



www.broadland.gov.uk

Application Number
20170409

Mrs Jane Crichton
Lanpro Services
Brettingham House
98 Pottergate
Norwich
NR2 1EQ



Date of Decision: 26 February 2018
Development: Erection of 84 No. dwellings with new access
Location: Land to west of Holt Road, Horsford
Applicant: Glavenhill Strategic Land
Application Type: Planning Application Outline

Town & Country Planning Act 1990

The Council in pursuance of powers under this Act **GRANTS OUTLINE PLANNING PERMISSION** for the development referred to above in accordance with the submitted plans and application forms subject to the following **conditions**:-

- 1 Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
- 2 Application for approval of the reserved matters shall be made to the local planning authority not later than two years from the date of this permission.
- 3 The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.
- 4 The details required by condition No 1 shall include the provision of fire hydrants, walls, fences, the treatment of open space and play areas and details of roads, footways, cycleways and associated foul and surface water drainage.
- 5 The development hereby permitted shall not be carried out otherwise than in accordance with the plans listed below:-

Drawing number 00-003 Rev. A - Location Plan - received on 8 March 2017
Drawing number 0480/001 Rev. D - Site Access Layout - received on 8 March 2017
- 6 As part of the Reserved Matters application, details of ground and slab levels including reference to neighbouring land shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
- 7 As part of the Reserved Matters application, a scheme including a timetable for implementation, to secure at least 10% of the energy supply of the development from

decentralised and renewable or low-carbon energy sources shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme.

8 As part of the reserved matters application, a foul water strategy shall be submitted to and approved in writing by the local planning authority. None of the dwellings shall be occupied until the approved foul water strategy has been implemented.

9 As part of the reserved matters application and in accordance with the submitted Flood Risk Assessment (Rossi Long Consulting, RLC Ref.: 161374.2, February 2017), detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:-

I. Detailed infiltration testing in accordance with BRE Digest 365 should be undertaken at the depth and location of the proposed infiltration structures to confirm that this particular area has a favourable infiltration rates.
An alternative method of drainage should be provided should the infiltration rated in the location of the proposed soakaways prove unfavourable.

II. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1 in 100 year return period, including an allowance for climate change, flood event.

III. Detailed designs, modelling calculations and plans of the of the entire drainage system in the:-

1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.

1 in 100 year critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.

IV. The design of the drainage system for exceedance flow management. Plans should be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1 in 100 year return period.

Finished ground floor levels of properties should be set at a minimum of 300mm above any expected flood levels from all sources of flooding.

V. Details of how all surface water management features to be designed in accordance with the SuDS Manual (CIRIA C753, 2015), including cross sections, dimensions and appropriate treatment stages for water quality prior to discharge.

VI. A maintenance and management plan detailing the activities and details of who will adopt and maintain all the surface water drainage features for the lifetime of the development.

10 As part of the Reserved Matters application, a site investigation of the nature and

extent of potential contamination shall be carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures before development begins.

If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

- 11 As part of the Reserved Matters application, details of ecological mitigation and enhancements shall be submitted to the local planning authority for its written approval. The works shall then be implemented in accordance with the approved details.
- 12 As part of the Reserved Matters application, an Arboricultural Impact Assessment that includes an Arboricultural Method Statement and Tree Protection Plan shall be submitted to the local planning authority for its written approval. The development shall then proceed in accordance with the approval details.
- 13 No development shall take place until a scheme for archaeological trial trenching has been submitted to and approved in writing by the local planning authority. The scheme shall take place in accordance with the approved details and the resultant report, including a programme for any mitigation measures, shall be submitted to and approved by the local planning authority. Any mitigation measures shall be implemented in accordance with the approved programme.
- 14 No development shall take place until a Construction Traffic Management Plan to incorporate details of on-site parking for construction workers, access arrangements for delivery vehicles and wheel washing facilities for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented and all traffic associated with the construction of the development shall comply with the approved Plan for the duration of the construction period.
- 15 Notwithstanding the details indicated on the submitted drawings, unless otherwise agreed in writing, no development shall take place until a detailed scheme for the off-site highway improvement works as indicated on drawing number 161374.2-CL10-B and to include shelters at the two nearby bus stops on Holt Road has been submitted to and approved in writing by the Local Planning Authority. The off-site highway improvement works shall then be completed to the written satisfaction of the Local Planning Authority prior to the first occupation of the development.
- 16 Before any dwelling is first occupied the road(s), footway(s) and cycleway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.
- 17 Prior to the first occupation of the development hereby permitted a visibility splay measuring 2.4m x 90m shall be provided to each side of the access where it meets

