## SCHEDULE OF APPLICATIONS TO BE CONSIDERED

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HoP = Head of Planning

### Key
- **NH** Nigel Harriss 01603 430529
- **GB** Glen Beaumont 01603 430545
- **CR** Christopher Rickman 01603 430548
PLAN NO: 1

APPLICATION NO: 20161483 – LAND AT YARMOUTH ROAD, POSTWICK & BRUNDALL

DEVELOPMENT OF A RETAIL SUPERMARKET OF NO MORE THAN 2,500M², UP TO 155 DWELLINGS, OPEN SPACE AND VEHICULAR ACCESS

1  BACKGROUND

1.1 At its meeting on 29 November 2017 (Minute no: 69 refers) Planning Committee resolved to defer the application to enable the Head of Planning to negotiate further enhancements in the provision of formal recreational open space on site.

1.2 Members were clear in their discussion that the formal recreational provision on site should deliver more than the land only.

1.3 Since the Committee’s resolution to defer the application, there have been discussions between the applicant and Brundall Parish Council regarding the Parish Council’s requirements and mechanism for delivery of a recreational facility on the site. The applicant is awaiting a formal response to these discussions from the Parish Council

2  THE ISSUES

2.1 The applicant has indicated that the proposed site area of 1.12 ha is capable of accommodating an artificial grass senior football pitch to FA standards 100m x 64m (with 3m run-off area on all sides), with the remainder of the site available for access, parking and building to provide changing facilities etc.

2.2 In light of the above, the applicant has reviewed the sports offer and there are two options available:

- The applicant provides the land with a 3G surface 7-aside pitch, capable of being divided into two 5-aside pitches, together with vehicular access and car parking [Option One]; or

- The applicant provides the land with a 3G pitch to adult standards, with all other facilities provided by the Parish Council using their available funds including S106 money arising from other development in Brundall [Option Two]
Planning Committee

2.3 The applicant advises that each of these options has an approximate cost of £450,000 – £460,000. This funding would be provided by the applicant and would include the applicant commuted sum payment for off-site recreational facilities required in respect of the residential element of the proposal (Policy RL1 DM DPD) which is approximately £250,000.

2.4 The Parish Council has around £800,000 available from other Section 106 Agreements to spend on recreational facilities in the village [contributing sums need to be spent by 2024 and 2026 respectively].

2.5 The applicant is willing to enter into a Section 106 agreement whereby the site and one of the two options above would be provided by the applicant, or as amended with possible additional funding from the Parish Council. Both these options include elements which will require the separate grant of planning permission as the current application is in outline only. The final details of the scheme would be agreed with Broadland District Council and Brundall Parish Council.

3 CONCLUSION

3.1 The applicant has responded to the resolution of the Planning Committee and Members’ views are sought on options one and two above. In addition, authority is sought to formally consult with the Parish Council and the wider community [for a period of twenty one days] on option one; option two; or both and that Delegated Authority be given to the Head of Planning to approve the application subject to:

- The satisfactory drafting of a S106 legal agreement which inter alia secures one of the two options referred to above;

- there being no new material issues raised during the consultation period; and

- S106 Heads of Terms and Conditions as listed below.

4 RECOMMENDATION

4.1 To delegate authority be given to the Head of Planning to Approve the application subject to:

- The satisfactory drafting of a S106 legal agreement which inter alia secures one of the two options referred to above;

- there being no new material issues raised during the consultation period; and
Planning Committee

- S106 Heads of Terms (listed below) and conditions (set out in appendix one):

  Heads of Terms:

  (i) Delivery of Recreational Facility on 1.12ha site which secures one of the two options above

  (ii) 33% Affordable Housing (tenure split 60% affordable rent tenure; 40% intermediate tenure)

  (iii) Informal Open Space to comply with Policy EN3 of the DM DPD

  (iv) Travel Plan and associated monitoring

Phil Courtier
Head of Planning

Background Papers

Planning application 20161483

For further information on this report call Nigel Harriss 01603 430529 or email nigel.harriss@broadland.gov.uk
20161483 – Land at Yarmouth Road, Postwick & Brundall

Conditions:

(1) Application for approval of ALL "reserved matters" must be made to the Local Planning Authority not later than the expiration of 18 MONTHS beginning with the date of this decision.

