

A Development Proposals

A.1 Masterplan (Stolon Studio)



Unit Schedule		
Name	Count	Area
Duplex_2B/4P_M4(2)_Lower	4	160.51 m ²
Duplex_3B/4P_M4(2)_Lower	2	42.24 m ²
Duplex_3B/5P_M4(2)_Lower	2	84.48 m ²
Flat_1B/2P	4	239.31 m ²
Flat_1B/2P_M4(2)	2	119.66 m ²
Flat_2B/3P	4	244.02 m ²
Flat_2B/3P_M4(2)	3	191.66 m ²
Flat_2B/4P_M4(2)	1	78.48 m ²
Flat_3B/4P_M4(2)	3	247.88 m ²
House_2B/3P_M4(2)_Grd	28	1056.16 m ²
House_3B/4P_M4(2)_Grd	63	2598.15 m ²
House_3B/5P_M4(2)_Grd	8	336.99 m ²
House_4B/6P_M4(2)_Grd	2	77.35 m ²
House_4B/7P_M4(2)_Grd	23	907.99 m ²
Grand total:	149	6384.88 m²

Parking Schedule		
Type	Family	Count
2500x5000 mm	UK_Standard Parking Space_SSA	117
6100x2000 mm	UK_Standard Parking Space	58
Grand total:		175

1. All Dimensions in mm unless stated otherwise.
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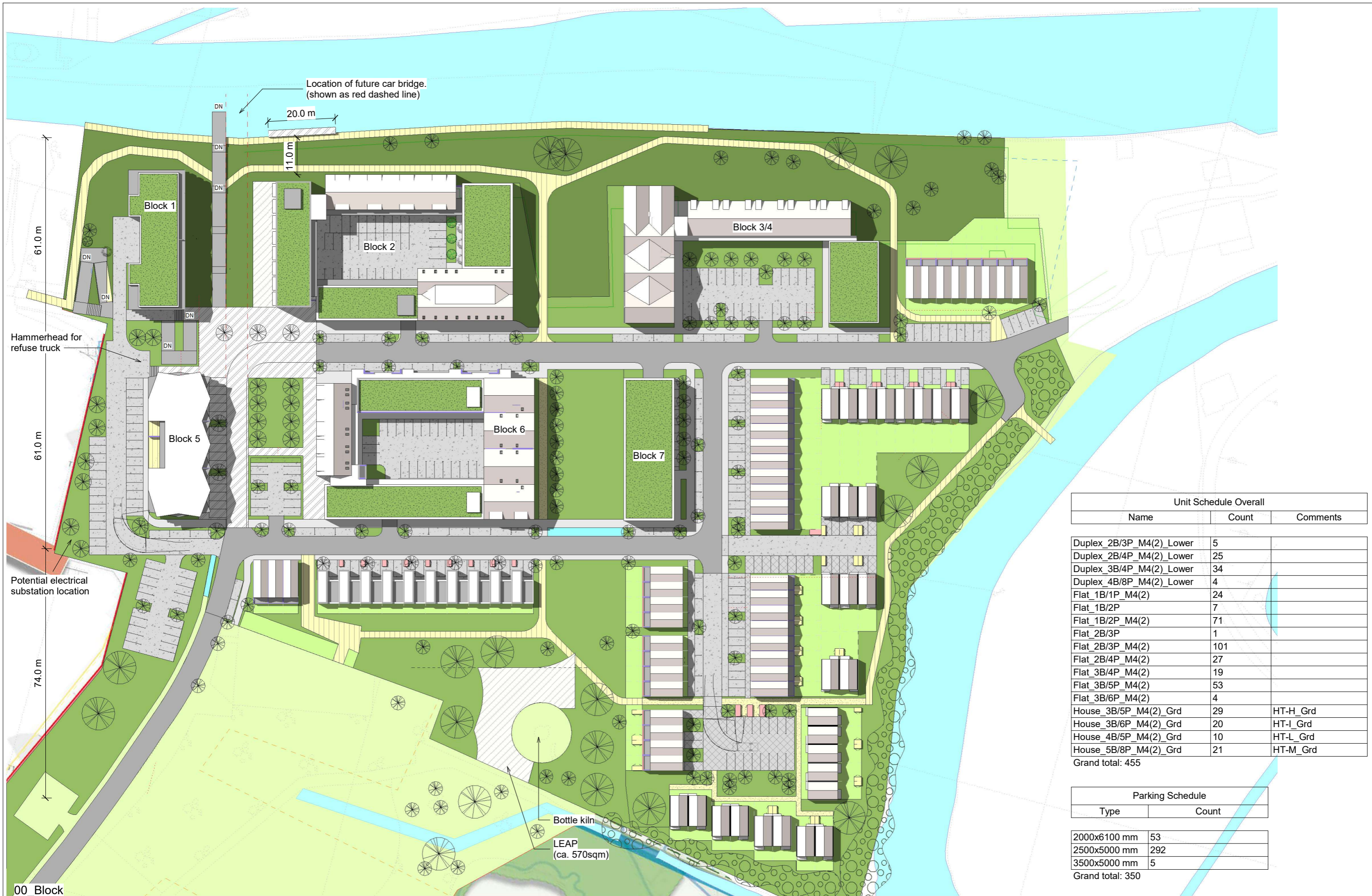
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Rev	Date	Description
C	05/05/23	Ammdments to masterplan layout and units
B	24/04/23	Revision
A	19/04/23	First Issue

Drawing Title:	The Views_Block Plan	Scale:	1 : 500 @ A1
Project No.:	055	First Issue:	19/04/23
Project Name:	Deal Ground and May Gurney Site	Status:	Stage 3
Project Address:	Bracondale, Norwich	Drawing No.:	055-S3-(V.ZZ)-A001
		Rev.:	C

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05/05/2023 12:23:31



Unit Schedule Overall		
Name	Count	Comments
Duplex_2B/3P_M4(2)_Lower	5	
Duplex_2B/4P_M4(2)_Lower	25	
Duplex_3B/4P_M4(2)_Lower	34	
Duplex_4B/8P_M4(2)_Lower	4	
Flat_1B/1P_M4(2)	24	
Flat_1B/2P	7	
Flat_1B/2P_M4(2)	71	
Flat_2B/3P	1	
Flat_2B/3P_M4(2)	101	
Flat_2B/4P_M4(2)	27	
Flat_3B/4P_M4(2)	19	
Flat_3B/5P_M4(2)	53	
Flat_3B/6P_M4(2)	4	
House_3B/5P_M4(2)_Grd	29	HT-H_Grd
House_3B/6P_M4(2)_Grd	20	HT-I_Grd
House_4B/5P_M4(2)_Grd	10	HT-L_Grd
House_5B/8P_M4(2)_Grd	21	HT-M_Grd
Grand total:	455	

Parking Schedule	
Type	Count
2000x6100 mm	53
2500x5000 mm	292
3500x5000 mm	5
Grand total:	350

00 Block
1 : 500

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Rev	Date	Description
A	05/05/23	Amendments to Masterplan layout and Unit

