopted North Norfolk Site Allocations Development Plan Document (2011) and Chapters 8, 9 and 14 of the National Planning Policy Framework.

10.

The development hereby permitted shall be carried out in strict accordance with the following details which were submitted under application CD/21/3468 - Discharge of Condition 17 (Landscape and Ecological Management Plan) and Condition 19 (Hard and Soft Landscaping Scheme) of application PF/17/1803 and approved on 06.04.2022:

- Drawing no. AC-N-684, Rev A, Proposed Parish Lighting Layout, dated 24 December 2021;
- Document no. LA3587-LEMP-01B, Landscape & Ecological Management Plan, dated 24 December 2021;
- Drawing no. 100E, Landscape Strategy, received on 9 March 2022;
- Drawing no. 101E, Planting Plan 1 of 2, received on 9 March 2022;
- Drawing no. 102E, Planting Plan 2 of 2, received on 9 March 2022.

Reason: In accordance with the requirements of Policy EN 9 of the adopted North Norfolk Core Strategy and paragraphs 174 and 180 of the National Planning Policy Framework, and for the undertaking of the council's statutory function under the Natural Environment and Rural Communities Act (2006).

11.

The external materials to be used in the construction of the development hereby permitted shall be in accordance with the details set out on drawing number: 004 Rev: D 'Proposed Materials Plan' produced by Hopkins Homes as issued on 03/11/2020.

Reason: To ensure the satisfactory appearance of the development in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy.

12.

Prior to first occupation of the development hereby permitted, a scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the provisions to be made for the protection of proposed residential properties from noise emanating from road traffic along Hempstead Road and commercial noise from adjacent commercial premises.

Reason: To control the impacts of noise in the interests of residential amenity in accordance with Policy EN 13 of the adopted North Norfolk Core Strategy.

13.

The noise control measures to be approved as part of the discharge of Condition 12 of this planning permission shall be implemented in full prior to occupation of any proposed dwellings subject of the noise control scheme.

Reason: To control the impacts of noise in the interests of residential amenity in accordance with Policy EN 13 of the adopted North Norfolk Core Strategy.

14.

The development hereby permitted shall be undertaken in strict accordance with the Contamination and Remediation Recommendations (including Ground Gas Measures) as set out within Section 4, 6 and 7 of the Remediation Method Statement (ref: 1828 R02: Issue 1) produced by Green Earth Management Company Ltd (GEMCO).

Reason: In the interests of public health and safety and in accordance with the requirements of Policy EN13 of the adopted North Norfolk Core Strategy

15.

Prior to the occupation of the first dwelling on site, a site phasing scheme for verification that works have been undertaken in accordance with the requirements of Condition 14 shall be submitted to and approved in writing by the Local Planning Authority.

The development hereby permitted shall carried out in strict accordance with the site phasing scheme for verification to be submitted and approved as part of this condition.

Reason: In the interests of public health and safety and in accordance with the requirements of Policy EN13 of the adopted North Norfolk Core Strategy

16.

The development hereby permitted shall be carried out in strict accordance with the following details which were submitted under application CD/21/3328 - Discharge of Condition 27 (Surface Water) of application PF/17/1803 and approved on 08.06.2022:

- Drawing no. 063, Private Drainage Construction Details – Sheet 1, dated 13 December 2021
- Drawing no. 064, Private Drainage Construction Details – Sheet 2, dated 13 December 2021
- Drawing no. 070E, Engineering Layout – Sheet 1, dated 13 December 2021
- Drawing no. 071F, Engineering Layout – Sheet 2, dated 13 December 2021
- Drawing no. 072F, Engineering Layout – Sheet 3, dated 13 December 2021
- Drawing no. 073C, Engineering Layout – Sheet 4, dated 13 December 2021
- Drawing no. 090, Manhole Schedules, dated 13 December 2021
- Drawing no. 104D, Section 104 Layout, dated 13 December 2021
- Drawing no. 110, Section 104 Construction Details, dated 13 December 2021
- SuDS Strategy, dated 13 December 2021

There shall be no development on site other than in accordance with the surface water drainage scheme approved.

No buildings shall be occupied until the relevant works have been carried out in accordance with the approved details. Interim and long-term ownership and management responsibilities for the surface water drainage features shall be undertaken in accordance with the approved scheme.

The approved surface water drainage scheme shall be retained thereafter.

