



OUTLINE PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER
2010**

DC/01/0977/OUT (Formerly
W17802)

Agent

Simon Wheatman Planning
Beacon Innovation Centre
Beacon Park
Gorleston
Norfolk
NR31 7RA

Applicant

Woods Meadow Consortium
C/O Agent

Town/Parish

Oulton

Date Valid

11th January 2001

Proposal:

Outline Application for a mixed use development comprising of residential, neighbourhood shopping centre, community hall, primary school, play areas and country park

Site:

Land South Of Hall Lane, Oulton,

WAVENEY DISTRICT COUNCIL hereby grant **OUTLINE PERMISSION** in accordance with the application, plans and particulars, subject to the submission of "reserved matters" and compliance with the following conditions as set out below. Your further attention is drawn to any informatives that may have been included.

In determining the application, the Council has given due weight to all material planning considerations including policies within the development plan as follows:

- DM16 Housing Density (Adopted Development Management Policies, January 2011)
- DM17 Housing Type and Mix (Adopted Development Management Policies, January 2011)
- DM18 Affordable Housing (Adopted Development Management Policies, January 2011)
- DM25 Existing and Proposed Open Space (Adopted Development Management Policies, January 2011)
- DM29 Protection of Biodiversity and Geodiversity (Adopted Development Management Policies, January 2011)
- CS01 Spatial Strategy (Adopted Core Strategy, January 2009)
- CS02 High Quality and Sustainable Design (Adopted Core Strategy, January 2009)
- CS04 Infrastructure (Adopted Core Strategy, January 2009)
- CS11 Housing (Adopted Core Strategy, January 2009)
- CS16 Natural Environment (Adopted Core Strategy, January 2009)
- DM01 Physical Limits (Adopted Development Management Policies, January 2011)
- DM02 Design Principles (Adopted Development Management Policies, January 2011)
- DM03 Low Carbon and Renewable Energy (Adopted Development Management Policies, January 2011)
- DM04 Sustainable Construction (Adopted Development Management Policies, January 2011)
- DM05 Carbon Emissions and Carbon Compliance (Adopted Development Management Policies, January 2011)

Conditions:

1. a) Application for approval of any reserved matters must be made within ten years of the date of this outline permission and then

b) The development hereby permitted must be begun within either three years from the date of this outline permission or within two years from the final approval of the reserved matters, whichever is the later date.

Reason: To comply with section 92 of the Town and Country Planning Act 1990.

2. Plans and particulars showing the detailed proposals for all the following aspects of the development (the "reserved matters") shall be submitted for each agreed phase of development (see Condition 4) and development shall not be commenced before these details have been approved by the local planning authority:-

- a) the layout including the positions and widths of roads, footpaths, cycle tracks and greenways, including ground levels, gradients and means of surface water drainage.
- b) the siting of all buildings and the means of access thereto from an existing highway or proposed highway
- c) the density
- d) the design of all buildings, including the colour and texture of facing and roofing materials
- e) the layout of foul sewers and surface water drains
- f) the alignment, height and materials of all wall and fences and other means of enclosure
- g) the provision to be made for the storage and disposal of refuse, including bottle and clothing bank facilities
- h) measures to minimise water and energy consumption

Reason: To comply with Sections 91 and 92 of the 1990 Act.

3. a) A master plan of the entire site shall be submitted for approval to the local planning authority and shall indicate the line and category of the major link roads, footpath/cycle links, existing and proposed diverted Public Rights of Way, residential areas, primary school, public open spaces (including country park) and areas of sustainable drainage features. Development proposals shall be in accordance with the agreed master plan.

b) Before each phase of the development is commenced (see Condition 4), details of the estate roads and footpaths, including phasing, layout, levels, gradients, cycleways, footpaths, bridleway routes and greenways, together with surfacing, street lighting, signage, road markings, materials and means of surface water drainage, including the prevention of discharge of surface water from the development onto the adoptable highways, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the agreed details.

Reason: To ensure that the roads, footways and other links are constructed to an acceptable standard and the development is completed satisfactorily.

4. Prior to the commencement of any development on the site details of the phasing of development across the whole site, including the provision of the lagoons, shall be submitted to

and agreed in writing by the Local Planning Authority. The phasing details shall be carried out in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure a properly planned development.