Drawing Title: Wensum Riverside Block Plan	Scale: 1 : 500 @ A1	<p>The Studio, Kadon Court, 33-39 Beesfield Rd, London SE23 1AA 020 3355 9533 mail@stolon.co.uk</p>
Project No.: 055	First Issue: 12/22/22	
Project Name: Deal Ground and May Gurney Site	Status: S3-Reserved Matters	
Project Address: Dealground, Norwich	Drawing No.: 055-S3-(W.ZZ)-A001	
	Rev.: A	



Parking Schedule			
Type	Family	Count	Comments
2000x6100 mm	UK_Standard Parking Space_SSA	9	
2400x4800 mm	UK_Standard Parking Space	31	
2500x5000 mm	UK_Standard Parking Space_SSA	79	
Grand total: 119			

Area Schedule (Rentable)		
Name	Area	Count
Flat_1B/2P	<varies>	2
Flat_2B/3P	62.26 m ²	1
House_2B/3P_M4(2)_Grd	37.72 m ²	31
House_3B/4P_M4(2)_Grd	41.24 m ²	12
House_3B/5P_M4(2)_Grd	46.04 m ²	16
House_4B/6P_M4(2)_Grd	38.67 m ²	10
Grand total: 72		

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Rev	Date	Description
C	05/05/23	Amendments to masterplan layout and units
B	24/04/23	Revisions
A	19/04/23	DRAFT Issue

Drawing Title:	Yare Edge_Block Plan	Scale:	1 : 500 @ A1
Project No.:	055	First Issue:	19/04/23
Project Name:	Deal Ground and May Gurney	Status:	Stage 3
Project Address:	Bracondale, Norwich	Drawing No.:	055-S3-(YE.ZZ)-A001
		Rev.:	C

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05/05/2023 12:34:40

B Planning conditions

Submitted by:

Matt Hill
68 Hanbury Street
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E1 5JL

On behalf of:

Serruys Property Company Limited
C/o Maddox Planning

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 96A

NON-MATERIAL AMENDMENT

Application Number: 20/00698/NMA

Valid date of application: 22 June 2020

Decision date: 2 September 2020

Location: Deal Ground Bracondale Norwich

Proposal: Amendment to planning application 12/00875/O.

The amendments as detailed within the application received 22 June 2020 and subsequent submissions are considered to be acceptable as non-material amendments to the original outline planning permission 12/00875/O.

Conditions 2, 7, 8, 10, 11, 12, 14, 15, 25, 26, 28, 30, 31, 32, 33, 34, 35, 36, 40, 41, 42, 43, 47 and 48 below have been amended in accordance with section 96A(3)(b) of the Town and Country Planning Act 1990, as amended. For the avoidance of doubt this notice does not grant a new planning consent.

Application Number: 12/00875/O

Location: Deal Ground Bracondale Norwich

Proposal: Outline planning application (full details of access) for a mixed development consisting of a maximum of 670 dwellings; a local centre comprising commercial uses (A1/A2/A3): a restaurant/dining quarter and public house (A3/A4); demolition of buildings on the May Gurney site (excluding the former public house); an access bridge over the River Yare; new access road; car parking; flood risk management measures; landscape measures inc earthworks to form new swales and other biodiversity enhancements including the re-use of the Grade II Listed brick Kiln for use by bats.

Amended conditions:

2. No development shall take place in pursuance of this permission until:
- (a) a phasing plan for the construction and implementation of the access/spine road has been submitted to and approved in writing by the local planning authority;
 - (b) No development of any phase approved under part (a) shall take place until the following additional details for each phase have been submitted to and approved in writing by the local planning authority in consultation with the Highway Authority and where necessary the Environment Agency:
 - (i) full details of the access/ spine road and associated footways and cycle ways;
 - (ii) a flood risk assessment for that phase;
 - (iii) lighting scheme for the route;
 - (iv) foul and surface water strategy;
 - (v) technical drawings of the Yare bridge and any culverts. In the event
 - (vi) of the bridge design and culvert sizes departing from those modelled in the Flood Risk Assessment received by the local planning authority 13 April 2012 the details shall include further modelling to demonstrate no adverse impact on flood flows;
 - (vii) details of the secondary/emergency routes and measures to control access;

The infrastructure shall be implemented in full accordance with the agreed details and implementation plan.

7. No development of any phase agreed under condition 2 shall take place in pursuance of this permission until a Landscape Strategy for the main spine road corridor and a detailed Landscape Scheme for the relevant phase has been submitted to and agreed in writing by the local planning authority. The scheme shall include arboricultural implications assessments, method statements and tree protection plans in line with BS5837:2012 and the following details:
- (a) proposed finished levels or contours;
 - (b) planting plans showing the location, species and numbers of proposed new trees, hedging, shrubs and other planting on the site;
 - (c) planting schedules, noting species, planting sizes (at time of planting) and proposed numbers/densities where appropriate;
 - (d) written specifications (including cultivation and other operations associated with plant and grass establishment);

- (e) an implementation programme clearly indicating a timescale for the completion of all landscaping works;

The development shall be carried out in full accordance with the agreed details and implementation programme.

8. Prior to commencement of the spine road and or submission of reserved matters for any phase as approved under condition 14, a Framework Environmental Action Plan (FEAP) covering the site and the adjacent County Wildlife Site (CWS) shall be submitted to and agreed in writing by the local planning authority. For each phase, a detailed EAP shall include the following:
 - (a) detailed scheme of ecological and protected species mitigation and enhancement, informed by the Ecological Report received by the local planning authority 13 April 2013, up dated ecology surveys and hydrological information;
 - (b) physical measures, in the form of a wet ditch system, to safeguard the long term ecological functioning of the CWS;
 - (c) a phasing plan for the implementation of the ecological and protected species mitigation and enhancement measures;
 - (d) a comprehensive Nature Conservation Management Plan relating to land inside the red line boundary depicted on drawing number 1565/NCMF2 (9.16 chapter 9 Ecology). The Plan shall include details of management responsibilities, plan review arrangements, funding, a schedule of management actions covering all phases of development (construction and long-term operation) and include provisions for any unforeseen cessation in management.

The agreed Framework EAP Plan shall be updated prior to the commencement of each phase. The development shall be undertaken in accordance with the approved EAP and the land shall be managed in accordance with the agreed Nature Conservation Management Plan thereafter. Any subsequent variations to the EAP shall first be approved in writing by the local planning authority

10. With the exception of the access and the main spine road (as detailed under condition 2), no development of any phase agreed under condition 14 shall take place in pursuance of this permission until approval of the reserved matters has been obtained for that phase from the local planning authority. The reserved matters shall relate to the layout, scale, external appearance and landscaping of that phase. Any reserved matters submissions for layout and/or landscaping shall include a flood risk assessment, arboricultural implications assessments, method statements and tree protection plans in line with BS5837:2012.
11. The reserved matters of any phase as agreed under condition 14 shall have regard to the mitigation measures of that phase included in the Environmental Statement received by the local planning authority on 13 April 2012 (as amended by documents dated 19 October 2012, 1 December 2012 and 1 January 2013), the parameters set out on the Proposed Development Areas

plan received 14 February 2013 and the design concept described in the Design and Access Statement (first received 13 April 2012 revised by Addendums D & E) in respect of Vision, the quantum of development, approximate layout of the site, height of blocks (see informative note 1), character areas, access and sustainable transport strategy, landscape/play strategy and integrated design approach.

