

quoting the Council's reference DC/21/2679/FUL giving details of the transferee's full name and registered office (if a company) or usual address if not together with the area of the Site or unit of occupation purchased by reference to a plan and the title number or numbers thereof.

## **11. INDEXATION**

Any sum referred to in the Third Schedule and the Fourth Schedule (unless the context reads otherwise) shall be increased by an amount equivalent to the increase in the Index or RPI Index (as the context dictates) from the date hereof until the date on which such sum is payable using the application of the formula  $A = B \times C/D$  where:

- 11.1 A is the sum payable under this Deed;
- 11.2 B is the original sum calculated as the sum payable;
- 11.3 C is the Index or RPI Index (as the context dictates) for the month two (2) months before the date on which the sum is payable;
- 11.4 D is the Index or RPI Index (as the context dictates) for the month two (2) months before the date of this Deed; and
- 11.5 C/D is greater than one.

## **12. INTEREST**

If any payment due under this Deed is paid late, interest will be payable from the date payment is due to the date of payment.

## **13. VAT**

All consideration given in accordance with the terms of this Deed shall be exclusive of any value added tax properly payable.

## **14. DISPUTE PROVISIONS**

- 14.1 In the event of any dispute or difference arising between any of the parties to this Deed in respect of any matter contained in this Deed such dispute or difference shall be referred to an independent and suitable person holding appropriate professional qualifications to be appointed (in the absence of an agreement) by or on behalf of the president for the time being of the professional body chiefly relevant in England with such matters as may be in dispute and such person shall act as an expert whose decision shall be final and binding on the parties in the absence of manifest error and any costs shall be payable by the parties to the dispute in such proportion as the expert shall determine and failing such determination shall be borne by the parties in equal shares.
- 14.2 In the absence of agreement as to the appointment or suitability of the person to be appointed pursuant to clause 14.1 or as to the appropriateness of the professional body then such question may be referred by either party to the president for the time being of the Law Society for him to appoint a solicitor to determine the dispute such solicitor acting as an expert and his decision shall be final and binding on all parties in the absence of manifest error and his costs shall be payable by the parties to the dispute in such proportion as he shall determine and failing such determination shall be borne by the parties in equal shares.
- 14.3 Any expert howsoever appointed shall be subject to the express requirement that a decision was reached and communicated to the relevant parties within the minimum practicable

timescale allowing for the nature and complexity of the dispute and in any event not more than twenty-eight Working Days after the conclusion of any hearing that takes place or twenty-eight Working Days after he has received any file or written representation.

14.4 The expert shall be required to give notice to each of the said parties requiring them to submit to him, within ten Working Days of notification of his appointment, written submissions and supporting material and the other party will be entitled to make a counter written submission within a further ten Working Days.

14.5 The provisions of this clause shall not affect the ability of the Council to apply for and be granted any of the following: declaratory relief, injunction, specific performance, payment of any sum, damages, any other means of enforcing this Deed and consequential and interim orders and relief.

## **15. JURISDICTION**

This Deed is governed by and interpreted in accordance with the law of England and Wales and the parties submit to the non-exclusive jurisdiction of the courts of England and Wales.

## **16. MORTGAGEE IN POSSESSION**

16.1 The Affordable Housing obligations in this Deed shall not apply to any Mortgagee or Chargee (or any receiver (including an administrative receiver appointed by such Mortgagee or Chargee) or any other person appointed under any security documentation to enable such Mortgagee or Chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a Receiver)) of the whole or any part of the Affordable Dwellings or any individual First Home or any persons or bodies deriving title through such Chargee, Mortgagee or Receiver PROVIDED THAT:

- (i) such Mortgagee, Chargee or Receiver of an Affordable Dwelling for Rent or Shared Ownership Dwelling shall first give written notice to the Council of its intention to dispose of the Affordable Dwellings and shall have used reasonable endeavours over a period of three months from the date of the written notice to complete a disposal of the affordable dwellings to another registered provider or to the Council for a consideration not less than the amount due and outstanding under the terms of the relevant security documentation including all accrued principal monies, interest and costs and expenses; and
- (ii) if such disposal of the Affordable Dwelling for Rent or Shared Ownership Dwellings has not completed within the three month period, the Mortgagee, Chargee or Receiver shall be entitled to dispose of the Affordable Rented Dwellings or Shared Ownership Dwellings free from the Affordable Housing provisions in this Agreement which provisions shall determine absolutely
- (iii) such Mortgagee, Chargee or Receiver of a First Home first give written notice to the Council of its intention to Dispose of the relevant Dwelling; and
- (iv) once notice of intention to Dispose of the relevant First Home has been given by the Mortgagee, Chargee or Receiver to the Council the Mortgagee or Receiver shall be free to sell that First Home subject only to clause 16.(v) at its full Market Value
- (v) following the Disposal of the relevant First Home the Mortgagee, Chargee or Receiver shall following the deduction of the amount due and outstanding under the relevant security documentation including all accrued principal monies, interest and reasonable costs and expenses pay to the Council the Additional First Homes Contribution