Reason: To ensure satisfactory drainage / surface water disposal in accordance with Policy EN 10 of the adopted North Norfolk Core Strategy.

17.

The development hereby permitted shall be carried out in strict accordance with the following details which were submitted under application CD/21/3327 - Discharge of Condition 29 (Foul Drainage Scheme) of application PF/17/1803 and approved on 08.06.2022:

- Full Water Pump Station Plans, dated 13 December 2021
- Manhole Schedules, dated 13 December 2021
- Pump Station Construction Details – Sheet 1, dated 13 December 2021
- Pump Station Construction Details – Sheet 2, dated 13 December 2021
- Pump Station Construction Details – Sheet 3, dated 13 December 2021
- Section 104 Layout, dated 13 December 2021
- Pump Station Technical Submission B, dated 13 December 2021
- Drawing no. IP14\_019\_10\_SK003, Revision C, received 11 January 2022
- Drawing no. 003, Revision J, received 19 April 2022
- Agent correspondence regarding the management and maintenance of foul water system, received 19 May 2022
- Agent correspondence regarding foul water discharge, received 30 May 2022

There shall be no development on site other than in accordance with the foul water drainage scheme approved.

No buildings shall be occupied until the relevant works have been carried out in accordance with the approved details. Interim and long-term ownership and management responsibilities for the foul water drainage features shall be undertaken in accordance with the approved scheme.

The approved foul water drainage scheme shall be retained thereafter.

Reason: To ensure satisfactory drainage / sewerage disposal in accordance with Policy EN 10 of the adopted North Norfolk Core Strategy and to ensure that expectations within the Habitats Regulations Assessment are met.

18.

The development hereby permitted shall be carried out in strict accordance with the following details which were submitted under application CD/21/3442 - Discharge of Condition 31 (Decentralised, renewable or low-carbon energy sources) of application PF/17/1803 and approved on 20.05.2022:

- Energy Statement prepared by JSP Sustainability Limited and received by the Local Planning Authority on 22 December 2022;
- Agent's email received by the Local Planning Authority on 19 April 2022;
- Site Plan, Revision R2, received by the Local Planning Authority on 27 April 2022;
- HT 540, Revision R1, received by the Local Planning Authority on 27 April 2022;
- HT 859, Revision R2, received by the Local Planning Authority on 27 April 2022;
- HT 1021 Left, Revision R3, received by the Local Planning Authority on 27 April 2022;
- HT 1021 Right, Revision R3, received by the Local Planning Authority on 27 April 2022;
- HT 1550, Revision R2, received by the Local Planning Authority on 27 April 2022;
- Solar PV Schematic, received by the Local Planning Authority on 27 April.

The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter.

Reason: In the interests of achieving the required level of renewable energy supply in accordance with Policy EN 6 of the North Norfolk Core Strategy.

19.

The development hereby permitted shall be carried out in strict accordance with the following details which were submitted under application CD/22/0085 - Discharge of Condition 33 (Accessible and adaptable dwellings) of application PF/17/1803 and approved on 06.04.2022:

- Drawing no. 200.1, Revision G, External Works Layout, dated 18 January 2022;
- Drawing no. 320.2, Revision A, Floor Plan & Setting Out Plan, Plots 17-18, 19-20 (HT542), dated 18 January 2022;
- Drawing no. 320.3, Revision A, Elevations & Section Details Plots 17-18, 19-20 (HT542), dated 18 January 2022;
- Drawing no. 321.2, Revision A, Ground & First Floor Plan Plots 24-26, 32-34 (HT859), dated 18 January 2022;
- Drawing no. 321.3, Revision A, Floor Setting Out Plans Plots 24-26, 32-34 (HT859), dated 18 January 2022;
- Drawing no. 321.4, Revision A, Elevations & Sections Plots 24-26, 32-34 (HT859), dated 18 January 2022
- Agent's email received on 1 April 2022 confirming that 10 dwellings on this development will comply with Building Regulations M4(2): Category 2 Accessible & Adaptable Dwellings

These dwellings shall be completed in accordance with the agreed 'accessible' specifications.

Reason: To ensure that the dwellings accord with the requirements of Policy HO 1 of the North Norfolk Core Strategy.

20.