- (a) Notwithstanding illustrative materials submitted with the application, reserved matters shall exclude the eight storey block previously proposed in the southwest corner of the Marsh Reach character area. For the avoidance of doubt this part of the site is shown on the approved Proposed Development Areas plan received 14 February 2013, as part of the landscaping setting of the development.
 - (b) Reserved matters shall include a scheme to facilitate the water based leisure and recreational use of the river frontage, including the provision of moorings and de-masting facilities.
 - (c) Notwithstanding the illustrative materials submitted with the application, the detailed site layout within the Marsh Reach/Wensum Riverside areas and the appearance, internal room layout, and glazing and ventilation specifications shall be informed by the need to mitigate the impact of noise from adjacent sources, in particular the asphalt plant/rail head, in order to ensure satisfactory levels of amenity for future residents. Mitigation should be informed by the Noise and Vibration Report dated 19 October 2012, updated and revised where necessary.
 - (d) Development within the Wensum Riverside character area shall comply with drawing no. SER001-0014/BZ-DG received by the Local Planning Authority 8 May 2013 regarding the set back of buildings and access roads from the River Yare and River Wensum
 - (e) Notwithstanding the illustrative materials, landscape details shall include a comprehensive landscape scheme that shall seek to mitigate the visual and environmental impacts of the adjacent minerals site and railhead.
12. Reserved matters applications for any phase as agreed under condition 14 shall include a scheme for sustainable construction and renewable or low carbon energy for that phase. The scheme/s shall:
- (a) maximise opportunities for sustainable construction so far as it is viable and practicable to do so;
 - (b) provide for the generation of a minimum of 10% of the predicted energy requirement of the phase from decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version);
 - (c) demonstrate whether or not there is viable and practicable scope for exceeding 10% of the predicted energy requirement of the phase.

The scheme shall include:

- (d) details of the sustainable construction techniques proposed; and based on d) the estimated annual energy consumption of the phase (expressed in kWh);
 - (e) the type/s of decentralised renewable and/or low carbon energy sources proposed including the number or areas of units proposed;
 - (f) a plan detailing the location of all external equipment associated with the decentralised renewable and/or low carbon source/s and the part of the development it serves;
 - (g) the energy produced per unit or m² for the chosen decentralised renewable and/or low carbon energy source/s (expressed in kWh/unit or kWh/m²);
 - (h) the average annual combined energy production of the renewable and/or low carbon energy sources (expressed in kWh);
 - (i) details of the ongoing operation and management of the decentralised renewable and/or low carbon energy source/s including maintenance responsibilities.
14. Prior to the submission of the first reserved matters a development phasing plan and timetable shall be submitted to and agreed in writing by the local planning authority. The phasing plan shall cover the whole site including all areas of green infrastructure and surface water drainage features/measures. The phasing plan may subsequently be varied subject to the agreement of the local planning authority in writing. The development shall thereafter be constructed in full accordance with the agreed phasing plan.
15. No occupation of any part of the development shall take place until details of a strategy for the provision of equipped children's play space within the development, based on details set out in the Design and Access Statement Addendum A section 2.3 and Addendum B section A.5 received 13 April 2012 and section A. 11 Addendum D received 22 November 2012 have been submitted to the local planning authority and approved in writing. The play spaces should be capable of facilitating the needs of the whole development and should be in line with guidance within the adopted open space and play provision supplementary planning document. The play space shall be provided in full accordance with the approved details for that phase and in accordance with the timetable for the provision of green infrastructure as agreed under condition 14.
25. With the exception of the spine road (as detailed under condition 2), no development of any phase as agreed under condition 14 shall take place in pursuance of this permission until an Interim Travel Plan has been submitted to and approved in writing 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 Travel Plans' (or any

approved variation to that document) or be produced using the Workplace Travel Plan Generator Tool, www.worktravelplan.net.

26. No part of the development of any phase as agreed under condition 14 hereby permitted shall be occupied until the approved Interim Travel Plan for that phase referred to in condition 25 above has been implemented. During the first year of occupation a Full Travel Plan, based on the Interim Travel Plan referred to in condition 25 above and including details of proposed implementation and mechanisms for monitoring and review, shall be submitted to the local planning authority for approval, 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 and used for a purpose in accordance with this permission, subject to approved modifications as agreed by the local planning authority, in consultation with the Highway Authority, as part of the annual review.
28. No occupation of any dwelling shall take place until car parking, cycle parking and storage and bin storage and collection facilities for that phase as agreed under condition 14 have been provided in accordance with details to be agreed under condition 10 (reserved matters for layout and landscaping).
30. The development shall be constructed with a minimum finished floor level as detailed in the Flood Risk Assessment approved under condition 10.
31. Prior to the commencement of any phase of development agreed under condition 14, details of a safe exit route based on the Flood Risk Assessment approved under condition 10 and not adversely affecting the flood regime to land outside the 1:100 year floodplain shall be submitted, along with an implementation plan, to be agreed, in writing, with the local planning authority. The route shall be constructed and completed in accordance with the agreed implementation plan
32. Prior to the commencement of the main spine road or development of any phase agreed under condition 14, a scheme for the provision and implementation of compensatory flood storage works for that phase based on the principles set out in the Flood Risk Assessment (Environmental Statement: Section 7 dated November 2010, received 13th April 2012), and as updated in details approved under condition 10, and section 2.6 of the Design and Access Statement (Addendum A, received 13th April 2012) shall be submitted to and approved, in writing by the local planning authority. The approved scheme shall be constructed and completed in accordance with the approved details and implementation timetable.
33. No development of the main spine road (as detailed under condition 2), or any phase agreed under condition 14 shall take place until a surface water drainage scheme for that phase, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, the principles outlined in the Flood Risk Assessment and section 2.6 of the Design and Access Statement (addendum A) received 13 April 2012

and as updated in details approved under condition 10, has been submitted to and approved in writing by the local planning authority.

The scheme shall also include:

- (a) details of the proposed location, dimensions and design of each element of the surface water scheme;
- (b) calculations of the existing runoff rates from the sites in a range of probability rainfall events including 1 in 1 year, the 1 in 30 year and the 1 in 100 year, and a range of rainfall durations for each probability rainfall event;
- (c) restriction of the surface water runoff into the river to no greater than the existing runoff rates to ensure there is no increase in offsite flood risk. This should include consideration of how the proposed runoff rates compare to the existing runoff events for a range of rainfall events from the 1 in 1 year to the 1 in 100 year events including climate change, with an assessment of a range of rainfall durations for each event;
- (d) calculations to demonstrate that the proposed attenuation storage features are sized to contain the peak duration 1:100 year rainfall event including climate change;
- (e) calculations to demonstrate how the pipe network will perform in the 1 in 30 year and 1 in 100 year rainfall events including climate change, to show that there will be no above ground flooding in the 1 in 30 year rainfall events, and details of the volumes and location of any surcharging water in the 1 in 100 year rainfall event including climate change to demonstrate where it will be stored to ensure no flooding of buildings or offsite flooding;
- (f) details of the location and volumes of surface water exceedance flows in an extreme rainfall event or in the event of pump failure, to demonstrate where the water will flow and be stored to prevent buildings flooding;
- (g) details of who is responsible for the adoption and maintenance of each aspect of the proposed surface water system for the lifetime of the proposed development, and details of the maintenance measures proposed.