The development hereby permitted must be begun in accordance with the "reserved matters" as approved not later than the expiration of 12 MONTHS from either, the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such reserved matter to be approved.

(2) Application for the approval of the "reserved matters" shall include plans and descriptions of the:

- details of the layout;
- scale of each building proposed;
- the appearance of all buildings including the precise details of the type and colour of the materials to be used in their construction;
- the landscaping of the site.

Approval of these "reserved matters" must be obtained from the local planning authority in writing before any development is commenced and the development shall be carried out in accordance with the details as approved.

(3) The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below:

Location Plan

Dwg No. 1264/HWY/041 Rev J Access Proposals and Offsite Highway Improvements

Amended Arboricultural Impact Assessment dated November 2017

(4) The details required by condition 2 shall not include provision for an A1 retail supermarket in excess of 2,500m² (gross floorspace).

(5) The reserved matters required by condition 2 shall not include provision for more than 155 dwellings.

(6) The plans and particulars submitted in accordance with condition 2 above shall include:

(a) a plan showing the location of, and allocating a reference number to every tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding
75mm, showing which trees are to be retained and the crown spread and Root Protection Area of each tree to be retained. In addition any tree on neighbouring or nearby ground to the site that is likely to have an effect upon or be affected by the proposal (e.g. by shade, overhang from the boundary, intrusion of the Root Protection Area (para. 4.6.1 of BS5837 2012 Trees in relation to design, demolition and construction - Recommendations) or general landscape factors) must be shown.

(b) the details of each tree as required at para 4.4.2.5 of BS5837: 2012 in a separate schedule.

(c) a schedule of tree works for all the trees in paragraphs (a) and (b) above, specifying those to be removed, pruned or subject to other remedial or preventative work.

(d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within 5m of the Root Protection Area (para. 4.6.1 of BS5837: 2012) of any retained tree including those on neighbouring ground.

(e) details of the specification and position of all appropriate tree protection measures for the protection of every retained tree from damage before and for the entire duration of the course of the development.

(f) a statement setting out the principles of arboricultural sustainability in terms of landscape, spatial integration and post development pressure.

In this condition, 'retained tree' means an existing tree which is to be retained in accordance with paragraph (a) and (b) above.

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

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

(9) Prior to its first use in the development, details of any external plant and machinery associated with the supermarket shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details.
Concurrently with the submission of reserved matters for the residential site required by condition 2, an updated acoustic report to demonstrate that the noise levels identified in the submitted Environmental Noise Assessment (Report No 15-0088-0 R01) can be achieved shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Prior to occupation of the first dwelling 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. 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 works shall commence on the residential 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. All construction works shall be carried out in accordance with the approved plans.

No works shall be carried out on roads, footways, cycleways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority.

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.

Prior to the first occupation of the residential development hereby permitted a visibility splay (measuring 4.5 x 120 metres to each side of the access where it meets the highway (Yarmouth Road)) shall be provided in full accordance with the details indicated on the approved plan (Drawing no. 1264/HWY/041 Rev J). The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

Prior to the first occupation of the residential development hereby permitted a visibility splay (measuring 2.4 x 59 metres to each side of the access where it meets the highway (Berryfields)) shall be provided for both accesses in full accordance with the details indicated on the approved plan (Drawing no. 1264/HWY/041 Rev J). The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

The residential 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.
(18) No works shall commence on the residential site until the details of wheel cleaning facilities for construction vehicles have been submitted to and approved in writing by the Local Planning 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.

(19) Notwithstanding the details indicated on the submitted drawings no works shall commence on the residential site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as shown indicatively on Drawing no. 1264/HWY/041 Rev J have been submitted to and approved in writing by the Local Planning Authority. The detailed scheme shall be in the form of a, footway on the south side of Yarmouth Road (linking to the network on Cucumber Lane); a new section of footway along the frontage of the garage / fast-food restaurant (with suitable crossing) and a new frontage footway on Berryfields. Prior to the first occupation of the residential development hereby permitted the off-site highway improvement works referred to in this condition shall be completed to the written satisfaction of the Local Planning Authority.

