

Applicant

Ms Alison Cornish
Persimmon House
Bankside 100
Peachman Way
Broadland Business Park
Norwich
NR7 0WF

DECISION NOTICE

Town and Country Planning Act 1990

Reference : 2020/0962
Application Type : Reserved Matters
Applicant : Ms Alison Cornish
Location : Phase 1 Land North And South Of Dereham Road Easton Norfolk
Proposal : Reserved Matters for access, appearance, scale, landscaping and layout following Outline permission 2014/2611 (890 dwellings), for Phase 1 (Phases W and Z) comprising 291 dwellings and associated works including open space, sustainable drainage systems, landscaping, infrastructure and earthworks.
Date of Decision : 19 March 2021

Approval of the reserved matters following outline planning permission for development **has been granted** for the carrying out of development referred to above in accordance with the application form and plans submitted **subject to compliance with the following conditions** :

1. The development hereby permitted shall comply with the conditions attached to the planning permission for the development approved on 1 November 2016 reference 2014/2611 and the details as approved.

Reason for the condition

For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans, as required by the Spatial Vision and Spatial Planning Objectives of the Joint Core Strategy.

2. The development hereby permitted shall be carried out in accordance with the application form and plans and drawings as set out on the Document Schedule received on the 19 February 2021.

Reason for the condition

For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans, as required by the Spatial Vision and Spatial Planning Objectives of the Joint Core Strategy.

3. Development shall not progress above slab level until a long term landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all non-domestic landscape areas has been submitted to and agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the details as agreed and the management of the landscaping shall commence immediately after planting in accordance with the agreed details.

Reason for the condition

In the interests of the satisfactory appearance of the development in accordance with Policy DM4.9 of the South Norfolk Local Plan Development Management Policies Document 2015

4. Development shall not progress above slab level until details of noise mitigation measures have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details as agreed and retained for the lifetime of the development.

Reason for the condition

In the interests of the amenities of the locality in accordance with Policy DM3.13 of the South Norfolk Local Plan Development Management Policies Document 2015.

1. The Local Planning Authority confirm it has taken a positive and proactive approach to reach this decision in accordance with the requirements of the National Planning Policy Framework
2. This permission is subject to a planning obligation entered into under legal agreement under the provisions of section 106 of the Town and Country Planning Act 1990 as amended
3. The applicant needs to be aware that there is liability for a Community Infrastructure Levy (CIL) with this development. A separate Liability Notice will be issued setting out the details of the levy due. If you have not received the CIL Liability Notice by the time you intend to commence development then it is imperative that you contact the case office. As this reserved matters submission only relates to part of a larger development, for which outline permission was granted, further CIL Liability Notices will be issued concurrently with the approval of any further reserved matters submissions for the site. Further information about CIL can be found at <https://www.south-norfolk.gov.uk/residents/planning-and-building/community-infrastructure-levy>

This permission refers only to that required under the Town and Country Planning Act 1990 and does not include any consent or approval under any other enactment, bylaw, order or regulation and specifically any consent required under the Building Regulations 2010 (as amended). The attached notes for applicants are also part of this decision notice.

A handwritten signature in blue ink, reading "Helen Melors". The signature is written in a cursive style with a horizontal line underneath the name.

South Norfolk House, Cygnet Court, Long Stratton, Norwich, NR15
2XE
Tel : 01508 533633, Text phone 01508 533622,
Freephone 0808 168 2000, Email planning@s-norfolk.gov.uk,
Website www.south-norfolk.gov.uk

Decision Notice & Notes Attached

Approved Plans:

The Council's approval is only for the details shown on the plans originally submitted or, if amended, as listed on the decision notice. If you wish to change the approved plans in any way, please contact Planning Services quoting the application reference number to check if the changes would be acceptable. In some case/s, a fresh application for approval will be required for the proposed changes. You should not change the approved plans and start work until the proposed changes are approved by the Council.

Conditions of Approval:

If the Council's approval is subject to conditions, you must ensure that any action required, including the need to obtain the Council's further approval for items such as landscaping details or materials to be used, is taken before work commences.

The Council has the power to take action to force compliance with the approved plans and/or the requirements of any conditions attached to the decision notice. Any failure to carry out work strictly in accordance with the approved plans and/or any conditions may result in the work having to be removed or changed.

Notice of Commencement of Work

Before work starts on the proposal, please complete and return the notice below to the Council at the address given. If the development is liable for the Community Infrastructure Levy (you should have received a Liability Notice), it is essential that you submit the following Commencement Notice and Assumption of Liability Notice. Failure to do so could result in the loss of any exemptions which have been granted and result in payment being due immediately and subject to a 20% surcharge.