5. Prior to the commencement of each phase of development hereby approved the following details shall be submitted to and approved in writing by the Local Planning Authority:
 - a) Location of play areas and open space within approved areas of residential development;
 - b) The location, implementation, maintenance and adoption of lagoons;

Reason: To secure a properly planned development.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no overhead electricity or service lines shall be erected or placed above ground on the site without the prior written consent of the local planning authority. With the exception of the pylons, any existing overhead lines shall be removed and laid underground prior to the commencement of the development hereby approved.

Reason: To protect the amenities of the area.

7. Before the commencement of the development hereby approved and in connection with each agreed phase, details of the siting and design of housings for Public Utilities (e.g. Electricity Sub Stations and Gas apparatus etc) 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.

Reason: To secure a properly planned development.

8. No pipes other than rainwater pipes shall be attached to the external faces of the approved dwellings facing onto highways.

Reason: To protect the amenities of the locality by ensuring that the external appearance of the development is satisfactory.

9. All trees and groups of trees identified under TPO No.317A shall be preserved and protected during the construction programme in accordance with details that shall be submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority. Any lopping or pruning required shall be agreed in writing by the Local Planning Authority before such works are undertaken and any such works shall be carried out in accordance with the agreed details.

Reason: To ensure the enhancement of the site by the retention of natural features.

10. Before the commencement of each phase of approved development, a survey of the site covered by that phase shall be submitted and approved in writing by the Local Planning Authority to include a contoured plan at a scale of not less than 1:500 showing:
 - i) the existing and intended final ground levels;

- ii) the exact location, quality, species and spread of all trees on the site and also indicating those to be felled during building operations;
- iii) all natural features such as hedgerows, ponds, streams and large shrubs and the treatment proposed.
- iv) details of any felling or other alteration.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features.

11. In connection with the trees as referred to in conditions 9 and 10 above, fencing shall be erected at least 5 metres from the trunk(s) or beyond the outermost spread of the tree canopy whichever is the greater distance and shall consist of secure fencing connected by robust cross members details of which shall be agreed in writing by the Local Planning Authority prior to commencement of development, to a height of not less than 1.2 metres. Within the fenced area no work shall take place, no materials shall be stored, no oil or other chemicals shall be stored or disposed of, no concrete, mortar or plaster shall be mixed, no fires shall be started, no service trenches shall be dug, no soil shall be removed or ground level changed at any time without the prior consent in writing of the Local Planning Authority.

Reason: In order to ensure the protection of trees on the site.

12. A Landscape Management Plan (including all boundaries to the site), including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, (other than small, privately owned, domestic gardens) shall be submitted to and approved by the Local Planning Authority prior to the commencement of each phase of the development. The landscape management plan shall be carried out as approved.

Reason: In the interests of the visual amenity and character and appearance of the area.

13. Details of the design of building foundations and the layout, with positions, dimensions and levels, of service trenches, ditches, drains and other excavations on site, insofar as they may affect existing trees on or adjoining the site, shall be submitted to and approved by the Local Planning Authority before any works on site are commenced. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure the protection of trees in the interests of amenity.

14. a) All hedges or hedgerows within the site, unless indicated as being removed on the approved drawings, shall be retained for at least five years following practical completion of the approved development, unless otherwise agreed by the Local Planning Authority; and these hedges shall be protected by the erection of secure fencing at least 3 metres from the hedges, to the satisfaction of the Local Planning Authority in accordance with the relevant British Standards (BS5837 - 1991) for the duration of works on site.

Within the aforementioned five year period any parts of hedges or hedgerows removed without the Local Planning Authority's consent or which die or become, in the Authority's opinion, seriously damaged or otherwise defective shall be replaced and/or shall receive remedial action as required by the Authority. Such works shall be implemented by not later than the end of the following planting season, with plants of such size and species and in such number and

positions as may be agreed with the Authority. The hedge(s) shall be reinforced with further planting where necessary to the satisfaction of the Local Planning Authority.

b) Prior to the commencement of development on each phase as approved, all retained hedges shall be trimmed to the satisfaction of the Local Planning Authority.

NOTE: Prior to the works being undertaken, 2 weeks advance notice shall be given to the Local Planning Authority (contact Landscape Adviser, Telephone 01502 523075).

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features.

15. No development within each agreed phase shall take place until full details of both hard and soft landscape works together with a planting programme 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 vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse (including the 3 bin wheelie bin system) or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc indicating lines, manholes, supports etc). Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedule of plants, noting species, plant sizes and proposed number/densities where appropriate and implementation programme.