The scheme shall subsequently be implemented in accordance with the approved details before the development/phase is completed.

34. With the exception of spine road (as detailed under condition 2), no development of any phase agreed under condition 14 shall take place until a details of Flood Resilient Construction measures for that phase based on the principles outlined within the submitted Flood Risk Assessment 7.66 - 7.71 (Environmental Statement: Section 7 received by the local planning authority on 13th April 2012), and as updated in the details approved under condition 10 has been submitted to and approved in writing by the local planning authority. The

scheme shall be constructed and completed in accordance with the agreed details before occupancy of any part of that phase.

35. Prior to the occupation of any building a Flood Risk Management Plan including arrangements for flood warning and evacuation for any phase as agreed under condition 14 shall be submitted to and approved in writing by the local planning authority. The approved plan, up dated where necessary, shall remain in force for the life time of the development.
36. No development shall take place within any phase as agreed under condition 14 in pursuance of this permission until the following components of a scheme to deal with the risks associated with contamination of that phase have each been submitted to and approved, in writing, by the local planning authority:
 - (a) a preliminary risk assessment which has identified:
 - (i) all previous uses;
 - (ii) potential contaminants associated with those uses;
 - (iii) a conceptual model of the site indicating sources, pathways and receptors;
 - (iv) potentially unacceptable risks arising from contamination at the site;
 - (b) a site investigation scheme, based on the preliminary risk assessment, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;
 - (c) a written report containing the site investigation results and the detailed risk assessment of the risk to all receptors that may be affected and, based on these, if required, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;
 - (d) 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 are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Phasing of requirements b), c) and d) may be permissible where approved in writing by the local planning authority and provided works would not prevent the adequate investigation, assessment and validation remediation of subsequent phases of the development. Any works on site shall be in accordance with the scheme as approved and any changes to any of the details specified above would require the further express consent of the local planning authority.

40. Prior to the commencement of any development, of any phase as agreed under condition 14, a scheme for the provision and implementation of pollution control shall be submitted to, and agreed in writing by the local planning authority. The works/scheme shall be constructed and completed in accordance with the approved specification for that phase at such times as may be specified in the approved scheme.

41. With the exception of the accesses and spine road (as detailed under condition 2), no development of any phase agreed under condition 14 shall take place until details for the provision of fire hydrants on that phase have been submitted to and agreed in writing by the local planning authority in consultation with Norfolk Fire Service. No occupation of any part of that phase of the development hereby approved shall take place until the hydrant serving that part of the development has been provided in full accordance with the approved details. The hydrants shall be retained as such thereafter.

42. No development shall take place in pursuance of this permission on any phase or the spine road until a Construction Method Statement for the spine road and for each phase of the development as agreed under condition 14, has been submitted to, and approved in writing by the local planning authority. The approved Statement/s shall be adhered to throughout the construction period for the construction of the accesses and spine road and for each phase of development. The Statement shall provide for:
 - (a) proposed construction hours;
 - (b) the parking of vehicles of site operatives and visitors;
 - (c) the location of site compounds;
 - (d) construction vehicle access routes;
 - (e) loading and unloading of plant and materials;
 - (f) storage of plant and materials used in constructing the development;
 - (g) storage of fuel/oil and hazardous products or chemicals and measures to prevent pollution of ground water;
 - (h) silt containment;
 - (i) the erection and maintenance of security hoarding, including decorative displays and facilities for public viewing, where appropriate;
 - (j) wheel washing facilities;
 - (k) measures to control the emission of dust and dirt during construction;
 - (l) measures to control light pollution from temporary lighting to areas of retained scrub, hedgerows and trees; and
 - (m) site clearance of any scrub, hedgerows of trees, which are to be removed, to take place outside bird nesting season March - August inclusive, unless otherwise agreed in writing with the local planning authority.

43. No development of any phase as agreed under condition 14 shall take place in pursuance of this permission until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.

The approved CEMP shall be adhered to throughout the construction of the accesses and spine road and each phase of development. The Statement shall include:

- (a) details of the project management structure and clearly identify the roles and responsibilities with regard to managing and reporting on the construction phase environmental aspects;
 - (b) an Environmental Risk Assessment identifying all aspects of construction that could have an environmental impact and assesses the potential risk and impact of that activity on the environment;
 - (c) management controls to eliminate and/or minimise identified impacts;
 - (d) a programme of monitoring, reporting and auditing of compliance in accordance with any obligations of the planning consent, licences and approvals should also be contained in the CEMP to ensure that identified and appropriate control measures are effective.
47. No development of any phase as agreed under condition 14 shall commence until a foul water strategy for that phase has been submitted to and approved in writing by the local planning authority. The development of that phase shall be carried out in strict accordance with the approved scheme prior to first occupation of any dwelling on that phase unless otherwise approved in writing by the local planning authority.
48. All imported topsoil and subsoil for use on the site shall either (a) be certified to confirm its source and that it is appropriate for its intended use. No occupation of any phase as approved under condition 14 of the development shall take place until a copy of the certification has been submitted to the local planning authority; or (b) in the absence of suitable certification, analysis of the imported material will be required along with evaluation against the derived assessment criteria for this site.



Mark Brown
Area Development Manager
Planning Services

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority 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.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>.
- The Secretary of State can allow a longer period for giving notice of an appeal but 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 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.

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 the owner 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 Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Growth & Localism

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APPROVAL OF OUTLINE PLANNING PERMISSION

Ref: 2011/0152/O

Agent

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Applicant

Serruys Property Company Ltd
C/O Agent

Location: The Deal Ground And Former May Gurney Site, The Street, Trowse

Proposal: Outline planning application (full details of access) for a mixed development consisting of a maximum of 670 dwellings; a local centre comprising commercial uses (A1/A2/A3): a restaurant/dining quarter and public house (A3/A4); demolition of buildings on the May Gurney site (excluding the former public house); an access bridge over the River Yare; new access road; car parking; flood risk management measures; landscape measures inc earthworks to form new swales and other biodiversity enhancements including the re-use of the Grade II Listed brick Kiln for use by bats.

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 all reserved matters shall be made to the local planning authority not later than the expiration of ten years beginning from the date of this permission. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason for 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. The access/main spine road as detailed on approved drawings; 3009005/B/001 A, 3009005/B/002 A, 3009005/A/015 B, 3009005/AB/016 A, 3009005/A/017 A and 3009005/A/018 A, received by the Local Planning Authority on 17 April 2012 shall be begun before the expiration of ten years from the date of this permission.

Reason for condition

As required to be imposed by section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. In this case an extended period of time is allowed given the complexity of this site and the adjacent Utilities site and the lead in period for infrastructure works.

3. With the exception of the access and the main spine road, no development shall take place in pursuance of this permission until approval of the reserved matters has been obtained from the local planning authority. The reserved matters shall relate to the layout, scale, external appearance and landscaping. Any reserved matters submissions for layout and/or landscaping shall include arboricultural implications assessments, method statements and tree protection plans in line with BS5837:2012.

Reason for condition

The application is submitted in outline form only and the details required are pursuant to the provisions of Article 4(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010. Further arboricultural and ecological surveys have been identified as necessary to comply with the NPPF, and policy 1 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk.