Completion of this form will also help us to check that the approved plans and conditions are being complied with. Please note this is not a formal notice of commencement for the purposes of the Building Regulations.

Commencement Notice

Return to: Planning, South Norfolk Council, South Norfolk House, Cygnet Court, Long Stratton, Norwich, NR15 2XE

Application Reference Number: 2020/0962

Community Infrastructure Levy : 2020/0962/0001
(CIL) Liability Notice Reference

Description of Development: Reserved Matters for access, appearance, scale, landscaping and layout following Outline permission 2014/2611 (890 dwellings), for Phase 1 (Phases W and Z) comprising 291 dwellings and associated works including open space, sustainable drainage systems, landscaping, infrastructure and earthworks.

Location/address of Development: Phase 1 Land North And South Of Dereham Road Easton Norfolk

Details of person sending this notice

Title		First Name		Last Name	
Address 1					
Address 2					
Address 3					
Town					
Country					
Post Code					
Telephone Number					
E mail Address					

Please state your interest in the site :

CIL Liable Party		Applicant	
Landowner		Agent	

Work on the above proposal is to commence on: Date: _____
(The commencement of work will trigger the CIL liability set out in the Liability Notice)

Building Regulation approval Reference no: _____

Community Infrastructure Levy (CIL) Declaration

By signing this I acknowledge that if the intended date of commencement changes, failure to notify the CIL collecting authority before the development commences of this date with a new commencement notice will result in the CIL amount being due for payment in full on the date of commencement. I also acknowledge that failure to notify the CIL collecting authority of the intended date of commencement by submitting a commencement notice in advance of this date may result in the CIL collecting authority imposing a surcharge of 20% of the amount of CIL due for payment, up to a maximum of £2,500. I confirm that a copy of this notice has been served on all persons known to me as an owner of the land on which the chargeable development will be built.

For the purpose of CIL, an owner is an owner of a freehold interest in the relevant land or a leasehold interest in the relevant land of 7 years or more from the date planning permission first permits the chargeable development.

Signed: _____ Date : _____

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a charging or collecting authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110 SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

Community Infrastructure Collecting Authority : South Norfolk Council,

South Norfolk House, Cygnet Court, Long Stratton, Norwich, NR15 2XE

Information relating to appeals against the decision of the Local Planning Authority.

If you are aggrieved by this decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Time periods to submit appeal

If the application relates to minor commercial development (as defined in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015) this should be submitted with **12 weeks** of the date of this notice

If the decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, any appeal must be submitted within **28 days** of the date of this notice

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the decision on your application, then you must do so within: **28 days** of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

In all other cases the appeal should be submitted within **six months** of the date of this notice.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK

The Secretary of State can allow a longer period for giving notice of appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that permission for the proposed development could not have been given by the Council or could not have been given without the conditions imposed having regard to the statutory requirements, to the provisions of the development order and to any directions given under a development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Appeals can be made online at <http://www.gov.uk/planning-inspectorate> If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or tel no. 0303 444 5000

Purchase Notices

If permission to develop land or carry out works is refused or granted subject to conditions, whether by the Council or by the Secretary of State for the Environment, the owners of the land may claim that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve on the Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of either Part VI of the Town and Country Planning Act 1990.



After Planning comes Building Control

Building Control is a statutory requirement on the vast majority of building projects (including internal alterations and conversions) irrespective of whether planning permission has been required or not.

It is the process of ensuring projects are completed in accordance with the building regulations and exists to ensure that the safety and well-being of any person is not compromised by changes or work that takes place.



CNC Building Control can help in numerous ways, including:

- Technical input and pre-submission advice
- Guidance on applying for and registering an application
- Becoming part of your design team
- Ensuring projects are completed timely and to budget, including providing advice and guidance on related facets such as energy reports, acoustic issues, air tightness testing and fire strategy.

In essence, CNC will support you through your project from pre-planning and commencement all the way to project completion and issuing of certification.

For more information or to obtain a quotation, please use one of the following:

Email – quotations@cncbuildingcontrol.gov.uk

Phone – 0808 168 5041

CNC Building control provides the statutory building control functions for the Local Authority areas of Kings Lynn and West Norfolk, Fenland, South Norfolk, Norwich City, and Broadland.



**borough Council of
Kings Lynn &
West Norfolk**



**Fenland
Local Authority
Fenland District Council**

