Savills (UK) Ltd  
Attention: Mr Jonathan Dixon  
Unex House  
132-134 Hills Road  
Cambridge  
CB2 8PA

Date Of Decision : 06 October 2017  
Development : Erection of 259 Dwellings, together with Associated Public Open Space, Landscaping, Highways & Drainage Infrastructure Works  
Location : Land to the East of Holt Road, Horsford  
Applicant : David Wilson Homes (Eastern)  
Application Type: Full Planning

Town & Country Planning Act 1990  
The Council in pursuance of powers under this Act GRANTS PLANNING PERMISSION for the development referred to above in accordance with the details on the application form and subject to the following conditions:-

1. The development to which this permission relates must be begun not later than TWO years beginning with the date on which this permission is granted.

2. The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below.

3. Prior to the commencement of the development hereby approved, further details of the landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The details shall indicate:

(a) the species, number, size and position of new trees and shrubs at the time of their planting. This shall include tree planting within the two landscape buffers and dense native species planting in the Green Lane buffer;

(b) written specifications (including cultivation and other operations associated with plant and grass establishment);

(c) implementation programme;

(d) details of any proposed alterations in existing ground levels and of the position of any proposed excavation or deposited materials:

(e) details of the location of all service trenches;

(f) details of the boundary treatment adjacent to the highway surrounding the two play areas;
Details of the construction of the access to Green Lane in relation to the existing trees (canopies and Root Protection Areas) shall be submitted prior to these works commencing.

The scheme as approved shall be carried out not later than the next available planting season following the commencement of development or such further period as the Local Planning Authority may allow in writing.

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

No trees or hedges shall be cut down, uprooted, destroyed or pruned in any manner (be it branches, stems or roots), other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority.

Prior to commencement of development, in accordance with the submitted Site-Specific Flood Risk Assessment report (Richard Jackson Engineering Consultants, Ref: 47172, October 2016 and subsequent email dated 25 January 2017, detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

I Detailed infiltration testing in accordance with BRE Digest in the location and at the depth of proposed infiltration features within the development.

II Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1 in 100 year return period, including allowances for climate change, flood event. The design of infiltration features shall incorporate half-drain times of less than the recommended 24 hours.

III Detailed designs, modelling calculations and plans of the drainage conveyance network in the:

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

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

IV Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1 in 100 year return period.
V Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding, including from the proposed drainage scheme, and will be a minimum of 150mm above surrounding ground levels as stated in 6.12 of the submitted FRA.

VI Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.

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

Within three months of the commencement of the development details of energy efficient design and the construction of on-site equipment to secure at least 10% of the development’s energy from decentralised and renewable or low-carbon sources shall be submitted to and approved by the Local Planning Authority. The details as approved shall be completed prior to the first occupation of any of the dwellings hereby permitted and thereafter shall be maintained.

None of the dwellings shall be occupied until the development hereby permitted has incorporated the provision of five water hydrants for the purposes of firefighting.

No development shall take place other than in accordance with the approved written scheme of investigation (WSI).

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the approved programme and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

Within three months of the commencement of development a Minerals Management Plan (MMP) which considers the extent to which sand that would be extracted during the proposed development can be reused on site shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved MMP.

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

No development shall commence on the site until such time as detailed plans of the roads, footways, cycleways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. All construction works shall be carried out in accordance with the approved plans.

Before any dwelling is first occupied the roads, footways and cycleways shall
be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority in consultation with the Highway Authority.

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

Prior to the commencement of any works a Construction Traffic Management Plan and Access Route which shall incorporate adequate provision for addressing any abnormal wear and tear to the highway shall be submitted to and approved in writing by the Local Planning Authority in consultation with Norfolk County Council Highway Authority. This shall include proposals to control and manage construction traffic using an agreed 'Construction Traffic Access Route' which shall avoid the use of Mill Lane. It shall also include the hours of working on the site as Monday to Friday 7.30am-6pm and Saturday 8am-1pm.