(20) Notwithstanding the details on the submitted plans, no development shall commence on the supermarket site until a scheme for off-site highway improvements as shown indicatively on Dwg 1264/HWY/041 Rev J has been submitted to and approved in writing by the Local Planning Authority. The detailed scheme shall be in the form of a shared use cycleway / footway along the north side of Yarmouth Road (linking to Blofield) and a new pedestrian refuge crossing of Yarmouth Road. Prior to the first use of the supermarket development hereby permitted the off-site highway improvement works referred to in this condition shall be completed to the written satisfaction of the Local Planning Authority.

(21) No works shall commence until the Traffic Regulation Order for a 40 mph speed limit on Yarmouth Road has been promoted by the Highway Authority.

(22) Development shall not proceed above slab level until details of an Interim Travel Plan shall be submitted, approved and signed off by the Local Planning Authority, such a Travel Plan shall accord with Norfolk County Council document 'Guidance Notes for the Submission of a Travel Plan'.

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

(23) Prior to the commencement of the supermarket development hereby permitted full details (in the form of scaled plans and/or written specifications) shall be submitted to and approved in writing by the Local
Planning Authority in consultation with the Highway Authority to illustrate the following:

(i) Roads and footway
(ii) Pedestrian Access arrangements
(iii) Parking provision in accordance with adopted standard
(iv) Loading areas
(v) Turning areas

(24) The gradient of the supermarket vehicular accesses shall not exceed 1:12 for the first 10 metres into the site as measured from the near channel edge of the adjacent carriageway.

(25) Prior to commencement of the supermarket use hereby permitted any access gate(s), bollard, chain or other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 10 metres from the near channel edge of the adjacent carriageway.

(26) Before the supermarket development is brought into use, signs in compliance with the Traffic Signs Regulations and General Directions 2002 (or any Order/Act revoking, amending or re-enacting those Regulations) shall be provided and thereafter retained at the means of delivery & staff entrance in accordance with a scheme to be submitted to and approved by the Local Planning Authority.

(27) Prior to the first occupation of the supermarket development hereby permitted a visibility splay (measuring 4.5 x 120 metres to each side of the main access where it meets the highway (Yarmouth Road)) shall be provided in full accordance with the details indicated on the approved plan (Drawing no. 1264/HWY/041 Rev J). The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

(28) Development on the supermarket site 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.

(29) No works shall commence on the supermarket site until the details of wheel cleaning facilities for construction vehicles have been submitted to and approved in writing by the Local Planning 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.

(30) The details of layout for the residential site required by condition 2 shall include provision for a Type 2 link road through the development between Yarmouth Road and Berryfields and a phasing scheme for the erection of
dwellings, supermarket, and completion of the spine road between Yarmouth Road and Berryfields. The development shall thereafter be constructed in accordance with the approved details.

(31) No development shall take place until a Written Scheme of Investigation for a programme of archaeological works has been submitted to and approved by the local planning authority in writing. The scheme shall include:

• An assessment of the significance and research questions
• The programme and methodology of site investigation and recording
• The programme for post investigation assessment
• Provision to be made for analysis of the site investigation and recording
• Provision to be made for archive deposition of the analysis and records of the site investigation
• Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation

(32) No development shall commence until a foul water strategy has been submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the local planning authority.

(33) The supermarket hereby permitted shall not be occupied until it has incorporated the provision of one fire hydrant. The residential development hereby permitted shall not be occupied until it has incorporated one fire hydrant for every 50 dwellings.

(34) Concurrently with the submission of reserved matters required by condition 2, in accordance with the submitted Flood Risk Assessment "ASD Consultants Flood Risk and Drainage Strategy REF: 1264/NMT/FRA/07-16 dated July 2016" and drawing ASD Engineering Drg No. 1264/DRA/001, detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

i) Detailed infiltration testing in accordance with BRE Digest 365 at the depth and location of the proposed infiltration/attenuation basins, as depicted in the Drainage Strategy.

Surface water runoff rates from the site will be attenuated to the corresponding Greenfield rate in the 1 in 1 and 1 in 100 year event based on QBAR Greenfield rates of 0.453 l/s for the Retail site and 2.92l/s for the residential site as confirmed in the ASD letter ASD Engineering Letter (Reference 1264/261016/001) dated 26th October 2016.
Should the “Long Term Storage” (Difference between the predicted development runoff volume and the estimated Greenfield runoff volume for the 100 year event) not be disposed via infiltration then a runoff rate of 2 l/s/ per hectare shall be applicable in all events up until the 1 in 100 year plus climate change event.

ii) Provision of surface water infiltration and/or 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.