Reason: To ensure the provision of amenity afforded by appropriate landscape design.

16. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the subsequent completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure the provision of amenity afforded by appropriate landscape design.

17. All approved hard landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of each phase of the development or in accordance with a programme to be firstly agreed in writing by the local planning authority.

Reason: To ensure the provision of amenity afforded by appropriate landscape design.

18. The development hereby approved shall not be commenced until full details of the distributor road and junction arrangements and associated works, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed details unless otherwise approved in writing by the local planning authority.

Reason: To ensure the development is completed satisfactorily.

19. No dwellings shall be occupied until the carriageway and footpaths serving that dwelling have been constructed to at least basecourse level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

20. The new estate road junction with Hall Lane inclusive of cleared land within the sight splays to this junction shall be formed prior to any access, including delivery of materials, into the site from Hall Lane.

Reason: To ensure a safe access to the site from Hall Lane and to facilitate off street parking for site workers in the interests of highway safety.

21. No more than 150 dwellings shall be served by Lime Avenue until such time as a road linking to Dunston Drive and/or Hall Lane is completed and available for use; unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure a properly planned development.

22. Before the 101st new dwelling served by Dunston Drive is first occupied, a road link shall be completed and available for use to Hall Lane; unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure a properly planned development.

23. Before the 335th dwelling on the development is first occupied or the 375th dwelling is completed, the spine roads linking Lime Avenue, Dunston Drive and Hall Lane shall be completed and available for use; unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure a properly planned development.

24. No more than 15 new dwellings shall be served from the existing road Hobart Close; unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure a properly planned development.

25. Before the 200th dwelling is first occupied the following off-site highway works shall be completed in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Agency and made available for use:

i) A footway 1.8 metre wide over a length of approximately 400 metres to the south side of Hall Lane, to connect the northern access to the development with the western end of the existing footway.

ii) A cycleway/footway link to Pound Farm Drive Cycle Route as generally shown on the submitted Drawing No. 98229/01 and as amended by letter and plan dated 5th October 2006.

iii) A cycleway/footway with Toucan crossing of Gorleston Road to Higher Drive as generally shown on the submitted Drawing No. 98229/02.

iv) A cycleway/footway link from the development to Mendip Drive.

Reason: To secure a properly planned development.

26. Upon the completion of the 400th dwelling hereby approved, a Transport Assessment shall be carried out by the developer to review the impact of the development as built; and the possible impact of further developments hereby approved on the surrounding local highway network. In the event that additional traffic measures may be considered by the Highway Authority, the timing and implementation of such measures shall be agreed in writing by the local planning authority (subject to Traffic Regulation Orders at the expense of the applicant). Any such additional works required are to be carried out at the expense of the developer.

Reason: To safeguard the local road network.

27. No development or other operations shall take place on site until a detailed construction method statement for each phase of development has been submitted to and approved in writing by the local planning authority. The method statement shall provide details of:
- the methods to be used and the measures to be undertaken to control the emission of dust and dirt during construction
 - wheel washing facilities
 - the parking of vehicles of site operatives and visitors
 - loading and unloading of plant and materials
 - storage of plant and materials
- The approved method statement shall be adhered to throughout the construction period.

Reason: In the interests of amenity and to ensure a safe development.

28. Development within each phase of development hereby approved shall not be occupied until details of the required bus stop(s) have been approved and the timing of implementation of the same is agreed in writing by the local planning authority. The bus stop(s) shall be provided in accordance with the agreed details.

Reason: To secure a properly planned development.

29. No development shall take place within the development site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. (Developers will wish to ensure that in drawing up a scheme, the timetable for the investigation is included within the details of the agreed scheme).

Reason: The site is potentially of archaeological and historical significance.

30. Prior to the commencement of development of each phase, details of fire hydrant provision shall be submitted to and approved in writing by the Local Planning Authority and carried out where necessary to an agreed timetable.

Reason: To secure a properly planned development.

31. Prior to the determination of the Reserved Matters, for each phase of the development hereby approved, drainage details incorporating sustainable drainage principles and a full assessment

of the hydrological and hydro geological context of the development, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency. The scheme, following the objectives of the Millards Flood Risk Assessment Ref.2128/02/RE/07-03/424rev e dated 4th July 2007 shall be implemented in accordance with the approved details before the relevant phase of development is occupied.

