

Schedule of Planning Applications

Committee Date: 8th June 2022

Reference: 06/21/0313/D - [Click here to see application webpage](#)

Site Location:	Site 25, Beacon Park Gorleston Great Yarmouth
Site Location Plan:	See Appendix 1
Proposals:	Approval of reserved matters for pp. 06/16/0391/SU - Layout, appearance, scale, and landscaping for Phase 2 comprising 44 dwellings and associated works
Applicant:	Equinox Homes
Case Officer:	Chris Green
Parish and Ward:	Gorleston
Date Valid:	19-04-21
Expiry Date:	19-7-21
Committee Referral:	The scheme exceeds 25 dwellings and the applicant is linked to the Borough Council.

RECOMMENDATION

Approve subject to conclusion of a section 106 agreement and conditions.

REPORT

1. Procedural note 1:

- 1.1 This application is referred to committee because the applicant “Equinox” is the trading arm of the Borough Council acting as developer of this land. In addition, this particular phase of the development exceeds 25 dwellings.

2. Site Description and outline application context

- 2.1 There is a Section 106 Agreement associated with the full planning permission element under the hybrid application, 06/16/0391/SU, but a Section 106 Agreement is yet to be entered into for the part of the site with outline planning permission including this phase 2. Any recommendation of approval will therefore be subject to the requirement to complete a further section 106

agreement.

- 2.2** Beacon Park and its extension is seen within the Core Strategy as a Key Policy growth area. Planning consent was granted in 2014 for a hybrid planning application for a total of 850 dwellings comprising full permission for 150 dwellings and 700 dwellings in outline.
- 2.3** Outline planning consent was granted under application reference 06/16/0391/SU for site 25 and the erection of up to 231 residential units on 5.88 hectares of land. This application also included full planning permission for the first phase of the development of 56 residential units and associated infrastructure, pumping station, electricity sub-station and landscaping.
- 2.4** The wider development is to take place either side of the link road and part of the development site abuts the northern boundary of Site 25. Currently the full permission is being implemented by Persimmon Homes. Site 25 is located to the west of Woodfarm Lane and east of Beaufort Way which links the A47 and A143 opened in late 2015.
- 2.5** There is an established section of tree belt to the east and west of the proposal site, where part has been removed as part of the development of the northern phase. There are no trees on site which are protected by virtue of a Tree Preservation Order (TPO).
- 2.6** This land was previously a field in agricultural production with no notable features and generally level

3. Proposal

- 3.1** For reserved matters approval for layout, appearance, scale, and landscaping, in respect of the erection of 44 houses on the area identified as phase 2 under 06/21/0313/D in the below numbers: (Note access was determined previously)

Plot no.	Bedrooms	Type
1, 4, 11, 12, 20, 21, 32	4B6P	Detached
2, 3	3B5P	Cranked Semi-detached
5, 6,	3B5P	Semi-detached
7, 8, 13, 14, 16, 17, 22, 23,	3B5P	Semi-detached
24, 25, 30, 31, 34, 35		
9, 15, 44	3B5P	Detached
10, 33, 36, 39	5B7P	Detached
18, 19, 26, 27, 28, 29, 37,	2B4P	Semi-detached
38, 40, 41		
42, 43	3B5P	Semi-detached

- 3.2** It is proposed that the 2.01ha development will deliver 44 dwellings with a density including access highway and tree belt of 14 dwellings per hectare but equating to 27 dwellings per hectare without these areas. All dwellings are two-

storey.

- 3.3 Dwellings located along the eastern boundary have slightly larger private amenity spaces to enable the existing tree belt to be retained.
- 3.4 The design of the houses in detail and materials expresses the modernist pattern established by the first phase, with a spare eaves detail of minimal overhang and the use of verge tiles. There is more brick and less cladding on this phase with the use of expressed decorative headers standing proud of the wall plane.
- 3.5 Public open space is proposed within the development masterplan as being apportioned across the development parcels, the latter phases of which would be subject to reserved matters. An area to the north edge of Phase 1, borders the woodland walk totalling around 950m² of public open space
A total of circa 0.35Ha 'soft' public open space is envisaged across the development masterplan.
'Hard' public open space is envisaged across the development masterplan

Procedural comment:

- 3.6 The Hybrid approval (condition 29) required the submission of details within three years of the original permission issued on 21.12.17 This application was received as valid on 19.4.21, however under the Business and Planning Act 2020 the government extended validity of permissions to 1st May 2021 to allow for the impacts on the pandemic. The submission is therefore valid and can be considered.
- 3.7 Accompanying the proposal are the following documents:
- Planning Application Forms and Certificates of Ownership.
 - Application drawings
 - Design and Access statement
 - Flood risk assessment addendum
 - Preliminary Roost Appraisal July 2021
 - Landscape Proposals and planting scheme
 - Tree survey and tree protection plans

4. History

- 4.1 06/16/0391/SU "Hybrid" application, phase 1 in full, phases two and three in outline with a section 106 agreement covering phase 1 only. (Necessitating S106 agreements for these two sites).

