

Growth and Localism

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Applicant

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Application Type :Outline

Ref: 2014/2611

APPROVAL OF OUTLINE PLANNING PERMISSION

Location: Land North And South Of, Dereham Road, Easton, Norfolk,

Proposal: The erection of 890 dwellings; the creation of a village heart to feature an extended primary school, a new village hall, a retail store and areas of public open space; the relocation and increased capacity of the allotments; and associated infrastructure including public open space and highway works.

Particulars of decision: The District Council hereby gives notice in pursuance of the Town and Country Planning Act 1990 that outline planning permission **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. Application for the approval of the reserved matters must be made before the expiration of 5 YEARS from the date of this permission. The development hereby permitted should be begun before the expiration of 3 YEARS from the date of approval of the last of the reserved matters to be approved.

Reason for the condition

As required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. No development whatsoever shall take place on any phase until the plans and descriptions giving details of the reserved matters referred to above shall have been submitted to and approved in writing by the local planning authority. These plans and descriptions shall relate to:

access, appearance, scale, landscaping and layout of any building to be erected.

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. The development hereby permitted shall be carried out in accordance with the following:

Location Plan - 7663 001 Rev D03 received 27th July 2016

Parameter plan - land use 7663 055 Rev D02 received 25th November 2015

Parameter plan - building height 7663 054 Rev D02 received 25th November 2015

Parameter plan - density 7663 056 RevD02 received 25th November 2015

Phasing plan - 7663 053 Rev D03 received 25th May 2016

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.

4. The development hereby approved shall be carried out in accordance with the agreed phasing plans dwg no. 7663 053 Rev D03.

Reason for the condition:

To ensure the timely and appropriate development of the site, with the provision of infrastructure, access and supporting/servicing facilities being in place before further development is undertaken, in the interests of good planning and in accordance with policy 20 of the adopted Joint Core Strategy (2011, amended in 2014).

5. Prior to occupation of any dwelling hereby approved, a marketing strategy for the retail site hereby approved, including a timetable for it being undertaken, shall be submitted to and agreed in writing. The marketing scheme shall then be undertaken in accordance with agreed strategy.

Reason for the condition:

To try and positively bring forward the retail premises in the interests of providing an additional local facility for the residents of Easton in accordance with the requirements of the NPPF in meeting the social role in achieving sustainable development.

6. The hours of opening for the retail unit hereby approved shall first be agreed in writing with the local planning authority. The agreed hours of use shall then be adhered to at all times unless otherwise agreed in writing with the local planning authority.

Reason for the condition

In the interests of the amenities of local residents in accordance with Policy IMP9 of the South Norfolk Local Plan 2003.

7. No generator, compressor, chilling unit or cooling fan shall be installed on the retail unit or within its curtilage without precise details of the equipment being submitted to and approved in writing by the local planning authority. Any equipment then installed must only be carried out in accordance with the details as approved.

Reason for the condition

In the interests of the amenities of adjoining residents in accordance with Policy IMP9 of the South Norfolk Local Plan 2003.

8. Notwithstanding the provisions of Schedule 2, Part 3, of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order, with or without modification), the retail uses hereby permitted shall be used for convenience goods and for no other purpose in Class A1 or any A2, A3, A4 or A5 of the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

Reason: In order to achieve the aims of Policy EAS1 of the Sites Specific Allocations and Policies Document in relation to providing a suitable additional local facility for the residents of Easton and in accordance with the requirements of the NPPF in meeting the social role in achieving sustainable development.

9. Prior to first occupation of any dwelling, a scheme for generating a minimum of 10% of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources (as defined in the NPPF 2012 or any subsequent version) for the phase in which the dwelling lies must be submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the agreed strategy has been implemented insofar as it relates to that dwelling.

Reason for the condition

To secure at least 10% of the site's energy from decentralised and renewable or low carbon sources to accord with policy 3 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011.

10. The development hereby approved shall be designed and built to achieve a water consumption rate of no more than 105 litres/person/day. Prior to the first occupation of the final dwelling on an approved phase an assessment which relates to that phase and which confirms that all of the dwellings on that particular phase have been constructed in accordance the above requirement for water usage must be submitted to and agreed in writing by the local planning authority. All completed water conservation measures identified shall be installed in accordance with the details as agreed and thereafter permanently retained.