- (vi) following receipt of notification of the Disposal of the relevant First Home the Council shall:
  - (a) forthwith issue a completed application to the purchaser of that Dwelling to enable the removal of the restriction on the title set out in paragraph 2.18 of the Third Schedule; and
  - (b) apply all such monies received towards the provision of Affordable Housing

## **17. DELIVERY**

The provisions of this Deed (other than this clause which shall be of immediate effect) shall be of no effect until this Deed has been dated.

## **18. LIMITATION OF LIABILITY**

- 18.1 It is agreed that notwithstanding any provision to the contrary herein the liability of Taylor Patterson Trustees Ltd ("TPTL") shall not be personal, but shall be limited to the extent of the assets for the time being of the Cripps Development Ltd Group SIPP ("the Plan") held within the SIPP established by a Trust Deed dated 10 January 2012. Further, TPTL shall have no such liability after it ceases to be a trustee/administrator of the Plan.

## FIRST SCHEDULE

### Details of the Owner's Title, and Description of the Site

The freehold land shown edged red for indicative purposes only on the Plan and known as the Land at Chapel Road Wrentham Suffolk contained in a transfer of part of title number SK326808 dated 3<sup>rd</sup> March 2021 and made between Susan Barbara Christie Lady Gooch, Lucinda Hutson and Andrew Herbert Lane as the executors of Sir Major Timothy Robert Sherlock Gooch (1) and Taylor Patterson Trustees Ltd and Paul Andrew Leach and Edward Daniel Cripps being the trustees of the Cripps Development Ltd Group SIPP and Cripps Developments Limited (2).

**SECOND SCHEDULE**  
**Details of the Application**

Application Number	DC/21/2679/FUL
Application Type	Full
Date Validated	2 <sup>nd</sup> June 2021
Location	Land to the North of Chapel Road Wrentham, Beccles, Suffolk
Proposal	Full Application - Construction of 65 dwellings
Applicant	Cripps Developments Limited



Mr Mark Nolan  
Chaplin Farrant Ltd  
51 Yarmouth Road  
Norwich  
Norfolk  
NR7 0ET

## Planning Permission

Town and Country Planning Act 1990

The Town and Country Planning (Development Management Procedure) (England) Order 2015

<b>Our reference</b>	DC/21/2679/FUL
<b>Date valid</b>	2 June 2021
<b>Site</b>	Land To The North Of, Chapel Road, Wrentham
<b>Parish</b>	Wrentham
<b>Proposal</b>	Development of 65 dwellings, both one and two storey, including landscaped open space, recreation space and equipped play area for public use, highways and other infrastructure

Permission is hereby **granted** by East Suffolk Council as local planning authority for the purposes of the Town and Country Planning Act 1990, for development in complete accordance with the application shown above, the plan(s) and information contained in the application, and subject to compliance with the following conditions as set out below. Your further attention is drawn to any informatives that may have been included.

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

WLP1.1- Scale and Location of Growth (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP1.2 - Settlement Boundaries (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP1.3 - Infrastructure (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

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WLP7.8 - Land North of Chapel Road, Wrentham (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.1- Housing Mix (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.2 - Affordable Housing (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.21 - Sustainable Transport (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.24 - Flood Risk (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.27 - Renewable and Low Carbon Energy (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.28 - Sustainable Construction (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.29 - Design (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.30 - Design of Open Spaces (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.31- Lifetime Design (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.32 - Housing Density and Design (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.34 - Biodiversity and Geodiversity (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.35 - Landscape Character (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.39- Conservation Areas (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.40 - Archaeology (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