5. Consultations:-

- 5.1 **Neighbour comments:** None received. (There are no neighbours other than those resident in the completed phase 1 and around 50 were consulted)

5.2 Parish: No objections subject to trees being retained, especially the oaks, or replanted.

Statutory consultees

5.3 Norfolk County Council – Local Highways Authority –		Comments: Support
Initial objection to Drawing BPKEWD-1001 rev P7, following amendment objection was withdrawn.		
Following issue of update drawing BPKEWD-IWD-SA-XX-DR-A-1001 rev P13), NCC Highways now seek only the conditions that no works shall commence on the site until such time as detailed plans of the roads, footways, foul and surface water drainage have been submitted and approved and enacted before occupation. Construction to binder course before occupation.		
Officer comment / response:	Reference drawing in compliance condition	
Any relevant Condition / Informative note?	The three requested highway conditions are already on the outline permission but only relating to the fully approved part so need repeating. .	

5.4 Norfolk County Council – Police DOCO –		Comments: Support
I have no concerns with regards layout of dwellings - they are providing an active frontage over the street and low landscaping for defensible space. The D&A makes reference to appropriate boundary treatments, and parking is on curtilage, all is very much supported.		
Officer comment / response:	Secured by design is not precluded therefore by the scheme as described and will be achieved by add on features such as security locks etc	
Any relevant Condition / Informative note?	No conditions required	

5.5 Norfolk County Council – Fire Officer –		Comments: No objections
The proposal must meet the necessary requirements of the current Building Regulations 2010 Approved Document B (volume 1, 2019 edition) as administered by the Building Control Authority. Particularly for water supplies and access for the Fire and Rescue Service		
Officer comment / response:	Noted outline asked for 1 hydrant per 50 dwellings so covers the scheme without further conditioning, see also s106 requirements below.	
Any relevant Condition / Informative note?	None	

5.6 Norfolk County Council – Minerals team	Comments: No objections
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The Outline application 06/16/0391/SU to which this reserved-matters application relates did not contain any conditions relating to mineral safeguarding. Therefore, Norfolk County Council in its capacity as the Mineral Planning Authority does not have any specific comments to make on the application 06/21/0312/D	
Officer comment / response:	Nothing further
Any relevant Condition / Informative note?	Nil

5.7 Norfolk County Council – Infrastructure team		Comments: No objections
Obligations as set out in letter of 6.4.22 valid for six months.		
Obligation	Amount/Details	Trigger Point
Affordable Housing	plots 28, 29, 30 & 31 Affordable Rent and plot 27 being Affordable Home Ownership	Upon completion of 30% of open market dwellings
Education (NCC)	£262,248.00	Before occupation
Policy H4 Open Space (including green infrastructure and Areas for Play)	£54,136.72	Before occupation
Other Contributions	HRA payment £185.93 per dwelling	Prior to occupation
Monitoring Fee (NCC)	If NCC are acting to enforce £500 per obligation	On commencement
Fire Service (NCC)	One hydrant	Before practical completion
Library contributions (NCC)	£3,300 (75 per dwelling)	Prior to occupation
Officer comment / response:		Subject to S106 agreement before determination.
Any relevant Condition / Informative note?		

5.8	Great Yarmouth Borough Council - Resilience officer –	Comments: Support
I have reviewed the Flood Risk Assessment and the proposed plans and have no issue with the proposed development		
Officer comment / response:	Not in the flood zone	
Any relevant Condition / Informative note?	Sustainable drainage shown, to be referenced in compliance condition	

5.9	Great Yarmouth Borough Council - Arborist –	Comments: Support
The removal of the trees to facilitate the development upon Woodfarm Lane is unfortunate however the phase 3 landscaping and planting scheme is adequate and compensates for this loss. The tree species selection and mix is suitable and the location/positioning of the trees is also good. I have no		

objections to the planned development.	
Officer comment / response:	
Any relevant Condition / Informative note?	Reference Landscape Proposals Phase 2 drawing ref 2122-WWA-00-XX-DR-L-0100 P01 in compliance condition

5.10 Great Yarmouth Borough Council – Environmental Health –	Comments: No objections
Officer comment / response:	Details examined at outline and conditions added.
Any relevant Condition / Informative note?	