The development hereby permitted shall be carried out in strict accordance with Drawing no. X790-W-01, Rev C, entitled Water Design, received by the Local Planning Authority on 4 February 2022 as part of discharge of condition application CD/22/0129 (Condition 35 of PF/17/1803) and approved on 26.04.2022

Development shall be carried out in strict accordance with the scheme approved, which shall be fully operational prior to the first occupation of any dwelling to which the approved scheme relates. No dwelling to which the approved Fire Hydrant scheme relates shall be occupied until such time as fire hydrants intended to serve that property have first been provided.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire in accordance with Policies SS 6 and CT 2 of the adopted North Norfolk Core Strategy.

21.

The development hereby permitted shall be carried out in strict accordance with the following details which were submitted under application CD/21/2795 - Discharge of Condition 37 (Full engineering, drainage, street lighting, and constructional details) of application PF/17/1803 and approved on 05.08.2022:

- Drawing No. 060, Private Road Construction Details Sheet 1, dated 19 October 2021;
- Drawing No. 061, Private Road Construction Details Sheet 2, dated 19 October 2021;
- Drawing No. 062, Private Road Construction Details Sheet 3, dated 19 October 2021;
- Drawing No. 063, Private Drainage Construction Details Sheet 1, dated 19 October 2021;
- Drawing No. 052A, Section 38 Construction Details – Highways, received on 12 April 2022;
- Drawing No. 070H, Engineering Layout, received on 12 April 2022;
- Drawing No. 038H, Section 38 Layout, received on 16 June 2022;
- Drawing No. 050B, Section 38 Construction Details – Sheet 1 Drainage, received on 16 June 2022;
- Drawing No. 051C, Section 38 Construction Details – Sheet 2 Highways, received on 16 June 2022;
- Drawing No. 064A, Private Drainage Construction Details – Sheet 2, received on 16 June 2022;
- Drawing No. 071K, Engineering Layout – Sheet 2, received on 16 June 2022;
- Drawing No. 072K, Engineering Layout – Sheet 3, received on 16 June 2022;
- Drawing No. 073F, Engineering Layout – Sheet 4, received on 16 June 2022;
- Drawing No. 090D, Manhole Schedules, received on 16 June 2022;
- Drawing No. 053, Section 38 Construction Details – Sheet 4 Drainage, received on 16 June 2022

Reason: To ensure that proposed works are designed to an appropriate standard in the interest of highway safety and to ensure that the highway network is adequate to cater for the

development proposed in accordance with Policy CT 5 of the adopted North Norfolk Core Strategy.

22.

Each dwelling shall not be first occupied until the associated road(s), footway(s) and cycleway(s) from that dwelling to the adjoining County road have been constructed to binder course surfacing level.

Reason: To ensure the highway works are provided in accordance with the approved details and to ensure that the highway network is adequate to cater for the development proposed.

23.

All roads, footways and cycleways within each Phase of development shall be surfaced in accordance with a scheme which shall have first been submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any dwelling.

The scheme to be approved shall include details as to when surfacing works are to be completed in full. Thereafter, the surfacing works shall be completed in accordance with the approved scheme.

Reason: For the avoidance of doubt and to ensure the highway works are provided in accordance with the approved details and to ensure that the highway network is adequate to cater for the development proposed in accordance with Policy CT 5 of the adopted North Norfolk Core Strategy.

24

The development hereby permitted shall be undertaken in accordance with the Full Surfacing Scheme to be submitted and approved under the discharge of Condition 23 of this planning permission.

Reason: For the avoidance of doubt and to ensure the highway works are provided in accordance with the approved details and to ensure that the highway network is adequate to cater for the development proposed in accordance with Policy CT 5 of the adopted North Norfolk Core Strategy.

25.

Prior to the first occupation of Plots 7-12, a scheme for the secure and covered parking of cycles for Plots 7-12 shall be submitted to and approved in writing by the Local Planning Authority.

Prior to the first occupation of Plots 7-12, the secure and covered parking of cycles for those plots shall be provided in accordance with the scheme approved. Secure and covered parking for those Plots shall be retained thereafter.

Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the flats and in the interests of encouraging the use of sustainable modes of transport in accordance with Policies EN 4, CT 5 and CT 6 of the adopted North Norfolk Core Strategy and Chapters 8, 9 and 14 of the National Planning Policy Framework.

26.

Each dwelling shall not be first occupied until associated vehicle, cycle parking and refuse storage areas for that dwelling have been provided in accordance with the approved details.

Reason: To ensure that each dwelling has appropriate parking and refuse storage areas in accordance with the requirements of Policies EN 4 and CT 6 of the adopted North Norfolk Core Strategy.