4. No development shall take place in pursuance of this permission until the following details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and where necessary the Environment Agency:
- a) full details of the access/ spine road and associated footways and cycle ways
 - b) lighting scheme for the route
 - c) foul and surface water strategy
 - d) technical drawings of the Yare bridge and any culverts. In the event of the bridge design and culvert sizes departing from those modelled in the Flood Risk Assessment dated July 2010 (received by the Local Planning Authority 13 April 2012) the details shall include further modelling to demonstrate no adverse impact on flood flows
 - e) details of the secondary/emergency routes and measures to control access
 - f) phasing plan for the construction and implementation of infrastructure listed above.

The infrastructure shall be implemented in full accordance with the agreed details and implementation plan.

Reason for condition

To ensure the satisfactory provision of essential infrastructure in accordance with the NPPF and policy 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011.

5. Notwithstanding the details indicated on the submitted drawings no works shall commence on site until a detailed scheme for the access and off-site highway improvement works on the Street as indicated on drawings numbered 3009005/A/015 Rev B and 3009005/B/002Rev A have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. (For the avoidance of doubt the site access/The street junction will not be signalised. Also the footway/cycleway works proposed for Bracondale will not be constructed and will be replaced by an on-carriageway cycle lane scheme.)

Reason for condition

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 saved policy IMP8 of the South Norfolk Local Plan 2003.

6. Prior to first occupation of the development hereby permitted the off-site highway improvements referred to above shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority unless otherwise agreed in writing.

Reason

To ensure that the highway network is adequate to cater for the development proposed in accordance with saved policy IMP8 of the South Norfolk Local Plan 2003.

7. No development shall take place in pursuance of this permission until a detailed landscaping scheme for the main spine road corridor has been submitted to and agreed in writing with the Local Planning Authority. The scheme shall include arboricultural implications assessments, method statements and tree protection plans in line with BS5837:2012 and the following details:
- a) proposed finished levels or contours;
 - b) planting plans showing the location, species and numbers of proposed new trees, hedging, shrubs and other planting on the site;
 - c) planting schedules, noting species, planting sizes (at time of planting) and proposed numbers/densities where appropriate;
 - d) written specifications (including cultivation and other operations associated with plant and grass establishment).
 - e) an implementation programme clearly indicating a timescale for the completion of all landscaping works;

The development shall be carried out in full accordance with the agreed details and implementation programme.

Reason

In the interests of the satisfactory appearance of the development and to enhance biodiversity in accordance with the NPPF, policy 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 and saved policy IMP2 of the South Norfolk Local Plan 2003.

8. The reserved matters shall comply with the mitigation measures included in the Environmental Statement received by the local planning authority on 13 April 2012 (as amended by documents dated 19 October 2012, 1 December 2012 and 1 January 2013), the parameters set out on the Proposed Development Areas plan received 7 February 2013 and the design concept described in the Design and Access Statement (first received 17 April 2012 revised by Addendums D & E) in respect of Vision, the quantum of development, approximate layout of the site, height of blocks (see informative note 1), character areas, access and sustainable transport strategy, landscape/play strategy and integrated design approach.
- a) Notwithstanding illustrative materials submitted with the application, reserved matters shall exclude the eight storey block previously proposed in the south-west corner of the Marsh Reach character area. For the avoidance of doubt this part of the site is shown on the approved Proposed Development Areas plan received 7 February 2013, as part of the landscaping setting of the development.
 - b) Reserved matters shall include a scheme to facilitate the water based leisure and recreational use of the river frontage, including the provision of moorings and de-masting facilities.
 - c) Notwithstanding the illustrative materials submitted with the application, the detailed site layout within the Marsh Reach/Wensum Riverside areas and the appearance, internal room layout, and glazing and ventilation specifications shall be informed by the need to mitigate the impact of noise from adjacent sources, in particular the asphalt plant/rail head, in order to ensure satisfactory levels of amenity for future residents. Mitigation should be informed

by the Noise and Vibration Report dated 19 October 2012, updated and revised where necessary.

d) Development within the Wensum Riverside character area shall comply with drawing no. SER001-0014/BZ-DG received by the Local Planning Authority 8 May 2013 regarding the set back of buildings and access roads from the River Yare and River Wensum

e) Notwithstanding the illustrative materials, landscape details shall include a comprehensive landscape scheme that shall seek to mitigate the visual and environmental impacts of the adjacent minerals site and railhead.

Reason for condition

For the avoidance of doubt and to comply with Article 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2010

9. Reserved matters applications shall include a scheme for sustainable construction and renewable or low carbon energy. The scheme/s shall:
- a) maximise opportunities for sustainable construction so far as it is viable and practicable to do so;
 - b) provide for the generation of a minimum of 10% of the predicted energy requirement of the phase from decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version);
 - c) demonstrate whether or not there is viable and practicable scope for exceeding 10% of the predicted energy requirement of the phase.
- The scheme shall include:
- d) details of the sustainable construction techniques proposed; and
 - e) based on d) the estimated annual energy consumption of the phase (expressed in kWh);
 - f) the type/s of decentralised renewable and/or low carbon energy sources proposed including the number or areas of units proposed;
 - g) a plan detailing the location of all external equipment associated with the decentralised renewable and/or low carbon source/s and the part of the development it serves;
 - h) the energy produced per unit or m² for the chosen decentralised renewable and/or low carbon energy source/s (expressed in kWh/unit or kWh/m²);
 - i) the average annual combined energy production of the renewable and/or low carbon energy sources (expressed in kWh);
 - j) details of the ongoing operation and management of the decentralised renewable and/or low carbon energy source/s including maintenance responsibilities.

Reason for condition

To ensure sustainable construction is maximised and 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. Prior to the submission of any reserved matters application relating to Wensum Riverside character area, a detailed design code for that area shall be submitted to the Local Planning Authority and approved in writing. The design code shall include the following information:
- a) Frontage principles, including the set back of properties from the road, division of public and private space and boundary treatments;
 - b) Building heights and built form including approach to roofscape

- c) Approach to parking location and layout;
 - d) Landscaping strategy for external areas (private / communal gardens; streets; parking areas; public realm and riverside) including palette of materials to be used in the external surfaces.
 - e) Approach to the multi-functional use of the Wensum riverside frontage including the provision of 2m wide (minimum width) pedestrian access for uninhibited public use.
 - f) Palette of materials for buildings
 - g) Architectural treatment (including details of openings and materials) of building elevations at street-level
 - h) Approach to the integration of sustainability measures within the building design.
- The design code shall conform with the parameters approved at outline stage. All reserved matters applications relating to Wensum Riverside shall comply with the approved design code.

Reason for condition

To ensure a consistent approach to the design of the river frontage in the interests of the visual appearance of the site and to accord with the NPPF and Policy 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk.

11. With the exception of the spine road no development shall take place until a development phasing plan and timetable has been submitted to and agreed by the Local Planning Authority in writing. The phasing plan shall cover the whole site including all areas of green infrastructure and surface water drainage features/measures. The phasing plan may subsequently be varied subject to the agreement of the Local Planning Authority in writing. The development shall thereafter be constructed in full accordance with the agreed phasing plan.