5.11 Great Yarmouth Borough Council – Conservation Team	Comments: No objections
No objections but County Archaeology should be consulted	
Officer comment / response:	Historic Environment Service consulted at outline and some investigation conducted leading to a recommendation to apply conditions for a more thorough appraisal to be agreed.
Any relevant Condition / Informative note?	None, three model conditions are on the outline approval.

5.12 Great Yarmouth Borough Council - Housing Strategy	Comments: Support								
<p>The site is required to make a 10% affordable housing contribution. The proposed plot numbers for the affordable housing are yet to be identified. The applicant is aware of the housing need in this area through previous correspondence and that any proposed units need to meet the NDSS applicable to the type of property:</p> <table> <tr> <td>1 bed 2-person 50m² (one storey)</td><td>58m² (two storey)</td></tr> <tr> <td>2 bed 4 person 70m²</td><td>79m²</td></tr> <tr> <td>3 bed 6 person 95m²</td><td>102m²</td></tr> <tr> <td>4 bed 8 person 117m²</td><td>124m²</td></tr> </table>		1 bed 2-person 50m ² (one storey)	58m ² (two storey)	2 bed 4 person 70m ²	79m ²	3 bed 6 person 95m ²	102m ²	4 bed 8 person 117m ²	124m ²
1 bed 2-person 50m ² (one storey)	58m ² (two storey)								
2 bed 4 person 70m ²	79m ²								
3 bed 6 person 95m ²	102m ²								
4 bed 8 person 117m ²	124m ²								
Officer comment / response:	All to be encompassed by the section 106 agreement								
Any relevant Condition / Informative note?	No....to be part of the 106 agreement								

5.13 Highways Agency –	Comments: No objections
Officer comment / response:	No further comment as this would have formed part of the outline stage assessing strategic highway impacts
Any relevant Condition / Informative note?	No action required

5.14 Cadent Gas –	Comments: No objections
To help prevent damage to our assets we request that an Informative Note is added into the Decision Notice to note that we own and operate the gas infrastructure within the area of development and there is an intermediate pressure gas pipeline that is in proximity to the development. No buildings, footings or overhangs are permitted within 3m of the pipeline.	
Officer comment / response:	Note to be added
Any relevant Condition / Informative note?	Yes

6. **Assessment of Planning Considerations:**

Principle of development – planning policy

5.1 The following policies are relevant at reserved matters stage:

NPPF: Part 8 Healthy communities,
Part 15 Conserving the natural environment

Adopted Borough Core Strategy policies:

CS9 Amenity and design
CS11 Enhancing the natural environment and
CS15 Green infrastructure

Adopted Local Plan Part 2:

A1 Amenity,
A2 Design,
H3 Housing density,
H4 Open Space,
E4 Trees and landscape,
E7 Water consumption

Adopted Core Strategy:

5.2 Policy CS9 - Encouraging well-designed, distinctive places should:

Respond to, and draw inspiration from the surrounding area's distinctive natural, built and historic characteristics, such as scale, form, massing and materials, to ensure that the full potential of the development site is realised; making efficient use of land and reinforcing the local identity

f) Seek to protect the amenity of existing and future residents, or people working in, or nearby, a proposed development, from factors such as noise, light and air pollution and ensure that new development does not unduly impact upon public safety

g) Conserve and enhance biodiversity, landscape features and townscape quality.

5.3 The proposal in its revised form is considered to comply with these policies.

- 5.4** Policy CS11 – Enhancing the natural environment requires:
Safeguarding and where possible enhancing the borough's wider landscape character, in accordance with the findings of the borough's and the Broads Authority's Landscape Character Assessment.

The site with outline permission is contained between the link road to the west and the football ground to the east, with phase 1 to the north and the surrounding tree belt. The surrounding landscape context is therefore developed, such that the housing here fits in and act as an urban edge that is actually not very visible in long views. The tree belt does however continue across the road and enclose the industrial area and is therefore a part of the ecological network, though the development does not threaten this element. There is a permission on land to the south of the site for food and petrol retailing, which indicates the lack of landscape sensitivity in this locale.