Reason for the condition

To ensure the development is constructed to an appropriate standard in accordance with Policies 3 and 20 of the Joint Core Strategy

11. No works above slab level shall be undertaken until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

12. Prior to the commencement of the development on any phase hereby permitted full details (in the form of scaled plans and / or written specifications) shall be submitted

to and approved in writing by the Local Planning Authority in consultation with the Highway Authority to illustrate the following for the phase to which it relates: -

- i) Roads, footways and cycleways, .
- ii) Foul and surface water drainage.
- iii) Visibility splays.
- iv) Access arrangements.
- v) Parking provision in accordance with adopted standard.
- vi) Loading areas.
- vii) Turning areas.
- viii) Street lighting
- viii) Public Rights of Way.

Reason for the condition:

In the interests of highway safety in accordance with Policy IMP8 of the South Norfolk Local Plan. These details are required prior to commencement in acknowledgement that they are fundamental in setting out what works are required on-site.

13. Development shall not commence until a scheme detailing provision for on site parking for construction workers for the phase to which it relates for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

Reason: To ensure adequate off-street parking during construction in the interests of highway safety. These details are required prior to commencement in acknowledgement that these need to be adhered to throughout the construction phase.

14. No works shall commence on any phase of the development until the details of wheel cleaning facilities for construction vehicles for that phase have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: To prevent extraneous material being deposited on the highway. These details are required prior to commencement in acknowledgement that these need to be adhered to throughout the construction phase.

15. For the duration of the construction period all traffic associated with the construction of the relevant phase of the development permitted will use the approved wheel cleaning facilities provided referred to in condition 14.

Reason: To prevent extraneous material being deposited on the highway.

16. Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site on any of Phases X, Y or V as set out in the approved phasing plan under condition 4 of this permission, unless otherwise agreed in writing, until a detailed scheme for the off-site highway improvement works as indicated on Drawing No: Figure 9.1 have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

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.

17. Prior to the first occupation of development on any of Phases X, Y or V as set out in the approved phasing plan under condition 4 of this permission the off-site highway improvement works referred to in condition 16 shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the highway network is adequate to cater for the development proposed.

18. Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site on any of Phases U, Y or V as set out in the approved phasing plan under condition 4 of this permission, unless otherwise agreed in writing, until a detailed scheme for the off-site highway improvement works as indicated on Drawing No: Figure 9.7 have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

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.

19. Prior to the first occupation of development on any of Phases U, Y or V as set out in the approved phasing plan under condition 4 of this permission the off-site highway improvement works referred to in condition 18 shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the highway network is adequate to cater for the development proposed.

20. Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site on any of Phases U and/or W as set out in the approved phasing plan under condition 4 of this permission, unless otherwise agreed in writing, until a detailed scheme for the off-site highway improvement works as indicated on drawing Figure 9.11 entitled "Alternative Proposal for Bawburgh Rd/Site Access Junction" have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

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.

21. Prior to the first occupation of development on any of Phases U and or W as set out in the approved phasing plan under condition 4 of this permission the off-site highway improvement works referred to in condition 20 shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the highway network is adequate to cater for the development proposed.

22. Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on PHASES U, V, W, X, OR Y as set out in the approved phasing plan under condition 4 of this permission unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as indicated on Drawing Nos:

SK01-TR-01 B (Sheet 1), SK01-TR-02 A (Sheet 2), SK01-TR-03 A (Sheet 3) and Drawing No: Figure 9.2 but EXCLUDING THOSE works along the frontage of Phase T or the road narrowing works have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

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.

23. Prior to the first occupation of any dwelling phases U, V, W, X, OR Y as set out in the approved phasing plan under condition 4 of this permission the off-site highway improvement works referred to in condition 22 shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the highway network is adequate to cater for the development proposed.

24. Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on Phase T as set out in the approved phasing plan under condition 4 of this permission unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as indicated on Drawing No. SK01-TR-01 B (Sheet 1) IN TERMS OF the footway/cycleway along the site frontage, the pedestrian island and the road narrowing ONLY, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

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.

25. Prior to the first occupation of any dwelling on Phase T as set out in the approved phasing plan under condition 4 of this permission the off-site highway improvement works referred to in condition 24 shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the highway network is adequate to cater for the development proposed.

26. Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on Phase Z as set out in the approved phasing plan under condition 4 of this permission unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as indicated on Drawing No. SK01-TR-01 B (Sheet 1) in terms of the footway/cycleway along the southern side of Dereham Road from Bawburgh Road to College Road and the road narrowing ONLY, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

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.

27. Prior to the first occupation of any dwelling on Phase Z as set out in the approved phasing plan under condition 4 of this permission the off-site highway improvement works referred to in condition 26 shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the highway network is adequate to cater for the development proposed.

28. Prior to the occupation of the first dwelling hereby permitted an Interim Travel Plan shall be submitted, approved and signed off by the Local Planning Authority in consultation with the Highway Authority, such a Travel Plan shall accord with Norfolk County Council document 'Guidance Notes for the Submission of a Travel Plan'.

Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment.

29. No part of the development hereby permitted shall be occupied prior to implementation of the Interim Travel Plan referred to in condition 28 of this condition above. During the first year of occupation an approved Full Travel Plan based on the Interim Travel Plan referred to in condition 28 shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The approved Full Travel Plan shall be implemented in accordance with the timetable and targets contained therein and shall continue to be implemented as long as any part of the development is occupied subject to approved modifications agreed by the Local Planning Authority in consultation with the Highway Authority as part of the annual review.

Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment.

30. No works above slab level on any dwelling shall be undertaken until a full or phased scheme has been submitted to, and agreed by the Council in consultation with Norfolk Fire Service, for the provision of at least one fire hydrant (served by mains water supply) for every 50 dwellings forming part of the development and no dwelling shall be occupied until the hydrant(s) serving the property or group of properties has been provided to the satisfaction of the Council in consultation with Norfolk Fire Service.

Reason for Condition

Condition is needed to ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

31. An ecological management plan (EMP) for the phase to which it relates shall be submitted to, and approved in writing by the LPA prior to commencement of development. The content of the EMP shall include the following.

- a) Description and evaluation of features to be managed,
- b) Ecological constraints on site that might influence management

- c) Aims and objectives of management
- d) Appropriate management options for achieving aims and objectives including mitigation detailed in the ES submitted with the application namely that for
 - o great crested newts,
 - o protection and enhancement of bat feeding and commuting corridors,
 - o protection and enhancement of hedgerows
 - o reptile translocation, if required,
 - o nest boxes for birds,
- e) Prescriptions for management actions
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- g) Details of the body or organisation responsible for implementation of the plan
- h) On-going monitoring and remedial measures

The EMP shall also include details of the legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer. The plan shall also set out (where the results of monitoring show that conservation aims and objectives of the EMP are not being met) how remedial action will be identified, agreed and implemented so the development still delivers the fully function biodiversity objectives of the originally approved scheme. "

Reason for the condition:

In order to safeguard the ecological interests of the site in accordance with Policy ENV14 of the South Norfolk Local Plan. These details are required prior to commencement in order to avoid any irreparable damage being caused to ecology, including protected species.

32. No development shall take place within any phase until a Green Infrastructure Management Plan (GIMP) has been submitted to and approved by the local planning authority in writing for the phase to which the works relate. The GIMP shall include:

- a. details of measures to mitigate the adverse impacts of the development and its construction on the ecology of the area (including severance effect of roads and other development and the timing of vegetation clearance);
- b. measures for the protection of habitat;
- c. connected green infrastructure with measures to enhance the bio-diversity of the area (such as the provision of ponds, bird and bat boxes) and the subsequent implementation, timing, management and maintenance of such measures agreed;
- d. provision for the implementation, management and maintenance of the GIMP measures over a period of no less than 15 years.

The development shall only proceed in accordance with the agreed GIMP or with any amendment to it that has been agreed in writing with the Local Planning Authority.