Reason for condition

To ensure that any phasing of the development is satisfactory in terms of the sites operation and visual appearance and to ensure that the delivery of mitigation measures can be co-ordinated across the phased development in accordance with the NPPF and Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk.

12. With the exception of the spine road no development of any phase as agreed under condition 11 shall take place in pursuance of this permission until precise details of the slab levels of the dwelling/blocks of dwellings have been submitted to and agreed in writing by the local planning authority. Such details shall also provide comparative levels with existing adjoining properties and details of the levels of any ground levels and boundary treatments proposed. The development shall be carried out in accordance with the details as approved.

Reason for condition

To ensure the development of the site results in a high quality design and does not result in detriment to the living conditions of neighbouring residents, in accordance with the NPPF and saved policy IMP9 of the South Norfolk Local Plan 2003.

13. The small local centre hereby permitted shall provide no more than a total of 1,265 sqm gross external floor space as specified in the Environmental Statement Section 10 Table 15 received 17 April 2012 and shall provide no more than 9 individual planning units and no individual planning unit shall exceed 500 sqm gross external floor space. The small local centre shall only be used for uses within use classes A1 (shops), A2 (financial and professional services) or A3 (restaurants and cafes) as defined by the Town and Country Planning (Use Classes) Order 1987 as amended (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without

modification) and notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking and re-enacting that Order, with or without modification) at least 50% of the gross external floor space of the small local centre shall be in A1 retail use.

Reason for condition

To ensure the floor space is appropriate for the residential location outside of any defined centre and to ensure the vitality and viability of any unit/s provided on site, to accord with the NPPF and saved policy SHO8 of the South Norfolk Local Plan 2003.

14. No development shall take place until a detailed scheme for the undergrounding of the overhead power cables and the removal of existing infrastructure and cables as agreed with the distribution network operator, has been submitted to and agreed in writing by the Local Planning Authority.

Reason for condition

To ensure that the works: minimise and appropriately mitigate impact on the on the flora and fauna on the site and County Wildlife Site; utilise proposed primary service routes and assists in facilitating the regeneration of the east Norwich area in accordance with the NPPF and policies 1 and 11 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011.

15. No occupancy of any dwelling within the the May Gurney site shall take place until the approved scheme for the undergrounding of the overhead power cables has been implemented and completed in full.

Reason for condition

In the interests of the amenities of the occupiers of the approved dwellings in accordance with section 6 NPPF.

16. With the exception of the spine road (as detailed under condition 2), unless otherwise agreed in writing by the local planning authority, no development of any phase on the Deal Ground, agreed under condition 11, shall take place until it has been demonstrated and the local planning authority has confirmed in writing, that it is satisfied that relevant consents and full access rights are in place to allow public access for pedestrians and cyclists into perpetuity from The Street over a bridge crossing the River Wensum to either the adopted highway or where it exists to the formal Riverside Walk network, on the northern side of the river.

Reason for condition

To provide improved access to the south-east of the city and ensure that future residents of the development have direct and connected pedestrian and cycle access to routes on the north side of the River Wensum, facilitating modal shift and sustainable travel towards the city centre, in accordance with the approved Transport Strategy (dated July 2010, received 13 April 2013), NPPF, policies 2 and 6 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011.

17. Unless otherwise agreed in writing by the local planning authority, no dwelling on the Deal Ground shall be occupied prior to the provision of the Yare bridge (as approved under condition 2) and a bridge providing pedestrian and cycle access over the River Wensum and a route for cyclists and pedestrians being freely available for public use in perpetuity linking either the adopted highway or the formal Riverside Walk network on the northern side of the River Wensum to adopted highway on the Deal Ground.

Reason for condition

To provide improved access to the south-east of the city and ensure that future residents of the development have direct and connected pedestrian and cycle access to the north side of the River Wensum facilitating modal shift and sustainable travel towards the city centre from the start of the development, in accordance with the approved Transport Strategy (dated July 2010, received 17 April 2013) for the development and NPPF, and policies 2 and 6 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011. Only in exceptional circumstances will the timing of the bridge be varied, that is where there is evidence that a short term delay would result in the provision of a bridge to serve the needs of the wider east Norwich area. In such cases it would need to be demonstrated that the bridge had all relevant consents, the build contract had been awarded to allow an imminent start and that adequate temporary arrangements were in place to facilitate sustainable travel patterns by residents.

18. With the exception of the spine road no development shall take place in pursuance of this permission until an Interim Travel Plan has been submitted to and approved in writing 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 Travel Plans' (or any approved variation to that document) or be produced using the Workplace Travel Plan Generator Tool, www.worktravelplan.net.

Reason for condition

To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment in accordance with the NPPF and saved policy IMP8 of the South Norfolk Local Plan 2003.

19. No part of the development hereby permitted shall be occupied until the approved Interim Travel Plan referred to above has been implemented. During the first year of occupation a Full Travel Plan, based on the Interim Travel Plan referred to above and including details of proposed implementation and mechanisms for monitoring and review, shall be submitted to the local planning authority for approval, 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 and used for a purpose in accordance with this permission, subject to approved modifications as agreed by the Local Planning Authority, in consultation with the Highway Authority, as part of the annual review.

Reason for condition

To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment in accordance with the NPPF and saved policy IMP8 of the South Norfolk Local Plan 2003.

20. With the exception of the accesses and spine road no development of any phase as agreed under condition 11 shall take place until details of the design, construction and surfacing of roadways, footpaths and cycle ways and an implementation plan for the works have been submitted to and approved in writing by the Local Planning Authority. The roadways, footpaths and cycle ways shall be constructed in full accordance with the approved details and implementation plan.

Reason for condition

To ensure the satisfactory provision of essential infrastructure in accordance with the NPPF, policy 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 and saved policy IMP8 of the South Norfolk Local Plan 2003.

21. No occupation of any dwelling shall take place until car parking, cycle parking and storage and bin storage and collection facilities have been provided in accordance with details agreed under the reserved matters for layout and landscaping.

Reason for condition

To ensure a satisfactory development of the site which provides for adequate parking, turning, cycle parking and servicing provision for the development, in accordance with saved policy IMP8 of the South Norfolk Local Plan 2003.

22. With the exception of the access and spine road no occupation of any phase shall take place until appropriate traffic regulations orders have been secured to facilitate the delivery of the Transport Strategy (Environmental Statement - Section 6 dated July 2010, received 17 April 2013) and parking and access arrangements.

Reason for condition

To ensure the effective implementation of the Transport strategy (dated July 2010, received 17 April 2013) and the efficient operation of the highway and in the interests of highway safety in accordance with saved policy IMP8 of the South Norfolk Local Plan 2003.

23. The development shall be constructed with a minimum finished floor level of 2.4 AOD, as detailed in the approved Flood Risk Assessment.

Reason for condition

To minimise and mitigate flood risk in accordance with section 10 of the NPPF and Policy 1 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011.

24. Prior to the commencement of development, details of a safe exit route, not adversely affecting the flood regime, to land outside the 1:100 year floodplain shall be submitted to and agreed, in writing, with the Local Planning authority. The route shall be constructed and completed before occupancy of any part of the proposed development.

Reason for condition

To minimise and mitigate flood risk in accordance with section 10 of the NPPF and policy 1 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011.