The policy requires new development to take measures to avoid adverse impacts on existing biodiversity and geodiversity assets or to mitigate any adverse impacts. The ecology report submitted with outline application 06/16/0391/SU notes that this was a field in agricultural use hitherto and that there are therefore opportunities to create greater biodiversity through development. While this site is located on Grade 1 agricultural land the outline permission lent this low material weight and its agricultural value is superseded by the policy designation as a housing growth area, notwithstanding that in practice the other developments surrounding the site would render it fragmentary.

- 5.5** Policy CS15 – Considers community assets and green infrastructure but does ask new development to have good access to schools, libraries and medical facilities, for example. This site is well located to tap into existing facilities and provides funding for expansion to those under the section 106 agreement terms, and the principle of access to facilities is already established by the prior permission(s).

- 5.6** Green infrastructure is stated as “essential components in maintaining sustainable communities” and “new developments (should) contribute to the provision of recreational green space and incorporate improvements to the quality of, and access to, existing green infrastructure in accordance with local circumstances.” It is considered that the open areas around the site and the section 106 provisions, for providing public open space through contributions to improve facilities off-site, should ensure the development will comply with the policy. The provision of new landscaping will need to be secured by conditions.

Adopted Local Plan Part 2

- 5.7** Policy A1: Amenity:
This proposal is considered to have no material impact in terms of overlooking and loss of privacy; loss of light and overshadowing and flickering shadow; or building and structures that will be over-bearing. Given the similar scale of the

proposals and their position across the street from the existing neighbours in phase 1 no material amenity impact is considered to occur.

It is not considered that poor air quality (including odours and dust); and vibration are issues requiring consideration with this application, with the exception of the construction phase where measures are already conditioned in the outline permission (conditions 18 and 19).

Policy A2 design:

Earlier design critique comments have been largely addressed in the revised scheme with suitable addressing of the highways and walkways and in terms of urban form. The dilution of the aesthetic seen in the first phase, to some extent, does offer a subtly different scheme imbuing some legibility to the overall estate. The 'crescent' layout of front curtilage parking remains broadly similar from the original plan (noting the small change resulting from re-orientation of plots #16-17) which means there will still be quite a large area of parking in the frontage of the four bedroom plots. Unfortunately while this exceeds the Norfolk County Council parking standard it is a very minor shortcoming in terms of vehicle dominance in the streetscene and layout; in considering whether this is a significant issue it is considered that and if one was to insist on the removal of a parking space on each plot, should the garage be used for storage the homeowner would undoubtedly park on the front garden area anyway.

This policy also requires electric vehicle charging facilities to be provided. A condition can be added to secure this. See Condition 7.

5.8 Policy E3: Protection of open spaces

Open spaces which provide local amenity, or recreational benefit to the local community, will be protected. This development proposal does not challenge this policy, rather improves open space, and funds the delivery of more open space in line with new policy H4 through the section 106 agreement. As there is open space around the site the funding of off-site provision for some types of open space is considered appropriate.

5.9 Policy E4: Trees and landscape

Development will be supported where it: "retains trees, hedgerows, including ancient trees and hedgerows, and landscape features which contribute significant value to the character, amenity or ecology to the locality"; this proposal is considered compliant because while there is the removal of some trees to the southeast corner there are replacements proposed within the site.

5.10 Policy E7: Water efficiency

This is a new design requirement not current at the time of the outline application. No information is submitted in this regard so a pre-occupation condition can be applied given the other conditions requiring discharge and the relative simplicity and add-on nature of the methods used to secure water consumption of a maximum 110 litres per person per day.

5.11 Policy H4: Open space

This policy was introduced in December 2021 after the outline permission, but because the section 106 agreement did not cover the later phases of the site it is enacted in consideration here and figures have been calculated for inclusion into the proposed section 106 agreement for this phase of development. While there are some areas of wild planting around the first phase of the overall site, these pre-existed rather than being provided by development and are therefore discounted from calculations of beneficial use.

Amenity

5.12 New residents

Expanding on the concerns articulated above the distances between residences to the rear in all cases exceeds 25m, where the relationship between the properties is not otherwise mitigated by other factors such as angled orientation or intervening garages. This is considered therefore a good standard of development in terms of new build sites.

5.13 Existing residents

All existing residents are to the north in phase 1 across the access highway, with a relationship found in any typical residential street where no material adverse impact is considered to occur.

5.14 Wider residents

There are considered to be no impacts to wider residents that were not considered at the outline permission stage.