the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.225metres above the level of the adjacent highway carriageway.

The reasons for the conditions are:-

- 1 The application is submitted in outline form only and the Reserved Matters are required to be submitted in accordance with the requirements of Part 3 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 2 The period for the commencement of the development has been reduced to bring forward the delivery of housing in a sustainable location where the relevant planning policies for the supply of housing are not considered to be up to date, in accordance with the requirements of paragraph 49 of the National Planning Policy Framework
- 3 The time limit condition is imposed in compliance with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 4 To ensure the satisfactory development of the site in accordance with Policy GC4 of the Development Management DPD 2015.
- 5 For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans and documents.
- 6 To ensure a satisfactory form of development in accordance with Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011/2014 and Policy GC4 of the Development Management DPD 2015.
- 7 To ensure the development is constructed to an appropriate standard in accordance with Policy 3 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011/2014.
- 8 To prevent environment and amenity problems arising from flooding in accordance with Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011/2014.
- 9 To prevent flooding and to ensure that satisfactory arrangements for surface water drainage are provided for within the development for the lifetime of the development in accordance with Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011/2014.
- 10 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 EN4 of the Development Management DPD 2015.
- 11 To ensure appropriate ecological mitigation and enhancement in accordance with Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011/2014 and Policy EN2 of the Development Management DPD 2015.
- 12 To ensure the continuity of amenity provided by existing trees in accordance with Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011/2014.

- 13 To enable the archaeological value of the site to be properly recorded before development commences in accordance with Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011/2014.
- 14 In the interests of maintaining highway efficiency and safety in accordance with Policy TS3 of the Development Management DPD 2015.
- 15 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 in accordance with Policy TS3 of the Development Management DPD 2015.
- 16 To ensure satisfactory development of the site in accordance with Policy TS3 of the Development Management DPD 2015.
- 17 In the interest of highway safety in accordance with Policy TS3 of the Development Management DPD 2015.

Informatives:-

1. The Local Planning Authority has taken a positive and proactive approach to reach this decision in accordance with the requirements of paragraphs 186-187 of the National Planning Policy Framework.
2. The site is subject to a related agreement under Section 106 of the Town and Country Planning Act 1990.
3. The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to development on this site. The amount of levy due will be calculated at the time the reserved matters application is submitted. Further information about CIL can be found at www.broadland.gov.uk/housing_and_planning/4734.asp
4. If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from CNC Building Control Consultancy who provide the Building Control service to Broadland District Council. Their contact details are; telephone 0808 168 5041 or enquiries@cncbuildingcontrol.gov.uk and the website www.cncbuildingcontrol.gov.uk
5. 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 based at County Hall in Norwich.

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.

6. 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.

Signed

A handwritten signature in black ink, appearing to read 'P. Courtier', written in a cursive style.

Mr P Courtier

Head of Planning

Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich,
NR7 0DU

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.

There are different time limits for appealing against the different types of application:

- If this is a decision relating to a householder application then any appeal must be made within **12 weeks** of the date of this notice.
- If this is a decision against any other type of application then any appeal must be made within **6 months** of the date of this notice.
- If an enforcement notice has been served for the same or substantially the same development within the period of two years before this application was made, or subsequently, then the period within which an appeal can be lodged is reduced to **28 days** from the date of this decision or 28 days from the serving of the enforcement notice, whichever is the later.