For the duration of the construction period all traffic associated with the construction of the development will comply with the Construction Traffic Management Plan and use only the 'Construction Traffic Access Route' and no other local roads unless approved in writing by the Local Planning Authority in consultation with the Highway Authority.

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

For the duration of the construction period all traffic associated with the construction of the development permitted will use the approved wheel cleaning facilities provided.

Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works including the construction of a roundabout on the B1149 and the widening of Green Lane from the new roundabout to the site access as indicated on drawing number 47172-PP-004 Rev F have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in condition 17 shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the provision of a Bus Gate between this development and the development to the South (served off Mill Lane and known as Butterfly Mill) have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in condition 19 shall be completed to
the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Prior to first occupation of the development details in accordance with the recommendations and measures for biodiversity enhancement set out in the Bat Survey Report and Extended Phase 1 Habitat Assessment, Tim Moya Associates, received on 17 October 2017 shall be submitted and agreed with the Local Planning Authority.

The development shall be undertaken as set out in the Construction Ecological Management Plan (CEMP) Ecological Report, TMA, received on 14 February 2017 with the full involvement of an Ecological Clerk of Works.

Prior to the commencement of development, a Level 1 Record of The Flagcutters at 360 Holt Road, Horsford shall be undertaken in accordance with Historic England's published guidance 'Understanding Historic Buildings - A Guide to Good recording Practice' as agreed with the LPA's Historic Environment Officer. The Record shall then be deposited with the Norfolk Historic Environment Record held by Norfolk County Council.

The reasons for the conditions are:-

1. The time limit is imposed in compliance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. The period for the commencement of the development has been reduced to bring forward the delivery of housing in a sustainable location where the relevant planning policies for the supply of housing are not considered to be up to date, in accordance with the requirements of paragraph 49 of the National Planning Policy Framework.

2. For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans and documents.

3. To ensure the satisfactory development of the site in accordance with Policy GC4 of the Development Management DPD 2015.

4. To ensure the continuity of amenity afforded by existing trees in accordance with Policy EN2 of the Development Management DPD 2015.

5. To prevent flooding in accordance with National Planning Policy Framework paragraph 103 and 109 by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events in accordance with Policy CSU5 of the Development Management DPD 2015.

6. To ensure the development is constructed to an appropriate standard in accordance with Policy 3 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011.

7. To secure an orderly and well-designed development in accordance with Policy GC4 of the Development Management DPD 2015.

8. To enable the archaeological value of the site to be properly recorded before development commences in accordance with Policy EN2 of the Development Management DPD 2015.
To ensure the appropriate use of safeguarded minerals in accordance with paragraph 143 of the National Planning Policy Framework.

To ensure satisfactory development of the site and a satisfactory standard of highway design and construction as required by policies GC4 and TS3 of the Development Management DPD 2015.

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To ensure the satisfactory development of the site in the construction period without prejudice to the amenity of the site or to road safety in accordance with Policies GC4 and TS3 of the Development Management DPD 2015.

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To ensure the satisfactory development of the site and a satisfactory standard of highway design and construction as required by policies GC4 and TS3 of the Development Management DPD 2015.

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To ensure that the development has no adverse effects on the presence of protected species in accordance with Policy EN1 of the Development Management DPD 2015.

To ensure that the development has no adverse effects on the presence of
species and habitats in accordance with Policy EN1 of the Development Management DPD 2015.

To provide a record of the history and historic features of the former Flag Cutters Public House and its outbuildings in accordance with Policy 1 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2014.