Reasons for the condition

In the interests of preserving, enhancing and maintaining biodiversity and natural heritage assets in accordance with policy 1 of the Joint Core Strategy and part 11 of the National Planning Policy Framework.

33. Prior to the submission of any reserved matters application, a design code shall be submitted to and agreed in writing by the Local Planning Authority. This shall then be used to inform any subsequent reserved matters application.

Reason for condition

In order to ensure a satisfactory form of development that has appropriate regard for the locality. These details are required at this time as they are essential to guiding future reserved matters submissions.

34. A) No development shall take place within any phase until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing for the phase to which the works relate having due regard to the information contained within the submitted archaeological desk based assessment, geophysical survey and additional field evaluation by trial trenching.. The scheme shall include an assessment of significance and research questions; and
1. The programme and methodology of site investigation and recording
 2. The programme for post investigation assessment
 3. Provision to be made for analysis of the site investigation and recording
 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 5. Provision to be made for archive deposition of the analysis and records of the site investigation
 6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation
- B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).
- C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- The Historic Environment Service will provide a brief for these works on request.

Reason for the condition:

To ensure that any potential archaeological interest within the site is fully investigated in accordance with Policy 2 of the Joint core Strategy and Policy ENV9 of the South Norfolk Local Plan. These details are required prior to commencement in order to avoid any irreparable damage being caused to archaeology.

35. As part of any reserved matters application, a surface water drainage scheme for the phase to which it relates shall be submitted to, and approved in writing by, the local planning authority. The scheme shall include:
1. Dimensioned plans and drawings of all aspects of the surface water drainage system, incorporating the use of above ground attenuation SUDS features and pollution control measures, wherever possible.
 2. Modelling shall be submitted to demonstrate that the surface water runoff will be restricted to below the existing Greenfield runoff rates in the equivalent 1 in 1 year, 1 in 30 year and 1 in 100 year rainfall events as specified in the FRA.
 3. Modelling of the surface water drainage scheme to show that the attenuation features will contain the 1 in 100 year rainfall event including climate change.
 4. Modelling of the conveyance system to demonstrate that there would be no above ground flooding in the 1 in 30 year climate change event, and to provide details of the volumes of any above ground flooding in the 1 in 100 year climate change event.
 5. Topographic plans depicting the locations of the above ground floodwater and the resulting exceedance flowpaths and storage areas and demonstration that the flows would not flood buildings or flow offsite.
 6. Details of who will maintain each element of the surface water system for the lifetime of the development, and submission of a maintenance schedule.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development in accordance with Policy 3 of the Joint Core Strategy.

36. Prior to the commencement of any phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme that includes the following components to deal with the risks associated with contamination of the site to which the works relate shall each be submitted to and approved, in writing, by the local planning authority, having due regard to the information contained within the submitted phase 1 desk-top study and phase 2 investigation report.

- 1) A preliminary risk assessment which has identified: all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason for the condition

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy UTL15 of the South Norfolk Local Plan. These details are required prior to commencement as they involve investigative ground works that could be negatively affected if works have commenced.

37. No occupation of any part of each phase of development shall take place until a verification report for that particular phase demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason for the condition:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with UTL15 of the South Norfolk Local Plan

38. No development should take place until a long-term monitoring and maintenance plan for that particular phase in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason for the condition: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DM3.14 of the South Norfolk Local Plan Development Management Policies Document 2015.

39. In the event that contamination that was not previously identified is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. All development shall cease and shall not recommence until :

- 1) a report has been submitted and agreed in writing by the Local Planning Authority which includes results of an investigation and risk assessment together with proposed remediation scheme to deal with the risk identified and
- 2) the agreed remediation scheme has been carried out and a validation report demonstrating its effectiveness has been approved in writing by the Local Planning Authority.

Reason for the condition

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with UTL15 of the South Norfolk Local Plan

40. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason for the condition

To protect and prevent the pollution of controlled waters (particularly the Secondary A and Principal aquifers, nearby groundwater abstraction and EU Water Framework Directive Drinking Water Protected Area) in line with National Planning Policy

Framework (NPPF; paragraphs 109, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3 v.1.1, 2013) position statements G1, G9 to G13, N7 and N10. The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration sustainable drainage systems (SuDS) such as soakaways, unsealed porous pavement systems or infiltration basins.

41. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason for the condition:

Piling or other penetrative ground improvement methods can increase the risk to the water environment by introducing preferential pathways for the movement of contamination into the underlying aquifer and/or impacting surface water quality. For development involving piling or other penetrative ground improvement methods on a site potentially affected by contamination or where groundwater is present at a shallow depth, a suitable Foundation Works Risk Assessment based on the results of the site investigation and any remediation should be undertaken. This assessment should underpin the choice of founding technique and any mitigation measures employed, to ensure the process does not cause, or create preferential pathways for, the movement of contamination into the underlying aquifer, or impacting surface water quality.

42. No development shall commence until a foul water strategy for the phase to which it relates has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved for that phase unless otherwise approved in writing by the Local Planning Authority.

Reason for the condition:

To prevent environmental and amenity problems arising from flooding.

43. With the exception of any site clearance works, site investigation works and tree protection works no development in relation to each phase identified on dwg no. 7663 053 Rev D01 shall take place unless a Mineral Safeguarding Assessment and Minerals Management Plan for that phase has been submitted to and approved in writing by the local planning authority in consultation with the minerals planning authority.

The Mineral Safeguarding Assessment shall assess the potential for the onsite reuse of mineral resource arising from groundwork, drainage and foundation excavations in accordance with an agreed methodology. The Minerals Management Plan will identify for each phase of development the type and quantum of material to be reused on site, and the type and quantum of material to be taken off site and to where. The development shall then be carried out in accordance with the Mineral Management Plan unless otherwise agreed in writing by the local planning authority.

Reason for the condition:

To ensure the safeguarding of minerals in accordance with policy CS16 of the Norfolk Minerals and Waste Core Strategy 2011 and the Norfolk Minerals and Waste Mineral Site Specific Allocations 2013

44. No works above slab level shall be undertaken until details of both hard and soft landscape works for the phase to which it relates have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:
- proposed finished levels or contours;
 - means of enclosure;
 - car parking layouts;
 - other vehicles and pedestrian access and circulation areas;
 - hard surfacing materials;
 - minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.);
 - proposed and existing functional services above and below ground (e.g. drainage, power, communication cables, pipelines etc. indicating manholes, supports etc.);
 - retained historical landscape features and proposals for restoration, where relevant.

Soft landscaping works shall include:

- planting plans;
- written specifications (including cultivation and other operations associated with plant and grass establishment);
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- implementation programme.

If within a period of FIVE years from the date of planting, any tree or plant or any tree or plant planted in replacement for it, is removed, uprooted or is destroyed or dies, [or becomes in the opinion of the local planning authority, seriously damaged or defective] another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason for the condition

In the interests of the satisfactory appearance of the development in accordance with Policy 2 of the Joint Core Strategy and Policies DM1.1 and DM4.9 of the South Norfolk Local Plan Development Management Policies Document 2015.

1. NOTE : The authority can confirm it has worked in a positive and proactive manner, based on seeking solutions to problems arising in relation to dealing with this planning application, in accordance with the National Planning Policy Framework.
2. NOTE: An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer. Anglian Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence. Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991."

3. NOTE: It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the County Council's Highways Development Management Group.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

If required, street furniture will need to be repositioned at the Applicants own expense.

4. NOTE: This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.

It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the Applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Management Group.

If required, street furniture will need to be repositioned at the Applicants own expense.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

5. NOTE: This development involves a Travel Plan to be implemented within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicants' responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Town and Country Planning Act 1990 or Highways Act 1980 are also obtained. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich.

For residential development, Norfolk County Council offers a fully inclusive package covering the writing, implementation, on-going management and annual monitoring of a Travel Plan for 5 years post completion of the development. Developers are expected to enter into a Section 106 Agreement to secure the necessary funding before planning permission is granted.