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 (e.g. pumping station or electricity substation) within the development.

iv) The design of any attenuation basin will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances. 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. This will include surface water which may enter the sites from elsewhere.

v) Finished ground floor levels of properties are a minimum if 300mm above expected flood levels of all sources of flooding.

vi) Details of how all surface water management features to be designed in accordance with the SuDS Manual (CIRCA C 697, 2007), or the updated The SuDS Manual (CIRCA C 753, 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.

(35) Prior to the first occupation of the supermarket details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.
(36) Prior to the commencement of development, a programme for the capture of grass snakes shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

(37) Concurrently with the submission of reserved matters required by condition 2, details of ecological enhancements in accordance with paragraph 9.2 of the submitted Biodiversity and European Protected Species Survey shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved detail.

Reasons:

(1) The time limit condition is imposed in compliance with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

(2) The application is submitted in Outline form only and the reserved matters are required to be submitted in accordance with the requirements of Part 3 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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

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

(5) To reflect the scope of the application in accordance with the specified approved plans and documents.

(6) To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interest of amenity in accordance with Policies GC4, EN2 and EN3 of the Development Management DPD 2015.

(7) To ensure the development incorporates sufficient energy efficiency measures in accordance with policy 3 of the JCS.

(8) To ensure the development incorporates sufficient energy efficiency measures in accordance with policy 3 of the JCS.

(9) To safeguard the amenities of the residential properties in accordance with the criteria specified in Policies GC4 and EN4 of the Development Management DPD 2015.

(10) To safeguard the amenities of the residential properties in accordance with the criteria specified in Policies GC4 and EN4 of the Development Management DPD 2015.
(11) To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with policy GC4 of the DM DPD.

(12) To ensure satisfactory development of the site and a satisfactory standard of highway design and construction in accordance with policy GC4 of the DM DPD.

(13) To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway in accordance with policy GC4 of the DM DPD.

(14) To ensure satisfactory development of the site in accordance with policy GC4 of the DM DPD.

(15) In the interests of highway safety in accordance with policy TS3 of the DM DPD.

(16) In the interests of highway safety in accordance with policy TS3 of the DM DPD.

(17) To ensure adequate off-street parking during construction in the interests of highway safety in accordance with policy TS3 of the DM DPD.

(18) To prevent extraneous material being deposited on the highway in the interests of highway safety in accordance with policy TS3 of the DM DPD.

(19) 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 GC4 and TS3 of the DM DPD.

(20) 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 GC4 and TS3 of the DM DPD.

(21) In the interests of highway safety in accordance with policy TS3 of the DM DPD.

(22) 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 policy TS2 of the DM DPD.

(23) To ensure satisfactory development of the site and a satisfactory standard of highway design and construction in accordance with policy GC4 of the DM DPD.

(24) In the interests of the safety of persons using the access and users of the highway in accordance with TS3 of the DM DPD.
(25) To enable vehicles to safely draw off the highway before the gate(s) or obstruction is opened in accordance with TS3 of the DM DPD.

(26) In the interests of highway safety and traffic movement in accordance with TS3 of the DM DPD.

(27) In the interests of highway safety in accordance with TS3 of the DM DPD.

(28) To ensure adequate off-street parking during construction in the interests of highway safety in accordance with TS3 of the DM DPD.

(29) To prevent extraneous material being deposited on the highway in the interests of highway safety in accordance with TS3 of the DM DPD.

(30) To ensure the A47 trunk road continues as a strategic route through Norfolk and local traffic uses the local road network to ensure the trunk road avoids congestion at the Cucumber Lane roundabout in accordance with policy GC4 and TS3 of the DM DPD.

(31) To enable the archaeological value of the site to be properly recorded before development commences in accordance with Policy EN2 of the DM DPD.

(32) To prevent environmental and amenity problems arising from flooding in accordance with GC4 of the DM DPD.

(33) To ensure adequate provision of fire hydrants in accordance with policy BC4 of the DM DPD.

(34) To prevent the risk of flooding on site or elsewhere by ensuring the satisfactory management of local sources of flooding in accordance with policy GC4 and CSU5 of the DM DPD.

(35) To ensure the proper development of the site without prejudice to the amenities of the area, and in accordance with Policy GC4 of the Development Management DPD 2015.