The Secretary of State can allow a longer period for giving notice of an 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.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, Tel: 0303 444 00 00 or via the Planning Portal at <https://www.gov.uk/appeal-planning-inspectorate>

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any 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.

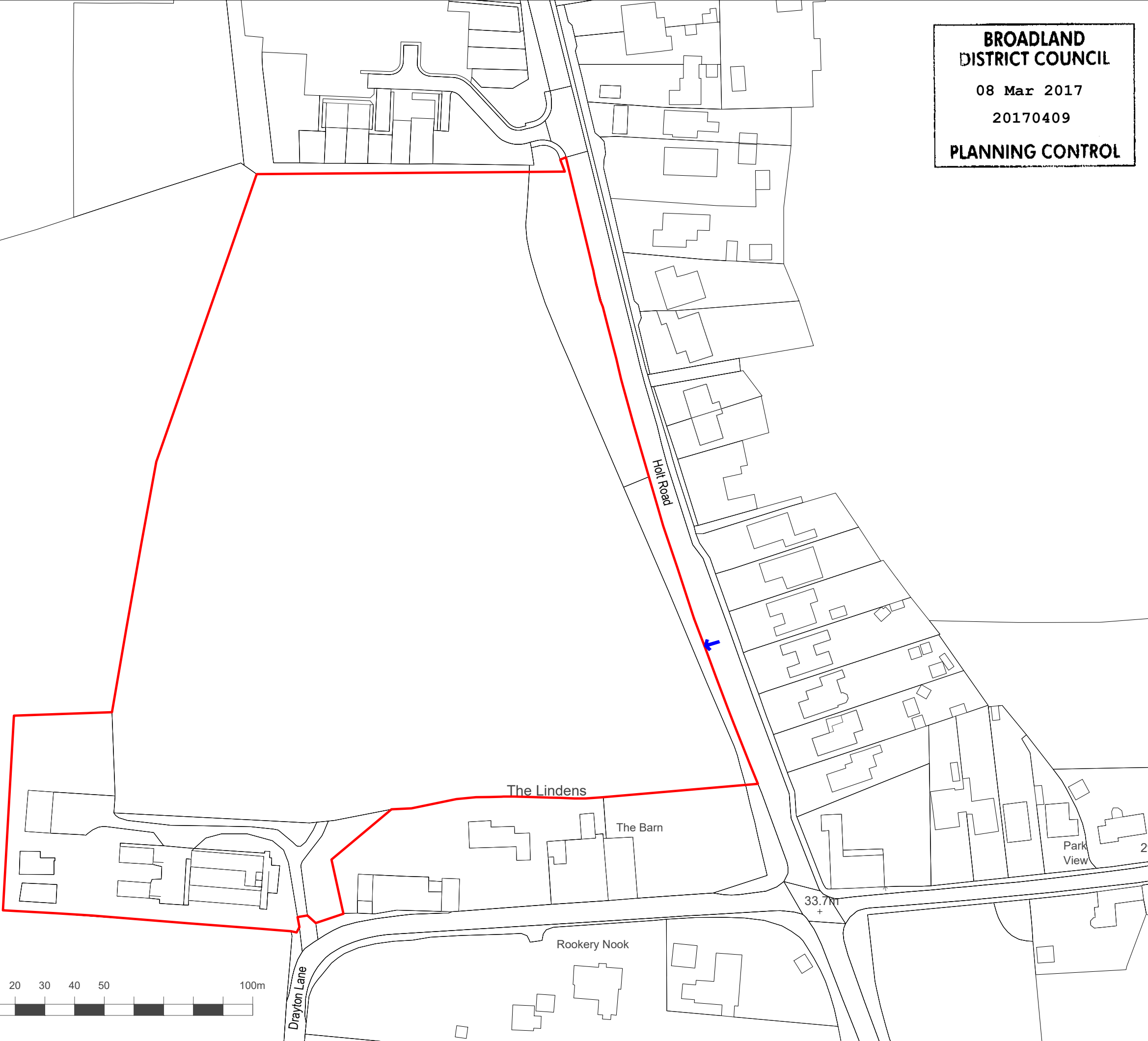
Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