Plans and Documents:-

Additional Phase 2 LAP Playspace Layout received 07 November 2016
Amended Dwg No 47172_PP_015_C Vehicle Tracking Plan 4 of 5 received 27 September 2017
Amended Site Specific Flood Risk Assessment Report Dwg No 47172_C_004_C Private Drainage Layout (Sheet 2 of 2) received 070917
Amended Site Specific Flood Risk Assessment Report Dwg No 47172_C_003_C Private Drainage Layout (Sheet 1 of 2) received 7 September 2017
Amended Site Specific Flood Risk Assessment Report Dwg No 47172_C_002_C Adoptable Drainage Layout (Sheet 2 of 2) received 7 September 2017
Amended Site Specific Flood Risk Assessment Report Dwg No 47172_C_001_C Adoptable Drainage Layout (Sheet 1 of 2) received 7 September
Amended Arboricultural Assessment_Dwg No 23031_1_P_22_06 Report Rev F received 7 September 2017
Amended Arboricultural Assessment_Dwg No 23031_1_P_22_05 Report Rev F received 7 September 2017
Amended Arboricultural Assessment_Dwg No 23031_1_P_22_04 Report Rev F received 7 September 2017
Amended Dwg No 16_2105_022_D Materials Plan_Hard Surface received 7 September 2017
Amended Dwg No 16_2105_025_F Refuse Collection Strategy Sheet 3 of 6 received 7 September 2017
Amended Dwg No 16_2105_025_F Refuse Collection Strategy Sheet 4 of 6 received 7 September 2017
Amended Dwg No 47172_PP_013_D Vehicle Tracking Plan 2 of 5 received 7 September 2017
Amended Dwg No 47172_PP_012_E Vehicle Tracking Plan 1 of 5 received 7 September 2017
Amended Dwg No 47172_PP_011_F Proposed Foot_Cycle_Bus & Emergency Vehicle Access received 7 September 2017
Amended Dwg No 47172_PP_005_F Green Lane_Site Access Change of Priority received 7 September 2017
Amended Landscape Strategy Report Rev E received 7 September 2017
Amended Dwg No 1477_A2_12_E Hard Landscape Zoning Plan received 7 September 2017
Amended Dwg No 47172_PP_021_B Transport Assessment Addendum Delivery Van Tracking received 7 September 2017
Amended Dwg No 47172_PP_020_B Transport Assessment Addendum Southbound Bus Tracking received 7 September 2017
Amended Dwg No 47172_PP_019_B Transport Assessment Addendum Northbound Bus Tracking received 7 September 2017
Amended Dwg No 47172_PP_014_E Vehicle Tracking Plan 3 of 5 received 7 September 2017
Amended Arboricultural Assessment_Dwg No 23031_1_P_22_03 Report Rev F received 7 September 2017
Amended Arboricultural Assessment_Dwg No 23031_1_P_22_02 Report Rev F received 7 September 2017
Amended Arboricultural Assessment_Dwg No 23031_1_P_22_01 Report Rev F received
Amended Arboricultural Assessment_Dwg No 23031_1_P_21_04 Report Rev F received 7 September 2017
Amended Arboricultural Assessment_Dwg No 23031_1_P_21_06 Report Rev F received 7 September 2017
Amended Arboricultural Assessment_Dwg No 23031_1_P_21_05 Report Rev F received 7 September 2017
Amended Dwg No 1477_A2_04_M Detailed Planting Proposals Plan 1 of 8 received 7 September 2017
Amended Dwg No 1477_A2_06_M Detailed Planting Proposals Plan 3 of 8 received 7 September 2017
Amended Dwg No 1477_A2_03_E Landscape Strategy Plan received 7 September 2017
Amended Dwg No 1477_A2_05_M Detailed Planting Proposals Plan 2 of 8 received 7 September 2017
Amended Dwg No 1477_A2_02_H Landscape Masterplan received 7 September 2017
Additional Dwg No 47172_PP_022 Transport Assessment Addendum Minor Highway Amendment received 06 March 2017
Additional Information for Contamination Report received 02 December 2016
Additional Phase 1 Contamination Assessment Report 1 of 3 received 07 November 2016
Additional Phase 1 Contamination Assessment Report 2 of 3 received 07 November 2016
Additional Phase 1 Contamination Assessment Report 3 of 3 received 07 November 2016
Additional Planning Statement received 07 November 2016
Additional Phase 2 LEAP Playspace Layout received 07 November 2016
Archaeology Report received 17 October 2016
Bat Survey Report received 17 October 2016
Dwg No 1477_A2_13 Play Area Design Proposals LEAP & LAP received 17 October 2016
Foul Sewage & Utilities Assessment received 17 October 2016
Geoenvironmental Assessment received 17 October 2016
Transport Assessment received 17 October 2016
Ecological Report received 17 October 2016
Additional Information_Soil Sample Analysis received 17 November 2016