(36) To ensure the satisfactory development of the site in accordance with Policy EN1 of the Development Management DPD 2015.

(37) To ensure the satisfactory development of the site in accordance with Policy EN1 of the Development Management DPD 2015.

Informatives:

(1) 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.

(2) 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.

(3) The applicant is advised that to discharge condition SHC 00 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.

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

Committed Sum for Travel Plans

The Highways Authority levies a charge to cover the on-going costs of reviewing and monitoring a Travel Plan annually. The Highways Authority also requires a Bond to ensure that the Travel Plan targets are met. Both the Bond and the monitoring charge are secured by a Section 106 Legal Agreement. This is in addition to the sum payable for Planning Obligations covering infrastructure, services and amenities requirements.

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 be obtained by contacting (insert appropriate contact details). Developers are expected to enter into a Section 106 Agreement to secure the necessary funding before planning permission is granted.
(5) The details of layout for the supermarket site required by condition 2 shall include details of the location of the National Grid Intermediate pressure pipeline relative to the position of any proposed building. This should be determined by trial hole to confirm exact location no ensure no encroachment issues.

(6) The Construction of the supermarket shall be carried out in accordance with the requirements of T/SP/SSW/22 ‘Working in the vicinity of Gas Pipelines’.

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

(8) An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer.

Anglian water recommends that petrol / oil interceptors be fitted in all car parking facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence.

Anglian water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under Section 111 of the water Industry Act 1991.

(9) Any vegetation clearance associated with the development shall be undertaken outside the bird nesting season (late March through to early September).

(10) The site is subject to a related agreement under Section 106 of the Town And Country Planning Act 1990.

(11) The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to development on this site. The amount of levy due will be calculated at the time the reserved matters application is submitted. Further information about CIL can be found at www.broadland.gov.uk/housing_and_planning/4734.asp

(12) The Local Planning Authority has taken a positive and proactive approach to reach this decision in accordance with the requirements of paragraphs 186-187 of the National Planning Policy Framework.
20161483 – Land at Yarmouth Road, Postwick & Brundall

Conditions:

(1) Application for approval of ALL “reserved matters” must be made to the Local Planning Authority not later than the expiration of 18 MONTHS beginning with the date of this decision.

The development hereby permitted must be begun in accordance with the “reserved matters” as approved not later than the expiration of 12 MONTHS from either, the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such reserved matter to be approved.

(2) Application for the approval of the “reserved matters” shall include plans and descriptions of the:
   • details of the layout;
   • scale of each building proposed;
   • the appearance of all buildings including the precise details of the type and colour of the materials to be used in their construction;
   • the landscaping of the site.

Approval of these “reserved matters” must be obtained from the local planning authority in writing before any development is commenced and the development shall be carried out in accordance with the details as approved.

(3) The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below:

Location Plan
Dwg No. 1264/HWY/041 Rev J Access Proposals and Offsite Highway Improvements
Amended Arboricultural Impact Assessment dated November 2017

(4) The details required by condition 2 shall not include provision for an A1 retail supermarket in excess of 2,500m² (gross floorspace).

(5) The reserved matters required by condition 2 shall not include provision for more than 155 dwellings.

(6) The plans and particulars submitted in accordance with condition 2 above shall include:
   (a) a plan showing the location of, and allocating a reference number to every tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding
75mm, showing which trees are to be retained and the crown spread and Root Protection Area of each tree to be retained. In addition any tree on neighbouring or nearby ground to the site that is likely to have an effect upon or be affected by the proposal (e.g. by shade, overhang from the boundary, intrusion of the Root Protection Area (para. 4.6.1 of BS5837 2012 Trees in relation to design, demolition and construction - Recommendations) or general landscape factors) must be shown.

(b) the details of each tree as required at para 4.4.2.5 of BS5837: 2012 in a separate schedule.

(c) a schedule of tree works for all the trees in paragraphs (a) and (b) above, specifying those to be removed, pruned or subject to other remedial or preventative work.

(d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within 5m of the Root Protection Area (para. 4.6.1 of BS5837: 2012) of any retained tree including those on neighbouring ground.

(e) details of the specification and position of all appropriate tree protection measures for the protection of every retained tree from damage before and for the entire duration of the course of the development.

(f) a statement setting out the principles of arboricultural sustainability in terms of landscape, spatial integration and post development pressure.