Highways, parking and access

- 5.15** Following receipt of revised plans, the County have recommended approval from a highways perspective with conditions similar to those applied to phase 1. There is some minor concern that the south-eastern private drive features two properties of four bedrooms with three external parking spaces creating dominance but, seeking to reduce this would probably lead to parking in the garden anyway without the need for further application, and this provision probably reflects the need should the garage space not be used for car storage. It carries very minimal weight in the overall consideration.

Sustainable Drainage

- 5.16** This matter is fully considered by the section 106 agreement running with the first phase. By repeating the suds requirements in the agreement for the second and third phases the matter will be dealt with. Furthermore condition 12 of the outline application requires detailed design to be submitted with each phase before commencement.

Impact on Designated sites:

- 5.17** The outline decision determined housing numbers and a bespoke appropriate assessment was performed in 2016. This screened-out likely significant effects on designated site, however this has been rendered out of date and mitigation is now required with a contribution of £185.93 per dwelling now sought through

the proposed new section 106 agreement where that applies to new dwellings within phases 2 and 3, in order to address the recently adopted Norfolk-wide GIRAMS mitigation strategy.

Ecology

- 5.18** The Glaven Ecology report section 8 recommends enhancement using hedgerow planting along the Woodfarm Lane and Beaufort Way boundaries to the site to benefit birds and bats by creating connectivity and specifies species and density of planting. These can be included in the scheme by condition.

Landscape Impact

- 5.19** Further to the concerns raised in the above sections' discussion on policy CS11, it should be noted that there is no tree loss associated with phase 2, but the reference to planting being lost relates to the formation of the southern access link road connecting all three phases to Wood Farm Lane at the south end which necessitates some relatively minor extent of tree removal from within the woodland belt.

Public Open space

- 5.20** As discussed above, the proposal will address Policy H4 through making financial contributions under the associated section 106 agreement payments.
- 5.21** All other material considerations have been taken into account in making this recommendation.

Local Finance Considerations

- 5.22** Under Section 70(2) of the Town and Country Planning Act 1990 the Council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant such as new homes bonus, or the Community Infrastructure Levy (which is not applicable to the Borough of Great Yarmouth). Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority, for example.

6. The Planning Balance

- 6.1** The development here having formed part of an outline permission with the first phase already built is effectively permitted in principle with only details to be agreed. Access was agreed at outline.
- 6.2** This proposal is in line with expectation. The slight dilution of the design regime applied to the first phase is welcome as to a slight extent it means the scheme now offers some legibility by making the phases slightly different yet still referencing each other.

7. Conclusion

- 7.1** This is sustainable development which should be approved on land identified as within development limits delivering housing and affordable housing.
- 7.2** The revised proposals have ensured the design is considered to now accord with national and local policy and provides a distinctive design with differentiation from the first phase assisting neighbourhood legibility.

8. RECOMMENDATION

- 8.1 Approve subject to conclusion of a section 106 agreement to secure financial contributions or facilities within the site, for:**

- enhanced education provision,
- libraries,
- affordable homes,
- open space provision, and,
- habitat regulations mitigation, and,
- County Council s106 obligation monitoring fund.

and the following conditions:

Conditions:

- 1.** The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

The reason for this condition is:-

The time limit condition is imposed in order to comply 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 development shall be carried out in accordance with the revised plan drawing BPKEWD-IWD-SA-XX-DR-A-1001 rev P13), NCC Highways received by the Local Planning Authority on 29 April 2022 and Landscape Proposals Phase 2 drawing ref 2122-WWA-00-XX-DR-L-0100 P01 received by the Local Planning Authority on 5 May 2022 and BPKEWD-IW-01-XX-DR-A-2000 P1
Type 1 - Plans - Plots 18-19, 28-29, 37-38 & 59- 60 BPKEWD-IW-01-XX-DR-A-2001 P1 Type 1 - Elevations - Plots 18-19, 28-29, 37-38 & 59-60 BPKEWD-IW-01-XX-DR-A-2002 P1
Type 1 - Plans - Plots 26-27, 49-50 & 57-58 BPKEWD-IW-01-XX-DR-A-2003 P1 Type 1 - Elevations - Plots 26-27, 49-50 & 57-58 BPKEWD-IW-01-XX-DR-A-2004 P1

Type 1 - Plans - Plots 40-41 BPKEWD-IW-01-XX-DR-A-2005 P1 Type 1 - Elevations - Plots 40-41 BPKEWD-IW-02-XX-DR-A-2000 P1