BROADLAND DISTRICT COUNCIL
 08 Mar 2017
 20170409
PLANNING CONTROL

Note
 SUMMARY
 — Site Boundary
 → Access
 Site Area 4.05 Ha



© Crown copyright and database rights 2016
 Ordnance Survey Licence Number 0100031673

PROJECT TITLE
Holt Road, Horsford
 PROJECT NUMBER
LAN001-0480
 CLIENT
Glavenhill Strategic Land

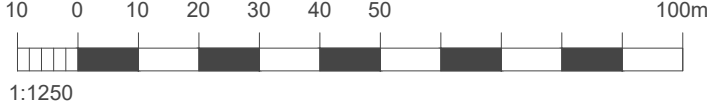
DRAWING TITLE
Location Plan
 DRAWING NUMBER REV
 00-003 A
 SCALE
 1/1250

DATE
 02/03/2017
 DRAWN BY
 ZV

Lanpro
 | Architecture and Urban Design |
 Brettingham House, 98 Pottergate
 Norwich, NR2 1EQ
 01603 631 319
 www.lanproservices.co.uk



Location Plan
 1/1250 (A3)



Drayton Lane

The Lindens

The Barn

Rookery Nook

33.7M

Park View 29



www.broadland.gov.uk

Application Number
20181136

ASD Architecture
FAO: Mr Vince Douglas
16A Bridge Street
Halesworth
IP19 8AQ

Date Of Decision : 01 February 2019
Development : Erection of 84 No. Dwellings with New Access (Reserved Matters Application Following Outline Approval 20170409)
Location : Land West of Holt Road, Horsford
Applicant : Cripps Developments Ltd
Application Type: Planning Application Reserved Matters

Town & Country Planning Act 1990

The Council in pursuance of powers under this Act hereby **APPROVES RESERVED MATTERS** referred to above in accordance with the submitted plans and application forms subject to the following **conditions:-**

- 1 The approval of Reserved Matters follows the granting of outline planning permission 20170409.
- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below.
- 3 Prior to the commencement of the building works hereby approved the following must be submitted to and approved in writing by the Local Planning Authority upon the removal of the agricultural buildings (pig units):

Based on the findings of the submitted Geo-environmental site investigation further investigation and risk assessment must be completed to assess the nature and extent of any contamination on the site of the farm units. The report must include:

- A survey of the extent, scale and nature of contamination
- An assessment of the potential risks to the receptors identified in the desk study report
- An up dated and revised conceptual site model and detailed risk assessment.

All work must be carried out in accordance with accepted best practice.

Based on the findings of the site investigation a detailed remediation method statement must be submitted to the Local Planning Authority. Remediation must bring the site to a condition suitable for the approved end use. The method statement must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site cannot be determined as Contaminated Land as defined under Part 2A of the Environmental Protection Act 1990.

Following the completion of the remediation work as stated in the approved remediation method statement a verification report (also called a validation report) that scientifically and technically demonstrates the effectiveness and success of the remediation scheme must be produced. Where remediation has not been successful further work will be required.

In the event that previously unidentified contamination is found during the development, it must be reported in writing immediately to the Local Planning Authority. An Investigation, Risk Assessment and if required Remedial Works and Post Remediation Testing must be undertaken as specified above.

- 4 All works shall be carried out in accordance with the requirements of the Arboricultural Impact Assessment and Tree Protection Plan, produced by Ravencroft Arboricultural Services and received 19 December 2018.
- 5 Prior to the commencement of the development hereby approved the following will be submitted to, and approved in writing by, the Local Planning Authority:

A Materials Management Plan-Minerals (MMP-M) informed by the "Desk Study, Quantitative Risk Assessment including Site Investigation (June 2018)", carried out by the Norfolk Partnership Laboratory.