In this condition, 'retained tree' means an existing tree which is to be retained in accordance with paragraph (a) and (b) above.

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

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

(9) Prior to its first use in the development, details of any external plant and machinery associated with the supermarket shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details.
(10) Concurrently with the submission of reserved matters for the residential site required by condition 2, an updated acoustic report to demonstrate that the noise levels identified in the submitted Environmental Noise Assessment (Report No 15-0088-0 R01) can be achieved shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

(11) Prior to occupation of the first dwelling 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. 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.

(12) No works shall commence on the residential 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. All construction works shall be carried out in accordance with the approved plans.

(13) No works shall be carried out on roads, footways, cycleways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority.

(14) 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.

(15) Prior to the first occupation of the residential development hereby permitted a visibility splay (measuring 4.5 x 120 metres to each side of the access where it meets the highway (Yarmouth Road)) shall be provided in full accordance with the details indicated on the approved plan (Drawing no. 1264/HWY/041 Rev J). The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

(16) Prior to the first occupation of the residential development hereby permitted a visibility splay (measuring 2.4 x 59 metres to each side of the access where it meets the highway (Berryfields)) shall be provided for both accesses in full accordance with the details indicated on the approved plan (Drawing no. 1264/HWY/041 Rev J). The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

(17) The residential 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.
(18) No works shall commence on the residential site until the details of wheel cleaning facilities for construction vehicles have been submitted to and approved in writing by the Local Planning 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.

(19) Notwithstanding the details indicated on the submitted drawings no works shall commence on the residential site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as shown indicatively on Drawing no. 1264/HWY/041 Rev J have been submitted to and approved in writing by the Local Planning Authority. The detailed scheme shall be in the form of a footway on the south side of Yarmouth Road (linking to the network on Cucumber Lane); a new section of footway along the frontage of the garage / fast-food restaurant (with suitable crossing) and a new frontage footway on Berryfields. Prior to the first occupation of the residential development hereby permitted the off-site highway improvement works referred to in this condition shall be completed to the written satisfaction of the Local Planning Authority.

(20) Notwithstanding the details on the submitted plans, no development shall commence on the supermarket site until a scheme for off-site highway improvements as shown indicatively on Dwg 1264/HWY/041 Rev J has been submitted to and approved in writing by the Local Planning Authority. The detailed scheme shall be in the form of a shared use cycleway / footway along the north side of Yarmouth Road (linking to Blofield) and a new pedestrian refuge crossing of Yarmouth Road. Prior to the first use of the supermarket development hereby permitted the off-site highway improvement works referred to in this condition shall be completed to the written satisfaction of the Local Planning Authority.

(21) No works shall commence until the Traffic Regulation Order for a 40 mph speed limit on Yarmouth Road has been promoted by the Highway Authority.

(22) Development shall not proceed above slab level until details of an Interim Travel Plan shall be submitted, approved and signed off by the Local Planning Authority, such a Travel Plan shall accord with Norfolk County Council document 'Guidance Notes for the Submission of a Travel Plan'.

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

(23) Prior to the commencement of the supermarket development hereby permitted full details (in the form of scaled plans and / or written specifications) shall be submitted to and approved in writing by the Local
Planning Authority in consultation with the Highway Authority to illustrate the following:

(i) Roads and footway

(ii) Pedestrian Access arrangements

(iii) Parking provision in accordance with adopted standard

(iv) Loading areas

(v) Turning areas

(24) The gradient of the supermarket vehicular accesses shall not exceed 1:12 for the first 10 metres into the site as measured from the near channel edge of the adjacent carriageway.

(25) Prior to commencement of the supermarket use hereby permitted any access gate(s), bollard, chain or other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 10 metres from the near channel edge of the adjacent carriageway.

(26) Before the supermarket development is brought into use, signs in compliance with the Traffic Signs Regulations and General Directions 2002 (or any Order/Act revoking, amending or re-enacting those Regulations) shall be provided and thereafter retained at the means of delivery & staff entrance in accordance with a scheme to be submitted to and approved by the Local Planning Authority.

(27) Prior to the first occupation of the supermarket development hereby permitted a visibility splay (measuring 4.5 x 120 metres to each side of the main access where it meets the highway (Yarmouth Road)) shall be provided in full accordance with the details indicated on the approved plan (Drawing no. 1264/HWY/041 Rev J). The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

(28) Development on the supermarket site 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.