25. Prior to the commencement of the main spine road or development of any phase agreed under condition 11 a scheme for the provision and implementation of compensatory flood storage works for that phase based on the principles set out in the Flood Risk Assessment (Environmental Statement: Section 7 dated November 2010, received 17 April 2012) and section 2.6 of the Design and Access Statement (Addendum A, received 17 April 2012) shall be submitted to and approved, in writing by the Local Planning Authority. The approved scheme shall be constructed and completed in accordance with the approved details and implementation timetable.

Reason for condition

To minimise, mitigate and compensate for flood risk in accordance with section 10 of the NPPF and Policy 1 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011.

26. No development of the main spine road or any phase agreed under condition 11 shall take place until a surface water drainage scheme for that development/phase, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development and the principles outlined in the Flood Risk Assessment (Environmental Statement: Section 7 dated November 2010, received 17 April 2012) and

section 2.6 of the Design and Access Statement Addendum A received by the Local Planning Authority on 17 April 2012 has been submitted to and approved in writing by the local planning authority. The scheme shall also include:

- Details of the proposed location, dimensions and design of each element of the surface water scheme
- Calculations of the existing runoff rates from the sites in a range of probability rainfall events including 1 in 1 year, the 1 in 30 year and the 1 in 100 year, and a range of rainfall durations for each probability rainfall event
- Restriction of the surface water runoff into the river to no greater than the existing runoff rates to ensure there is no increase in offsite flood risk. This should include consideration of how the proposed runoff rates compare to the existing runoff events for a range of rainfall events from the 1 in 1 year to the 1 in 100 year events including climate change, with an assessment of a range of rainfall durations for each event
- Calculations to demonstrate that the proposed attenuation storage features are sized to contain the peak duration 1:100 year rainfall event including climate change
- Calculations to demonstrate how the pipe network will perform in the 1 in 30 year and 1 in 100 year rainfall events including climate change, to show that there will be no above ground flooding in the 1 in 30 year rainfall events, and details of the volumes and location of any surcharging water in the 1 in 100 year rainfall event including climate change to demonstrate where it will be stored to ensure no flooding of buildings or offsite flooding
- Details of the location and volumes of surface water exceedence flows in an extreme rainfall event or in the event of pump failure, to demonstrate where the water will flow and be stored to prevent buildings flooding
- Details of who is responsible for the adoption and maintenance of each aspect of the proposed surface water system for the lifetime of the proposed development, and details of the maintenance measures proposed.

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason for condition

To ensure that the development makes adequate provision for sustainable urban drainage and does not adversely contribute to surface water flooding, in accordance with section 10 of the NPPF and Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011.

27. With the exception of spine road no development of any phase agreed under condition 11 shall take place until a details of Flood Resilient Construction measures for that phase based on the the principles outlined within the submitted Flood Risk Assessment 7.66 - 7.71 (Environmental Statement: Section 7 dated November 2010, received by the Local Planning Authority on 17 April 2012), has been submitted to and approved in writing by the local planning authority. The scheme shall be constructed and completed in accordance with the agreed details before occupancy of any part of the proposed development

Reason for condition

To ensure that the development makes adequate provision for sustainable urban drainage and does not adversely contribute to surface water flooding, in accordance with section 10 of the NPPF and Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011.

28. Prior to the occupation of any building a Flood Risk Management Plan including arrangements for flood warning and evacuation shall be submitted to and approved in

writing by the Local Planning Authority. Approved plan, up dated where necessary, shall remain in force for the life time of the development.

Reason for condition

To minimise and mitigate flood risk in accordance with section 10 of the NPPF and Policy 1 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011

29. No development shall take place within the site in pursuance of this permission until the following components of a scheme to deal with the risks associated with contamination of the site have each been submitted to and approved, in writing, by the local planning authority:
- 1) A preliminary risk assessment which has identified:
 - a) all previous uses
 - b) potential contaminants associated with those uses
 - c) a conceptual model of the site indicating sources, pathways and receptors
 - d) potentially unacceptable risks arising from contamination at the site;
 - 2) A site investigation scheme, based on the preliminary risk assessment, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;
 - 3) A written report containing the site investigation results and the detailed risk assessment of the risk to all receptors that may be affected and, based on these, if required, 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 are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Phasing of requirements 2), 3) and 4) may be permissible where approved in writing by the Local Planning Authority and provided works would not prevent the adequate investigation, assessment and validation remediation of subsequent phases of the development. Any works on site shall be in accordance with the scheme as approved and any changes to any of the details specified above would require the further express consent of the local planning authority.

Reason for 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.

Note

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

30. No occupation of the development or where applicable any phase agree under condition 11 and 29 hereby approved shall take place until a verification report demonstrating completion of the 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 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, and for the reporting of this to the local planning authority. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason for 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.

31. If, during development, contamination not previously identified is found to be present, then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason for 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.

32. Prior to the commencement of any development, a scheme for the provision and implementation of pollution control 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 as the approved specification at such times as may be specified in the approved scheme.

Reason for 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.

33. With the exception of the accesses and spine road (as detailed under condition 2), no development of any phase agreed under condition 15 shall take place until details for the provision of fire hydrants have been submitted to and agreed in writing by the local planning authority in consultation with Norfolk Fire Service. No occupation of any part of the development hereby approved shall take place until the hydrant serving that part of the development has been provided in full accordance with the approved details. The hydrants shall be retained as such thereafter.

Reason for condition

To ensure that adequate provision is made for fire hydrant infrastructure required for health and safety purposes as a direct result of the development hereby approved, in accordance with Policy 20 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011.

34. No development shall take place in pursuance of this permission until a Construction Method Statement for the spine road and for each phase of the development as agreed under condition 11 has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement/s shall be adhered to throughout the construction period for the construction of the accesses and spine road and for each phase of development. The Statement shall provide for:
- (a) proposed construction hours;
 - (b) the parking of vehicles of site operatives and visitors;
 - (c) the location of site compounds;
 - (d) construction vehicle access routes;
 - (e) loading and unloading of plant and materials;
 - (f) storage of plant and materials used in constructing the development;
 - (g) storage of fuel/oil and hazardous products or chemicals and measures to prevent pollution of ground water;
 - (h) silt containment;
 - (i) the erection and maintenance of security hoarding, including decorative displays and facilities for public viewing, where appropriate;
 - (j) wheel washing facilities;
 - (k) measures to control the emission of dust and dirt during construction;
 - (l) measures to control light pollution from temporary lighting to areas of retained scrub, hedgerows and trees; and
 - (m) site clearance of any scrub, hedgerows or trees which are to be removed to take place outside bird nesting season March - August inclusive, unless otherwise agreed in writing with the local planning authority.

Reason for condition

To ensure an adequate standard of residential amenity in the nearby area during construction and to limit the ecological impact of the development, in accordance with section 11 of the NPPF and with saved policy IMP9 of the South Norfolk Local Plan 2003.