The MMP-M will consider the extent to which on-site materials which could be extracted during the proposed development would meet specifications for use on-site through testing and assessment. The MMP-M should quantify the amount of material which could be reused on site; and for material extracted which cannot be used on-site its movement, as far as possible by return run, to an aggregate processing plant.

The development hereby permitted shall be carried out in accordance with the approved MMP-M.

The developer shall keep a record of the amounts of material obtained from on-site resources which are used on site and the amount of material returned to an aggregate processing plant, through the MMP-M. The developer shall provide an annual return of these amounts to the Local Planning Authority and the Mineral Planning Authority, or upon request of either the Local Planning Authority or Mineral Planning Authority.

- 6 Any external lighting shall be of a flat glass, full cut-off design, and shall be horizontally mounted to prevent light spill above the horizontal.
- 7 Development shall not proceed above slab level until an approved scheme including a timetable for implementation, to secure at least 10% of the energy supply of the development from decentralised and renewable or low-carbon energy sources has been submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved scheme.
- 8 Prior to the commencement of the development hereby approved an up to date Ecological Report shall be submitted to and approved in writing by the local planning authority.

The reasons for the conditions are:-

- 1 For the purposes of clarity and to ensure that the permission granted relates to the correct documents.

- 2 For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans and documents.
- 3 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 EN4 of the Development Management DPD 2015.
- 4 To avoid damage to the health of existing trees and hedgerows in accordance with Policies GC4 and EN2 of the Development Management DPD 2015.
- 5 To ensure that needless sterilisation of safeguarded mineral resources does not take place in accordance with the National Planning Policy Framework and Policy CS16 of the Norfolk Core Strategy and Minerals and Waste Development Management Policies DPD 2010-2026.
- 6 To minimise the risk of any lights dazzling Pilots and Air Traffic Controllers and to ensure that there are no safety implications created by the development in relation to Norwich Airport in accordance with Policy TS6 of the Development Management DPD 2015.
- 7 To ensure the development is constructed to an appropriate standard in accordance with Policy 3 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011/2014.
- 8 To ensure appropriate ecological mitigation and enhancement in accordance with Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011/2014 and Policies EN1 and EN2 of the Development Management DPD 2015.

Plans & Documents:-

Amended Dwg No 7048_RS01_D Refuse Strategy received 18 January 2019

Amended Dwg No 7048_SL01_G Site Layout received 29 January 2019

Amended Dwg No 1355_HWY_042_B Swept Path Analysis [Large Refuse Lorry modified to 3.0m wide] received 17 January 2019

Amended Dwg No 1355_HWY_043_A Swept Path Analysis Large Refuse Lorry received 17 January 2019

Additional Flood Risk Assessment Addendum received 17 December 2018

Amended Dwg No 7048_PL21_A House Types 592BA and 710BA Elevations received 24 October 2018

Amended Dwg No 7048_PL20_A House Types 592BA and 710BA Plans and Front Elevation received 24 October 2018

Amended Dwg No 7048_PL19_A House Type 592HA Plans and Elevations received 24 October 2018

Amended Dwg No 7048_PL18_A House Type 990HA Plans and Elevations received 24 October 2018

Amended Dwg No 7048_PL17_A House Type 1163HA Plans and Elevations received 24 October 2018

Amended Dwg No 7048_PL16_A House Type 818HA Plans and Elevations received 24 October 2018

Amended Dwg No 7048_PL15_A House Type 926HA Plans and Elevations received 24 October 2018

Amended Dwg No 7048_PL14_A House Type 710B Plans and Elevations received 24 October 2018