(29) No works shall commence on the supermarket site until the details of wheel cleaning facilities for construction vehicles have been submitted to and approved in writing by the Local Planning 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.

(30) The details of layout for the residential site required by condition 2 shall include provision for a Type 2 link road through the development between Yarmouth Road and Berryfields and a phasing scheme for the erection of
dwellings, supermarket, and completion of the spine road between Yarmouth Road and Berryfields. The development shall thereafter be constructed in accordance with the approved details.

(31) No development shall take place until a Written Scheme of Investigation for a programme of archaeological works has been submitted to and approved by the local planning authority in writing. The scheme shall include:

- An assessment of the significance and research questions
- The programme and methodology of site investigation and recording
- The programme for post investigation assessment
- Provision to be made for analysis of the site investigation and recording
- Provision to be made for archive deposition of the analysis and records of the site investigation
- Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation

(32) No development shall commence until a foul water strategy has been submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the local planning authority.

(33) The supermarket hereby permitted shall not be occupied until it has incorporated the provision of one fire hydrant. The residential development hereby permitted shall not be occupied until it has incorporated one fire hydrant for every 50 dwellings.

(34) Concurrently with the submission of reserved matters required by condition 2, in accordance with the submitted Flood Risk Assessment "ASD Consultants Flood Risk and Drainage Strategy REF: 1264/NMT/FRA/07-16 dated July 2016" and drawing ASD Engineering Drg No. 1264/DRA/001, detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

i) Detailed infiltration testing in accordance with BRE Digest 365 at the depth and location of the proposed infiltration/attenuation basins, as depicted in the Drainage Strategy.

Surface water runoff rates from the site will be attenuated to the corresponding Greenfield rate in the 1 in 1 and 1 in 100 year event based on QBAR Greenfield rates of 0.453 l/s for the Retail site and 2.92l/s for the residential site as confirmed in the ASD letter ASD Engineering Letter (Reference 1264/261016/001) dated 26th October 2016.
Should the "Long Term Storage" (Difference between the predicted development runoff volume and the estimated Greenfield runoff volume for the 100 year event) not be disposed via infiltration then a runoff rate of 2 l/s per hectare shall be applicable in all events up until the 1 in 100year plus climate change event.

ii) Provision of surface water infiltration and/or 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.

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

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

2. 1 in 100 year critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.

iv) The design of any attenuation basin will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances. 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. This will include surface water which may enter the sites from elsewhere.

v) Finished ground floor levels of properties are a minimum if 300mm above expected flood levels of all sources of flooding.

vi) Details of how all surface water management features to be designed in accordance with the SuDS Manual (CIRCA C 697, 2007), or the updated The SuDS Manual (CIRCA C 753, 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.

(35) Prior to the first occupation of the supermarket details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.
(36) Prior to the commencement of development, a programme for the capture of grass snakes shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

(37) Concurrently with the submission of reserved matters required by condition 2, details of ecological enhancements in accordance with paragraph 9.2 of the submitted Biodiversity and European Protected Species Survey shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved detail.

Reasons:

(1) The time limit condition is imposed in compliance with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

(2) The application is submitted in Outline form only and the reserved matters are required to be submitted in accordance with the requirements of Part 3 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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

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

(5) To reflect the scope of the application in accordance with the specified approved plans and documents.

(6) To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interest of amenity in accordance with Policies GC4, EN2 and EN3 of the Development Management DPD 2015.

(7) To ensure the development incorporates sufficient energy efficiency measures in accordance with policy 3 of the JCS.

(8) To ensure the development incorporates sufficient energy efficiency measures in accordance with policy 3 of the JCS.

(9) To safeguard the amenities of the residential properties in accordance with the criteria specified in Policies GC4 and EN4 of the Development Management DPD 2015.

(10) To safeguard the amenities of the residential properties in accordance with the criteria specified in Policies GC4 and EN4 of the Development Management DPD 2015.
(11) To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with policy GC4 of the DM DPD.

(12) To ensure satisfactory development of the site and a satisfactory standard of highway design and construction in accordance with policy GC4 of the DM DPD.

(13) To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway in accordance with policy GC4 of the DM DPD.