Type 2 - Plans - Plots 7-8, 13-14 & 24-25 BPKEWD-IW-02-XX-DR-A-2001 P1

Type 2 - Elevations - Plots 7-8, 13-14 & 24-25 BPKEWD-IW-02-XX-DR-A-2002 P1

Type 2 - Plans - Plots 16-17, 22-23, 34-35, 47-48 & 51-52 BPKEWD-IW-02-XX-DR-A-2003 P1

Type 2 - Elevations - Plots 16-17, 22-23, 34-35, 47-48 & 51-52 BPKEWD-IW-02-XX-DR-A-2004 P1

Type 2 - Plans - Plots 30-31 BPKEWD-IW-02-XX-DR-A-2005 P1

Type 2 - Elevations - Plots 30-31 BPKEWD-IW-03-XX-DR-A-2000 P1

Type 3 - Plans - Plots 5-6 & 45-46 BPKEWD-IW-03-XX-DR-A-2001 P1

Type 3 - Elevations - Plots 5-6 & 45-46 BPKEWD-IW-04-XX-DR-A-2000 P1

Type 4 - Plans - Plots 9 & 15 BPKEWD-IW-04-XX-DR-A-2001 P1

Type 4 - Elevations - Plots 9 & 15 BPKEWD-IW-04-XX-DR-A-2002 P1

Type 4 - Plans - Plot 44 BPKEWD-IW-04-XX-DR-A-2003 P1

Type 4 - Elevations - Plot 44 BPKEWD-IW-05-XX-DR-A-2000 P1

Type 5 - Plans - Plots 42 & 43 BPKEWD-IW-05-XX-DR-A-2001 P1

Type 5 - Elevations - Plots 42 & 43 BPKEWD-IW-06-XX-DR-A-2000 P1

Type 6 - Plans - Plots 2 & 3 BPKEWD-IW-06-XX-DR-A-2001 P1

Type 6 - Elevations - Plots 2 & 3 BPKEWD-IW-07-XX-DR-A-2000 P1

Type 7 - Plans - Plot 1 BPKEWD-IW-07-XX-DR-A-2001 P1

Type 7 - Elevations - Plot 1 BPKEWD-IW-07-XX-DR-A-2002 P1

Type 7 - Plans - Plots 4, 11, 20, 32 & 55 BPKEWD-IW-07-XX-DR-A-2003 P1

Type 7 - Elevations - Plots 4, 11, 20, 32 & 55 BPKEWD-IW-07-XX-DR-A-2004 P1

Type 7 - Plans - Plots 12, 21, 54, 56 & 61 BPKEWD-IW-07-XX-DR-A-2005 P1

Type 7 - Elevations - Plots 12, 21, 54, 56 & 61 BPKEWD-IW-08-XX-DR-A-2000 P1

Type 8 - Plans - Plots 10, 35, 36, 53 BPKEWD-IW-08-XX-DR-A-2001 P1

Type 8 - Elevations - Plots 10, 35, 36, 53 BPKEWD-IW-08-XX-DR-A-2002 P1

Type 8 - Plans - Plot 39 BPKEWD-IW-08-XX-DR-A-2003 P1

Type 8 - Elevations - Plot 39 BPKEWD-IW-G1-XX-DR-A-2000 P1 Single Garage - Plot 9 BPKEWD-IW-SA-XX-DR-A-1001 P7

Site Layout Plan - Phase 2 BPKEWD-IW-SA-XX-DR-A-1005 P1

Site Location Plan - Phase 2 BPKEWD-IW-SA-XX-DR-A-1010 P1

Site Sections - Phase 2 BPKEWD-IW-SH-XX-DR-A-0001 P1

Plot Materials Schedule RAC/SJB/211049.1 Rev 00

Flood Risk Assessment and Drainage Strategy, Prepared by Rossi Long Consulting

2122-WWA-00-XX-DR-L-0100 P01

Landscape Proposals Phase 2, prepared by Wynne Williams Associates 2122-WWA-00-XX-DR-L-0300 P00

Outline Planting Scheme Phase 2, prepared by Wynne Williams Associates 2122-WWA-00-XX-DR-L-0701 P01

Tree Survey (Phase 2), prepared by Wynne Williams Associates 2122-WWA-00-XX-DR-L-0702 P01

Tree Protection Plan (Phase 2), prepared by Wynne Williams Associates Beacon Park, Gorleston Phase 2:

Tree Survey and Arboricultural Impact Assessment, P01 Prepared by Wynne Williams Associates

The reason for the condition is:-

For the avoidance of doubt.