Amended Dwg No 7048_PL13_A House Type 820B Plans and Elevations received 24 October 2018
Amended Dwg No 7048_PL12_B House Type 828B Plans and Elevations received 24 October 2018
Amended Dwg No 7048_PL11_A House Type 1002B Plans and Elevations received 24 October 2018
Amended Dwg No 7048_PL10_A House Type 1400B Plans and Elevations received 24 October 2018
Amended Dwg No 7048_PL09_A House Type 640H Plans and Elevations received 24 October 2018
Amended Dwg No 7048_PL08_A House Type 775H Plans and Elevations received 24 October 2018
Amended Dwg No 7048_PL07_B House Type 980H Plans and Elevations received 24 October 2018
Amended Dwg No 7048_PL06_A House Type 1002H Plans and Elevations received 24 October 2018
Amended Dwg No 7048_PL05_B House Type 1088H Plans and Elevations received 24 October 2018
Amended Dwg No 7048_PL04_A House Type 1130H Plans and Elevations received 24 October 2018
Amended Dwg No 7048_PL03_B House Type 1241H Plans and Elevations received 24 October 2018
Amended Dwg No 7048_PL01_A House Type 1539H Plans and Elevations received 24 October 2018
Amended Dwg No 7048_G02 Garage Types Plans and Elevations received 24 October 2018
Amended Dwg No 7048_G01 Garage Types Plans and Elevations received 24 October 2018
Additional Dwg No 1355_ENG_003_A Engineering Layout Sheet 3 received 24 October 2018
Additional Dwg No 1355_ENG_002_A Engineering Layout Sheet 2 received 24 October 2018
Additional Dwg No 1355_ENG_001_A Engineering Layout Sheet 1 received 24 October 2018
Additional Dwg No 1355_DRA_022 Onsite Drainage Construction Details Sheet 2 received 24 October 2018
Additional Dwg No 1355_DRA_021 Onsite Drainage Construction Details Sheet 1 received 24 October 2018
Additional Doc Ref 1355 FW Calcs Rev A Foul Water Drainage Calculations received 24 October 2018
Dwg No 7048_SLP01 Location Plan received 10 July 2018
Amended Arboricultural Impact Assessment received 19 December 2018
Amended Dwg No 2331_18_Rev 4 Landscaping Plan received 29 January 2019
Additional Landscape and Maintenance Plan received 29 January 2019
Amended Dwg No 7048_MP01_D Materials Plan received 7 January 2019

Informatives:-

The Local Planning Authority has taken a proactive and positive approach to decision taking in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.

If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained

from CNC Building Control Consultancy who provide the Building Control service to Broadland District Council. Their contact details are; telephone 0808 168 5041 or enquiries@cncbuildingcontrol.gov.uk and the website www.cncbuildingcontrol.gov.uk

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 Control Group. Please contact Graham Worsfold on 01603 223 274.

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.

The applicant/developer should be aware that in addition to the conditions listed above, the following conditions form the 20170409 outline application still require information to be submitted and approved in writing by the Local Planning Authority to ensure that they are formally discharged:

- 13 (Archaeological Works),
- 14 (Traffic Management Plan,
- 15 (Off-Site Highway Works) and
- 16 Roads, Footways, Cycleways)

The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to development on this site. Further information about CIL can be found at www.broadland.gov.uk/housing_and_planning/4734.asp

If the construction phases of the development require the use of mobile or tower cranes, they should be operated in accordance with British Standard 7121 and CAP 1096, and the Airport should be notified of plans to erect these cranes at least 21 days in advance.

The notification should include:

- OSGB grid coordinates of the crane's proposed position to 6 figures each of Eastings and Northings,
- the proposed height of the crane Above Ordnance Datum (AOD),
- the anticipated duration of the cranes existence, and
- contact telephone numbers of the crane operator and the site owner for use in an emergency.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts

activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

Signed

Mr P Courtier
Head of Planning
Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich,
NR7 0DU

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.