Reason: To ensure adequate surface water management in accordance with PPS25.

32. Prior to the commencement of each phase of the development hereby approved, a scheme detailing the full adoption and maintenance of the surface water drainage system shall be submitted to, and agreed in writing by the Local Planning Authority in consultation with the Environment Agency. The scheme shall be constructed and completed before occupancy of any part of the proposed development in that phase.

Reason: To ensure adequate surface water management in accordance with PPS25.

33. Prior to the commencement of each phase of the development hereby approved, a scheme for the provision and implementation of rainwater harvesting and water resource efficiency shall be submitted to and agreed, in writing, with the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification before occupancy of any part of that phase of development.

Reason: To enhance the sustainability of the development through efficient use of water resources.

34. Any dwellings adjacent to the southern boundary east of Lime Avenue shall be single storey only unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the surrounding area.

35. In connection with any development referred to in Condition 34, the following restriction shall apply:
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no building or structure permitted by Classes A (extensions or alterations) and B (changes to the roof) of Schedule 2 Part 1 of the Order shall be erected without the submission of a formal planning application and the granting of planning permission by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the surrounding area.

36. No windows are permitted at roof level on south facing roofs on any residential dwellings as referred to in Condition 34; unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the surrounding area.

37. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 38 to 41 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the

unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 41 has been complied with in relation to that contamination.

Reason: 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.

38. Site Characterisation: An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: 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.

39. Submission of Remediation Scheme: A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures which must include detailed specifications of schemes to mitigate nuisance and health risks to neighbouring residents posed by smells, noise and dust. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: 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.

40. Implementation of Approved Remediation Scheme: The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: 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.

41. Reporting of Unexpected Contamination: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 38, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 39, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 40.

Reason: 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.

42. Long Term Monitoring and Maintenance: A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation. The scope and duration of monitoring must be agreed in writing by the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: 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.

43. No development shall take place within 100 metres of the eastern boundary of the site adjacent to the Mobbs Way Industrial Estate, until such time as a Noise Assessment and any necessary mitigation measures have been submitted to and agreed in writing by the Local Planning Authority. Any necessary mitigation measures shall be implemented in accordance with the agreed details prior to the occupation of any dwelling.

Reason: To minimise risk from possible noise disturbance.

44. Prior to the occupation of any of the development hereby approved a foul rising main linking the development to the Anglian Water Services Sewage Treatment Plant at Corton, shall be completed and available for use, unless otherwise agreed in writing by the local planning authority.

Reason: To secure a properly planned development.

45. No development shall take place within 15 metres to either side of the centre line of the existing pylons within the site, unless otherwise agreed in writing by the local planning authority.

Reason: In accordance with advice from the Health Protection Agency.

46. i) Prior to the commencement of development a Code for Sustainable Homes "pre-assessment", or Code for Sustainable Homes interim certificate, to demonstrate how full compliance with the Code for Sustainable Homes Level can be achieved (that is applicable at the time of the application defined by the equivalent thermal standards laid out under Part L of the current Building Regulations), shall be carried out by an accredited assessor for each dwelling and submitted to, and approved in writing by, the Local Planning Authority; and
- ii) before any dwelling hereby approved is occupied, a final Code for Sustainable Homes certificate completed by an accredited assessor for that/those dwelling/s demonstrating compliance with the full provisions of the Code for Sustainable Homes level (that is applicable at the time of the application defined by the equivalent thermal standards laid out under Part L of the current Building Regulations) shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In order to ensure that energy efficiency through sustainable design and construction is achieved in accordance with policy DM04.

47. The primary school hereby approved shall be constructed to achieve a BREEAM rating of "Very Good", unless otherwise agreed in writing by the Local Planning Authority. No such building shall be occupied until a post construction review certificate certifying that BREEAM "Very Good" has been achieved, has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that energy efficiency through sustainable design and construction is achieved in accordance with policy DM04.

48. Prior to the commencement of development full details to demonstrate how each phase of development hereby approved may achieve a 15% reduction in residual carbon emissions through the use of low carbon renewable energy or energy efficiency measures or a

combination of the two, 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.

Reason: In order to ensure that energy efficiency through sustainable design and construction is achieved in accordance with policy DM05.