6. NOTE: Street lighting is a concurrent power of the County, District and Parish Councils. However, it is the County Council after consultation with the Local Lighting Authority (District or Parish Council) who decides whether street lighting is

required on proposed public highways. Norfolk County Council will challenge any automatic assumption that street lighting needs to be provided on part or all of the new development.

7. NOTE: The applicant is advised that to discharge condition 11 that the local planning authority requires a copy of a completed agreement between the applicant and the local highway authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.
8. NOTE: The development hereby approved is liable for Community Infrastructure Levy (CIL). For outline applications, the liability will be calculated at the time of the reserved matters application. Following the submission of an "Assumption of Liability" form a Liability Notice will be issued by the Council setting out the levy for the development. BEFORE development starts any applications for relief must be submitted and agreed and a "Commencement Notice" must be submitted to the Council following which a "Demand Notice" will be issued by the Council. If this is not received you may be liable for additional charges.
9. NOTE: 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 to provide affordable housing, village green/hall site, allotments, travel plan costs and potential slow worm translocation.

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 1991. The attached notes for applicants are also part of this decision notice.



Date of Application: 23 December 2014
Date of Decision: 1 November 2016

On behalf of the Council

Growth and Localism

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 proposal, please complete and return the notice below to the Council at the address given. This will 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.

TO: Growth & Localism, South Norfolk Council, Swan Lane, Long Stratton, Norfolk, NR15 2XE

Application Reference Number: 2014/2611

Description of Development: The erection of 890 dwellings; the creation of a village heart to feature an extended primary school, a new village hall, a retail store and areas of public open space; the relocation and increased capacity of the allotments; and associated infrastructure including public open space and highway works.

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

Contact Name: _____ Phone No: _____

Work on the above proposal is to commence on: Date: _____

If Building Regulation approval has already been obtained please quote Reference no: _____

Signed: _____

Please ensure that your expired
Site Notice is removed



Notes relating to decisions on Applications for Planning Permission or Listed Building Consent under the provisions of the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990

Important

Any permission granted relates only to that required under the relevant Town and Country Planning or Listed Buildings and Conservation Areas Acts and does not include any other consent or approval required under any other enactment, bylaw, order or requisition.

Consent under the Building Regulations may be required for the proposal and work should not proceed until any necessary consent has been obtained. Please contact CNC Building Control on (0808 1685041), or enquiries@cncbuildingcontrol.gov.uk for more information.

1. Demolition of Listed Building

Attention is drawn to Section 8(1)-(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the effect of which is that total or significant demolition may not be undertaken (despite the terms of any consent granted by the Council) until notice of the proposed demolition has been given to English Heritage, Architectural Investigation Section, Brooklands Avenue, Cambridge CB2 2BU. English Heritage must be given reasonable access to the building for at least one month following the grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it. The relevant form is available on request from the Council.

2. The needs of Disabled People

The Council must draw your attention to certain requirements for the needs of disabled people. Facilities including the means of access, parking, the provision of toilets and notices indicating such facilities, have to be provided in:

- a. any premises to which the public are to be admitted, whether or not on payment;
- b. office, shop, railway or factory premises in which people are employed;
- c. schools, universities and colleges.

Further information can be obtained by contacting the Council's Building Control section.

For detailed guidance you are also recommended to refer to:

- i) *The Chronically Sick and Disabled Persons Act 1970 (as amended by The Disabled Persons Act 1981, Sections 4, 7, 8 and 8a);*
- ii) *The British Standard Code of Practice on access for the disabled to buildings (BS 5810, 1979);*
- iii) *Design Note 18, 'Access for the Physically Disabled to Educational Buildings' published on behalf of the Secretary of State.*
- iv) *BS 5588, Part 8, 1988 Code of Practice for Means of Escape for Disabled People.*

3. Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to refuse consent, permission or approval for the proposed development or works or to grant it subject to conditions, 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 [12 weeks in the case of a householder appeal] 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.

Appeal forms and information on Appeal procedures can be obtained from The Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (0303 444 5000) or online at <https://acp.planninginspectorate.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.

4. Purchase Notices

If permission or Listed Building Consent 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 or Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. Compensation

In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. These are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