35. No development shall take place in pursuance of this permission until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The approved CEMP shall be adhered to throughout the construction of the accesses and spine road and each phase of development. The Statement shall include:
- a) details of the project management structure and clearly identify the roles and responsibilities with regard to managing and reporting on the construction phase environmental aspects;
 - b) an Environmental Risk Assessment identifying all aspects of construction that could have an environmental impact and assesses the potential risk and impact of that activity on the environment;
 - c) management controls to eliminate and/or minimise identified impacts;
 - d) a programme of monitoring, reporting and auditing of compliance in accordance with any obligations of the planning consent, licences and approvals should also be contained in the CEMP to ensure that identified and appropriate control measures are effective.

Reason

To ensure the ecological interest of the site, in terms of both wildlife and habitat, is enhanced as part of the development process, in accordance with section 11 of the NPPF and saved policy ENV14 of the South Norfolk Local Plan 2003.

36. With the exception of the accesses and spine road no occupation of any phase agreed under condition 11 shall take place until details of external lighting of roads, green infrastructure and other public space has been submitted to the Local Planning Authority and approved in writing. The details shall include the type, location, numbers and height of the proposed lighting. Lighting on site shall be in full accordance with the approved details and shall be retained thereafter.

Reason

To ensure that lighting does not have a negative effect on biodiversity or the amenity of occupiers of the site and to accord with sections 7 and 11 of the NPPF, and policies 1 and 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011.

37. No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved scheme prior to first occupation of any dwelling unless otherwise approved in writing by the Local Planning Authority.

Reason

To ensure sufficient capacity is available and in the interest of avoiding pollution and flooding in accordance with the objectives of section 10 of the NPPF.

38. Prior to commencement of the spine road and or submission of reserved matters, an Environmental Action Plan (EAP) covering the site and the adjacent County Wildlife Site (CWS) shall be submitted to and agreed in writing by the local planning authority. The EAP shall include the following:

- a) Detailed scheme of ecological and protected species mitigation and enhancement, informed by the Ecological Report dated November 2010 (received by the local planning authority 17 April 2013), up dated ecology surveys and hydrological information.
- b) Physical measures, in the form of a wet ditch system, to safeguard the long term ecological functioning of the CWS.
- c) A phasing plan for the implementation of the ecological and protected species mitigation and enhancement measures.
- d) A comprehensive Nature Conservation Management Plan relating to land inside the red line boundary depicted on drawing number 1565/NCMF2 (9.16 chapter 9 Ecology). The Plan shall include details of management responsibilities, plan review arrangements, funding, a schedule of management actions covering all phases of development (construction and long-term operation) and include provisions for any unforeseen cessation in management.

The agreed EAP Plan shall be updated prior to the commencement of each phase. The development shall be undertaken in accordance with the approved EAP and the land shall be managed in accordance with the agreed Nature Conservation Management Plan thereafter. Any subsequent variations to the EAP shall first be approved in writing by the local planning authority

Reason for condition

To ensure the ecological interest of the site, in terms of both wildlife and habitat, is enhanced as part of the development process, in accordance with section 11 of the NPPF.

39. With the exception of the spine road (as detailed under condition 2) and the areas covered by the EAP (as detailed under condition 38) no development of any phase agreed under condition 11 shall take place until an open space management plan has been submitted to the local planning authority and approved in writing for that phase. The open space management plan shall detail management responsibilities and include a schedule of maintenance operations for all areas of green infrastructure within that phase and all other areas of that phase which do not form part of the private curtilage of a property or adopted highway (including, for the avoidance of doubt, both soft and hard landscaped areas and parking areas). The plan shall provide for the replacement of any trees or plants which die, are removed, uprooted, destroyed or become seriously damaged or defective. Management shall commence in full accordance with the approved landscape management plan immediately after completion of landscape works details of which are to be agreed under condition 3 (reserved matters for landscaping).

Reason for condition

To ensure the satisfactory ongoing management and maintenance of all areas of public space on the site in accordance with the NPPF, policies 1 and 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk.

40. All imported topsoil and subsoil for use on the site shall either (a) be certified to confirm its source and that it is appropriate for its intended use. No occupation of the development shall take place until a copy of the certification has been submitted to the local planning authority; or (b) in the absence of suitable certification, analysis of the imported material will be required along with evaluation against the derived assessment criteria for this site.

Reason for 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 section 8 of the NPPF.

Reasons for Approval

- 1 The development of this site will bring forward a strategic location identified in JCS Policy 12. The scheme represents sustainable development that is compliant with the NPPF and one that makes a substantial contribution towards general housing provision with the Norwich Policy Area. The development approach successfully mitigates for its environmental impacts, and is considered acceptable in terms of highway safety, impact on existing residential amenity and flood risk, and accords with Local Plan policies IMP8 and IMP9 and Section 10 of the NPPF.

The development is accepted as a departure from JCS Policy 4 in respect of affordable housing provision, and Local Plan policy EMP7 in respect of employment site retention.

1. The Amount, Massing and Accommodation plan received 7 February 2013 and the design concept described in the Design and Access Statement (received 17 April 2012) refers to number of storeys. For the avoidance of doubt a storey has a maximum height of 3.0m and includes ground floor use/s.
2. Anglian Water: The development is within 15 metres of a sewage pumping station. Whilst Anglian Water takes all reasonably practicable steps to prevent any nuisance arising from the site, there should be no development within 15 metres from the boundary of a sewage pumping station of this type if the development is potentially sensitive to noise or other

disturbance or which might give rise to complaint from the occupiers regarding the location of the pumping station.

3. This development involves a Travel Plan to be implemented within the scope of a legal agreement between the applicant and Norfolk 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 Control 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. Up to date costs can at the time of issue be obtained by contacting Stevie Spencer 01603 223370 or stevie.spencer@norfolk.gov.uk.
4. It is an OFFENCE to carry out any works within the Public Highway 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 developer and Norwich City Council. Please note that it is the applicants' 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 City Council's Transport Team based at City Hall, Norwich. Please contact: transport@norwich.gov.uk
5. 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.
6. 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.

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.

Where development involves the demolition or part demolition of a listed building, no works can be undertaken (despite the terms of any consent granted by the Council) until notice of the proposal has been given to English Heritage, 62/74 Burleigh Street, Cambridge, CB1 1DJ and they have either been 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. A form is enclosed, if appropriate



On behalf of the Council

Date of Application: 3 March 2011

Date of Decision: 12 July 2013

Growth & Localism

Swan Lane Long Stratton Norwich NR15 2XE

Tel: 01508 533633 Fax: 01508 533625

Minicom: 01508 533622 **Answer phone:** 01508 533649 **Email:**

planning@s-norfolk.gov.uk

DX 130080 Long Stratton 2 **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: 2011/0152

Description of Development: Outline planning application (full details of access) for a mixed development consisting of a maximum of 670 dwellings; a local centre comprising commercial uses (A1/A2/A3): a restaurant/dining quarter and public house (A3/A4); demolition of buildings on the May Gurney site (excluding the former public house); an access bridge over the River Yare; new access road; car parking; flood risk management measures; landscape measures including earthworks to form new swales and other biodiversity enhancements including the re-use of the Grade II Listed brick Kiln for use by bats.

Location/address of Development: The Deal Ground And Former May Gurney Site The Street Trowse

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 Consultancy on (01603) 430100 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 demolition either in whole or in part 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 for the Environment Transport & the Regions under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of the date of this notice. **Appeal forms and information on Appeal procedures can be obtained from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.**

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

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.