3. No works above slab level shall take place until a statement demonstrating how the dwelling will be designed and built to achieve a water consumption rate of no more than 110 litres/person/day has been first submitted to and approved in writing by the Local Planning Authority. All required water conservation measures within the approved details shall thereafter be installed and maintained to achieve this agreed rate to ensure the required water consumption is not exceeded for the lifetime of the development.

The reason for the condition is: -

In the interests of promoting and securing water efficiency improvements to a higher standard than Building Regulations minimum standards require, to accord with adopted Local Plan Part 2 policy E7.

Note to applicant –

The imposition of this planning condition requires the development to achieve a higher standard of construction than the current minimum national requirement through Building Regulations. This requires you / the Developer to ensure that the standard is adhered to when seeking Building Regulations Completion Notice approval (whether using local authority inspectors or third party approved inspectors).

4. No works shall commence on the site until such time as detailed plans of the roads, footways, cycleways, street lighting, 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.

The reason for the condition is: -

In the interests of highway safety and the proper planning of the area.

This needs to be a pre-commencement condition to ensure fundamental elements of the development that cannot be retrospectively designed and built are planned for at the earliest possible stage in the development and therefore will not lead to expensive remedial action and adversely impact on the viability of the development

5. No works shall commence on the site until such time as detailed plans of the inclusion of fire hydrants within the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plans and the hydrants provided prior to residential occupation.

The reason for the condition is: -

In the interests of public safety and the proper planning of the area.

This needs to be a pre-commencement condition to ensure fundamental elements of the development that cannot be retrospectively designed and built

are planned for at the earliest possible stage in the development and therefore will not lead to expensive remedial action and adversely impact on the viability of the development.

6. Prior to the construction/occupation of the final dwelling all works shall be carried out on roads/footways/cycleways/street lighting/foul and surface water sewers in accordance with the approved specification to the satisfaction of the Local Planning Authority.

The reason for the condition is: -

To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.

7. Before any dwelling/industrial unit is first occupied the road(s)/footway(s)/cycleway(s) shall be constructed to binder course surfacing level from the dwelling/industrial unit to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.

The reason for the condition is: -

To ensure satisfactory development of the site.

8. There shall be no occupation of the development hereby permitted until the landscaping scheme has first been provided and planted in accordance with the recommendations within the Landscaping Proposals Phase 2 document and to the timescales of a phasing plan to be first agreed in writing with the local planning authority.

The reason for the condition is:-

To deliver landscape enhancement and adequate mitigation for the loss of trees, in the interests of visual amenity and ecological enhancements.

9. There shall be no occupation of the development hereby permitted until the ecology mitigation and enhancement measures have first been carried out on site in accordance with the ecology report recommendations.

The reason for the condition is:-

To deliver wildlife enhancement in compliance with the NERC Act.

10. There shall be no occupation of the development hereby permitted until details in written and drawn form of the means by which electric vehicle charging shall be made available for common parking areas within the scheme have first been submitted to and approved in writing by the local planning authority. The works shall accord to the approved scheme and shall be retained thereafter.

The reason for the condition is: -

To allow provision for the demand for electric vehicle charging within the lifetime of the development.

Notes :- Please read the following notes carefully:-

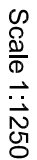
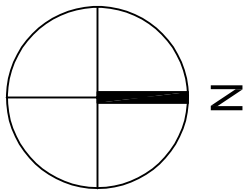
Cadent Gas own and operate the gas infrastructure within the area of your development. Please note there is an intermediate pressure gas pipeline that is in close proximity to the development. No buildings are permitted to be sited within 3m of the pipeline. This includes footings and building overhangs. The developer is to contact Cadent Gas to ensure all setting out on site will conform to this requirement: Trial holes will be required to confirm the location of the pipeline. These are to be carried out by the developer with Cadent Gas in attendance to monitor the works.