Additional Summary Accommodation Schedule 19 December 2016
Amended Design & Access Statement received 14 February 2017
Amended Dwg No 47172_PP_016_C Vehicle Tracking Plan 5 of 5 received 27 September 2017
Amended Site Specific Flood Risk Assessment Report received 14 February 2017
Amended Transport Assessment Addendum received 14 February 2017
Amended Dwg No 47172_PP_004_Rev_F Holt Road_Green Lane_Haveringland Road Roundabout Configuration received 20 February 2017
Amended Dwg No 230311_PD_21_F Arboricultural Report received 7 September 2017
Amended Arboricultural Assessment_Dwg No 23031_1_P_21_01 Report Rev F received 7 September 2017
Amended Arboricultural Assessment_Dwg No 23031_1_P_21_02 Report Rev F received 7 September 2017
Amended Arboricultural Assessment_Dwg No 23031_1_P_21_03 Report Rev F received 7 September 2017
Amended Dwg No 1477_A2_07_M Detailed Planting Proposals Plan 4 of 8 received 7 September 2017
Amended Dwg No 1477_A2_10_L Detailed Planting Proposals Plan 7 of 8 received 7 September 2017
Amended Dwg No 1477_A2_08_L Detailed Planting Proposals Plan 5 of 8 received 7 September 2017
Amended Dwg No 1477_A2_11_J Detailed Planting Proposals Plan 8 of 8 received 7 September 2017
Amended Dwg No 1477_A2_09_L Detailed Planting Proposals Plan 6 of 8 received 7
September 2017
Amended Dwg No 16_2105_026_D Boundary Treatment Plan received 7 September 2017
Amended Dwg No 16_2105_025_F Refuse Collection Strategy Sheet 2 of 6 received 7 September 2017
Amended Dwg No 16_2105_025_F Refuse Collection Strategy Sheet 1 of 6 received 7 September 2017
Amended Dwg No 16_2105_024_E Parking Plan received 7 September 2017
Amended Dwg No 16_2105_023_D Building Heights Plan received 7 September 2017
Amended Dwg No 16_2105_020_E Housing Mix and Tenure Plan received 7 September 2017
Amended Dwg No 16_2105_010_M Site Layout Plan received 7 September 2017
Amended Dwg No 16_2105_001_B Site Location Plan received 7 September 2017
Amended Dwg No 16_2105_002_B Site Boundary Plan received 7 September 2017
Amended Ecology Report_Construction and Environmental Management Plan received 7 September 2017
Amended Dwg No 16_2105_021_F Materials Plan_Wall And Roof received 28 September 2017

Informatives:-

The site is subject to a related agreement under Section 106 of the Town and Country Planning Act 1990.

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

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

If required, street furniture will need to be repositioned at the applicant’s own expense.

Street lighting is a concurrent power of the County, District and Parish Councils. However, it is the County Council after consultation with the Local Lighting Authority (District or Parish Council) who decides whether street lighting is required on proposed public highways.

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

The applicant is advised that to discharge condition 10 that the local planning authority requires a copy of a completed agreement between the applicant and the local highway authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to development on this site.

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

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

Any appeal must be made within 6 months of the date of this notice unless the proposed development is for minor commercial development (shop fronts and similar) in which case any appeal must be made within 12 weeks of the date of this notice.

However if an enforcement notice has been served for the same or substantially the same development within the period of two years before this application was made, or subsequently, then the period within which an appeal can be lodged is reduced to 28 days from the date of this decision or 28 days from the serving of the enforcement notice, whichever is the later.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, Tel: 0303 444 50 00 or via the Planning Portal at https://www.gov.uk/appeal-planning-inspectorate

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

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

Purchase Notices

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

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