There are different time limits for appealing against the different types of application:

- If this is a decision relating to a householder application then any appeal must be made within **12 weeks** of the date of this notice.
- If this is a decision against any other type of application then any appeal must be made within **6 months** of the date of this notice.
- If an enforcement notice has been served for the same or substantially the same development within the period of two years before this application was made, or subsequently, then the period within which an appeal can be lodged is reduced to **28 days** from the date of this decision or 28 days from the serving of the enforcement notice, whichever is the later.

The Secretary of State can allow a longer period for giving notice of an 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.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, Tel: 0303 444 00 00 or via the Planning Portal at <https://www.gov.uk/appeal-planning-inspectorate>

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any 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.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Accommodation Schedule

Type	Dwg No.	Description	No.	m ²	m ² Total	ft ²	ft ² Total
Private Market							
1539H	PL01	4 Bed Det House	4	143	572	1539	6156
1241H	PL03	4 Bed Det House	5	115	575	1241	6205
1130H	PL04	3 Bed House	2	105	210	1130	2260
1002H	PL06	3 Bed House	12	93	1116	1002	12024
980H	PL07	4 Bed House	4	91	364	980	3920
775H	PL08	2 Bed House	3	72	216	775	2325
640H	PL09	2 Bed House	2	60	120	640	1280
1400B	PL10	3 Bed Bungalow	1	130	130	1400	1400
1002B	PL11	3 Bed Bungalow	6	93	558	1002	6012
828B	PL12	3 Bed Bungalow	3	77	231	828	2484
820B	PL13	3 Bed Bungalow	8	76	608	820	6560
710B	PL14	2 Bed Bungalow	6	66	396	710	4260
			56		5096		54886
Shared Equity							
926HA	PL15	3 Bed House	4	86	344	926	3704
818HA	2B4P	2 Bed House	7	76	532	818	5726
Affordable							
1163HA	PL17	4 Bed House	1	108	108	1163	1163
990HA	PL18	3 Bed House	4	92	368	990	3960
818HA	PL16	2 Bed House	4	76	304	818	3272
592HA	PL19	1 Bed House	5	55	275	592	2960
710BA	PL20+21	2 Bed Bungalow	1	66	66	710	710
592BA	PL20+21	1 Bed Bungalow	2	55	110	592	1184
			28		2107		22679
			84		94		94



NOTES.

The Copyright of the design remains with Architects and may not be reproduced in any form without their prior written consent.

Written dimensions must be used in preference to scaled.

Contractors must check all dimensions on site. Discrepancies are to be reported to the Architects before proceeding.

SPECIAL WARNING

Relating to disks or electronic data containing computer files of drawings prepared by ASD Architecture Ltd.

Drawings issued by ASD Architecture Ltd on paper, disk or e-mail are controlled to ensure that the changes can be recorded and traced.

ASD Architecture Ltd are not responsible for unauthorised changes made to their drawings or the consequences thereof.

It is not possible to password, protect or securely lock computer generated drawings, and there are consequential risks.

Recipients of electronic copies of this drawing must not make amendments without the written consent of ASD Architecture Ltd.

AMENDED PLAN

BROADLAND DISTRICT COUNCIL
29 Jan 2019
20181136
PLANNING CONTROL

REVISIONS.

REV.	DATE
A	17.07.18
B	24.07.18
C	16.10.18
D	30.11.18
E	07.01.19
F	14.01.19
G	29.01.19

CLIENT:
Cripps Developments

PROJECT:
**Residential Development
Holt Road
Horsford
Norwich, Norfolk**

DRAWING TITLE:
Site Layout

SCALE @A1 - 1:500 | DATE - June 2018

ASD ARCHITECTURE Ltd
16A Bridge Street • Halesworth • Suffolk • IP19 8AQ

Tel. (01986) 872250
Fax. (01986) 872228
enquiries@ASD-architecture.co.uk
www.ASD-architecture.co.uk

JOB NO. 7048	DWG NO. SL01	REV. G
------------------------	------------------------	------------------

dwg location: 7048 - Cripps Developments - Residential Development - Holt Road, Horsford/Horsford/SL010 Site Layout Plan.dwg