(14) To ensure satisfactory development of the site in accordance with policy GC4 of the DM DPD.

(15) In the interests of highway safety in accordance with policy TS3 of the DM DPD.

(16) In the interests of highway safety in accordance with policy TS3 of the DM DPD.

(17) To ensure adequate off-street parking during construction in the interests of highway safety in accordance with policy TS3 of the DM DPD.

(18) To prevent extraneous material being deposited on the highway in the interests of highway safety in accordance with policy TS3 of the DM DPD.

(19) 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 GC4 and TS3 of the DM DPD.

(20) 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 GC4 and TS3 of the DM DPD.

(21) In the interests of highway safety in accordance with policy TS3 of the DM DPD.

(22) 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 policy TS2 of the DM DPD.

(23) To ensure satisfactory development of the site and a satisfactory standard of highway design and construction in accordance with policy GC4 of the DM DPD.

(24) In the interests of the safety of persons using the access and users of the highway in accordance with TS3 of the DM DPD.
(25) To enable vehicles to safely draw off the highway before the gate(s) or obstruction is opened in accordance with TS3 of the DM DPD.

(26) In the interests of highway safety and traffic movement in accordance with TS3 of the DM DPD.

(27) In the interests of highway safety in accordance with TS3 of the DM DPD.

(28) To ensure adequate off-street parking during construction in the interests of highway safety in accordance with TS3 of the DM DPD.

(29) To prevent extraneous material being deposited on the highway in the interests of highway safety in accordance with TS3 of the DM DPD.

(30) To ensure the A47 trunk road continues as a strategic route through Norfolk and local traffic uses the local road network to ensure the trunk road avoids congestion at the Cucumber Lane roundabout in accordance with policy GC4 and TS3 of the DM DPD.

(31) To enable the archaeological value of the site to be properly recorded before development commences in accordance with Policy EN2 of the DM DPD.

(32) To prevent environmental and amenity problems arising from flooding in accordance with GC4 of the DM DPD.

(33) To ensure adequate provision of fire hydrants in accordance with policy BC4 of the DM DPD.

(34) To prevent the risk of flooding on site or elsewhere by ensuring the satisfactory management of local sources of flooding in accordance with policy GC4 and CSU5 of the DM DPD.

(35) To ensure the proper development of the site without prejudice to the amenities of the area, and in accordance with Policy GC4 of the Development Management DPD 2015.

(36) To ensure the satisfactory development of the site in accordance with Policy EN1 of the Development Management DPD 2015.

(37) To ensure the satisfactory development of the site in accordance with Policy EN1 of the Development Management DPD 2015.

Informatives:

(1) 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.

(2) 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.

(3) The applicant is advised that to discharge condition SHC 00 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.

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

Commuted Sum for Travel Plans

The Highways Authority levies a charge to cover the on-going costs of reviewing and monitoring a Travel Plan annually. The Highways Authority also requires a Bond to ensure that the Travel Plan targets are met. Both the Bond and the monitoring charge are secured by a Section 106 Legal Agreement. This is in addition to the sum payable for Planning Obligations covering infrastructure, services and amenities requirements.

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 be obtained by contacting (insert appropriate contact details). Developers are expected to enter into a Section 106 Agreement to secure the necessary funding before planning permission is granted.
(5) The details of layout for the supermarket site required by condition 2 shall include details of the location of the National Grid Intermediate pressure pipeline relative to the position of any proposed building. This should be determined by trial hole to confirm exact location no ensure no encroachment issues.

(6) The Construction of the supermarket shall be carried out in accordance with the requirements of T/SP/SSW/22 'Working in the vicinity of Gas Pipelines'.

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

(8) An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer.

Anglian water recommends that petrol / oil interceptors be fitted in all car parking facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence.

Anglian water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under Section 111 of the water Industry Act 1991.

(9) Any vegetation clearance associated with the development shall be undertaken outside the bird nesting season (late March through to early September).

(10) The site is subject to a related agreement under Section 106 of the Town And Country Planning Act 1990.

(11) The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to development on this site. The amount of levy due will be calculated at the time the reserved matters application is submitted. Further information about CIL can be found at www.broadland.gov.uk/housing_and_planning/4734.asp

(12) The Local Planning Authority has taken a positive and proactive approach to reach this decision in accordance with the requirements of paragraphs 186-187 of the National Planning Policy Framework.