Considerations in relation to gas pipeline/s identified on site:

Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent legal rights and any details of such restrictions should be obtained from the landowner in the first instance. If buildings or structures are proposed directly above the gas apparatus, then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays. If any construction traffic is likely to cross a Cadent pipeline, then the Applicant must contact Cadent Plant Protection Team to see if any protection measures are required. All developers are required to contact Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email: plantprotection@cadentgas.com Tel: 0800 688 58

APPENDICES:

- 1 – Site Location Plan – Phase 2
- 2 – Site Layout Plan – Phase 2



Do Not Scale © Ingleton Wood LL

Legend - Site Location Plans

Site Boundary - Phase 3

Boundary

P2	Red line boundary amended to temporary turning head	10/02/22	K2	K2/K3
P1	Planning Issue	16/04/21	K2	K2/K3
P1	Issued to client for information	12/04/21	K2	K2/K3
		Date	Chk	App
Project No: 304742		Scale @ A1: 1:500		Drawn By: KZ

**Ingleton
Wood**

Property and Construction
Consultants

Issuing office: Norwich
T: 01 603 666947
www.ingletonwood.co.uk

Vision, form and function

Project:

Correspondence

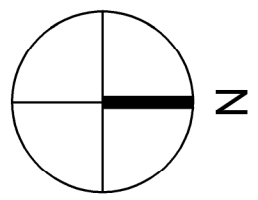
Equinox

Site Location Plan - Phase 2

BPKEMD-4WD-SA-XX-DR-A-1003


















D5 | PLANNING

The drawing is to be used in conjunction with all other relevant drawings and specifications.







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






Legend - Site

- | | |
|---|---|
|  | 1.2m Black metal railing section view |
|  | 1.2m metal corner stand view |
|  | Ban seat post |
|  | Ban Presentation post |
|  | Air Source Heat Pump - Inductive Location |
|  | PV Panels - Amount and location indicative |
|  | Grass - Private garden |
|  | Grass - Front Garden |
|  | Grass - Public |
|  | Indicative Tree Location
Refer to landscaping proposals for further detail |
|  | Hic-citrus aspalath (Thymus) |
|  | Hic-citrus aspalath (Lavandula) |
|  | Dark Grey Concrete block paved shared surface |
|  | Light Grey Concrete block paved private drive / parking area |
|  | Buff Concrete block paved private drive / parking area |
|  | Paving slabs Colour - TBC |
|  | Detail of road overcable as part of |

Legend - Materials

- | | |
|---|--|
|  | Facing Brick - Type 1
Weatherproof Blended Red Multi-Grit Stock or similar
Roof - Type 1
Red Plain Tile |
|  | Facing Brick - Type 1
Weatherproof Blended Red Multi-Grit Stock or similar
Roof - Type 2
Grey Plain Tile |
|  | Facing Brick Type 2
Weatherproof Blended Orange-Grit Stock or similar
Roof - Type 1
Red Plain Tile |
|  | Facing Brick Type 2
Weatherproof Blended Orange-Grit Stock or similar
Roof - Type 2 |

Legend - House Type

- | | |
|---|---------------------------------|
|  | Type 1 - 28BP Semi x 6 |
|  | Type 1A - 28BP Semi x 4 |
|  | Type 2 - 38BP Semi x 12 |
|  | Type 3 - 38BP Semi x 2 |
|  | Type 4 - 38BP Coloured x 3 |
|  | Type 5 - 38BP Coloured Semi x 2 |
|  | Type 6 - 38BP Coloured Semi x 2 |
|  | Type 7 - 38BP Semi x 2 |
|  | Type 8 - 48BP Semi x 7 |
|  | Type 9 - 58BP Semi x 4 |
|  | Single Change x 1 |

Total Units = 44
Site Area = 2.01Ha
22 Dwellings Per Hectare

Project no: 304/42	P13	Temporary warning board amendment	K2	03/02/21	K2
	P12	P13: P13: parking position amended	K2	07/01/21	K2
	P11	Plan 26.5.1 footpaths extended	K2	21/01/21	K2
	P10	Revised to point comments	K2	13/01/21	K2
	P9	Revised to point comments	K2	13/01/21	K2
	P8	Revised to point comments	K2	13/01/21	K2
	P7	Revised to point comments	K2	13/01/21	K2
	P6	Revised to point comments	K2	13/01/21	K2
	P5	Revised to point comments	K2	13/01/21	K2
	P4	Revised to point comments	K2	13/01/21	K2
	P3	Revised to point comments	K2	13/01/21	K2
	P2	Revised to point comments	K2	13/01/21	K2
	P1	Issued to client for information	K2	20/02/21	K2
Project no:		Scale @ 1:1		Drawn by:	
304/42		1:500		K2	
Date		C/A		C/A	

Vision, form and function

Project:
Beacon Park - Phase 2
Gorleston

Client: Equinox

Title: **Site Layout Plan**

Drawing Number:		
BPKEWD-IWD-SA-XX-DR-A-100		
Status:	Purpose of Issue:	Revision:
D5	PLANNING	P13