Informatives:

1. This planning permission contains condition precedent matters that must be discharged before the development approved is commenced, or any activities that are directly associated with it. If the development commences without compliance with the relevant condition(s) you will not be able to implement the planning permission and your development will be deemed to be unauthorised. An application under Section 73 of the Town & Country Planning Act 1990 will be required to amend the relevant condition(s) before development continues. You are strongly recommended to comply with all conditions that start with the wording "Prior to the commencement of development..."
2. The reasons for the decision are:

The proposed development was assessed against relevant development plan policies (listed below) and site specific advice from statutory bodies and representations from interested parties.

The site was allocated for housing development in the Waveney Local Plan (1996) and the Core Strategy was adopted in January 2009. The Core Strategy sets down the housing distribution strategy for the District, which includes the housing at Woods Meadow. In accordance with this strategy most new development will take place in Lowestoft as the largest town in the District and having a commensurate range of services, facilities and employment opportunities.

Infrastructure improvements and requirements of the development itself will ensure that the development will grow incrementally as a natural extension to the existing built-up area. However the provision of on-site facilities such as school, Community Centre, shop and medical centre together with sustainable transport links will ensure that the development will be highly sustainable in its own right.

Development Plan Policies taken into account:

Waveney Local Plan: H2 (More Homes Approach), H6 (Housing Allocations), Core Strategy: CS01 (Spatial Strategy), CS04 (Infrastructure) and Development Management Policies: DM01 (Spatial Strategy) and DM02 (Design).

3. Highways:
 - i) The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification. The applicant will also be required to enter into a legal agreement for each area of work in the public highway under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the contract, bonding arrangements, indemnity of the County Council regarding noise

insulation and land compensation claims, commuted sums regarding the provision of new electrical equipment and energy, and changes to the existing street lighting and signing.

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

iii) The existing street lighting system may be affected by this proposal. The applicant should approach the Street Lighting Engineer of Suffolk County Council, telephone 01473 264929, with a view to reaching agreement upon any necessary alterations/additions to be carried out at the expense of the developer.

iv) The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads.

v) It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense. The County Council's East Area Manager should be contacted at County Buildings, Street Farm Road, Saxmundham IP17 1AL. Telephone 01728 403087.

4. Drainage:

i) Please note that the formal consent of the Environment Agency is required irrespective of any planning approvals/permissions granted.

ii) Any culverting or works affecting the flow of a watercourse requires the prior written Consent of the Environment Agency under terms of the Land Drainage Act 1991. The Environment Agency seeks to avoid culverting, and its Consent for such works will not normally be granted except as a means of access.

5. There are existing Public Rights of Way traversing the site to be protected and safeguarded within the scheme;
footpaths 4,5,6,7 and 8 and Tree Preservation Order No.317A.

6. This permission is subject to a Section 106 legal agreement for the provision of affordable housing, community facilities including medical centre, primary school and country park, open space, education and highway matters.

Date 31st July 2013

Philip Ridley – Head of Planning Services

PLEASE READ NOTES BELOW

NOTE

Most work, including change of use, has to comply with Building Regulations. Have you made an application or given notice before work is commenced?

NOTE

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to conditions, he may appeal to the First Secretary of State. The applicant's right to appeal is in accordance with the appropriate statutory provisions which follow:

Planning applications: Sections 78 and 79 Town & Country Planning Act 1990

Listed Building applications: Section 20, 21 and 22 Planning (Listed Buildings and Conservation Areas) Act 1990.

Advertisement applications: Section 220 and 221, Town and Country Planning Act 1990 Regulation 15 Town & Country Planning (Control of Advertisements) Regulations 1989.

2. **Notice of appeal** in the case of applications for advertisement consent must be served within **two months** of the date of this notice. Householder planning applications must be served within **twelve weeks** of the date of this notice. In all other cases, notice of appeal must be served within **six months** of the date of this notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Registry/Scanning Room, 3/05 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN; or online at <http://www.planningportal.gov.uk/planning/appeals/>. The Planning Inspectorate website can be viewed at <http://www.planning-inspectorate.gov.uk/>.

3. The First Secretary of State has power to allow a longer period for the giving of notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The First Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Order, and to any directions given under the Order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

4. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the First Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development or works which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring 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.

5. 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 First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such

compensation is payable are set out in Sections 114 and 116 of the Town and Country Planning Act 1990.