National Planning Policy Framework 2021

**Conditions:**

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1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with the following drawing/documents
  - o CLW-CF-ZZ-XX-DR-A-0500-P1 Site Location Plan
  - o CLW-CF-ZZ-XX-DR-A-0501-P13 Site Plan received 22.2.22
  - o CLW-CF-ZZ-XX-DR-A-0502-P6 Refuse Plan
  - o CLW-CF-ZZ-XX-DR-A-0503-P7 Highway Plan
  - o CLW-CF-ZZ-XX-DR-A-05-P07 Materials Plan
  - o CLW-CF-ZZ-XX-DR-A-0510-P3 HT 544BA Plans
  - o CLW-CF-ZZ-XX-DR-A-0511-P2 HT710BA Plans
  - o CLW-CF-ZZ-XX-DR-A-0512-P2 HT826B Plans
  - o CLW-CF-ZZ-XX-DR-A-0513-P2 HT822B Plans
  - o CLW-CF-ZZ-XX-DR-A-0514-P2 HT 966B Plans
  - o CLW-CF-ZZ-XX-DR-A-0515-P3 HT1096B Plans
  - o CLW-CF-ZZ-XX-DR-A-0516-P2 HT 1258B Plans
  - o CLW-CF-ZZ-XX-DR-A-0517-P2 HT646H Plans
  - o CLW-CF-ZZ-XX-DR-A-0518-P2 HT710H Plans
  - o CLW-CF-ZZ-XX-DR-A-0519-P2 HT777H Plans
  - o CLW-CF-ZZ-XX-DR-A-0521-P3 HT999H Plans
  - o CLW-CF-ZZ-XX-DR-A-0522-P2 HT1130H Plans
  - o CLW-CF-ZZ-XX-DR-A-0523-P3 HT1241H Plans
  - o CLW-CF-ZZ-XX-DR-A-0524-P2 HT1302H Plans
  - o CLW-CF-ZZ-XX-DR-A-0525-P2 HT1539H Plans
  - o CLW-CF-ZZ-XX-DR-A-0526-P3 HT1302H Plans (Variation)
  - o CLW-CF-ZZ-XX-RA-A-0530-P3 HT544BA Elevations
  - o CLW-CF-ZZ-XX-DR-A-0531-P2 HT710BA Elevations
  - o CLW-CF-ZZ-XX-DR-A-0532-P2 HT826B Elevations
  - o CLW-CF-ZZ-XX-DR-A-0533-P2 HT 822B Elevations
  - o CLW-CF-ZZ-XX-DR-A-0534-P2 HT966B Elevations
  - o CLW-CF-ZZ-XX-DR-A-0535-P3 HT1096B Elevations
  - o CLW-CF-ZZ-XX-DR-A-0536-P2 HT1258B Elevations
  - o CLW-CF-ZZ-XX-DR-A-0537-P2 HT646H Elevations
  - o CLW-CF-ZZ-XX-DR-A-0538-P2 HT710H Elevations
  - o CLW-CF-ZZ-XX-DR-A-0539-P2 HT777H Elevations
  - o CLW-CF-ZZ-XX-DR-A-0541-P3 HT999H Elevations
  - o CLW-CF-ZZ-XX-DR-A-0542-P2 HT1130H Elevations
  - o CLW-CF-ZZ-XX-DR-A-0543-P4 HT1241H Elevations
  - o CLW-CF-ZZ-XX-DR-A-0544-P2 HT1302H Elevations
  - o CLW-CF-ZZ-XX-DR-A-0545-P2 HT1539H Elevations

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- o CLW-CF-ZZ-XX-DR-A-0547-P3 HT1302H Elevations (Variation)
  - o CLW-CF-ZZ-XX-DR-A-0553-PA HT930HA Elevations
  - o CLW-CF-ZZ-XX-DR-A-0556-P2 HT1539H (Variation) Plans
  - o CLW-CF-ZZ-XX-DR-A-0557-P2 HT1539H (Variation) Plans
  - o CLW-CF-ZZ-XX-DR-A-0558-P2 HT1302H (Bay Var) Plans
  - o CLW-CF-ZZ-XX-DR-A-0559-P2 HT1302H (Bay Var) Elevations
  - o CLW-CF-ZZ-XX-DR-A-0561-P4 HT1258B+ Elevations
  - o CLW-CF-ZZ-XX-DR-A-0562-P1 HT710H (Terrace) Elevations
  - o CLW-CF-ZZ-XX-DR-A-0563-P1 HT710H (Terrace) Elevations
  - o CLW-CF-ZZ-XX-DR-A-0564-P1 HT710H/999H Pair Plans
  - o CLW-CF-ZZ-XX-DR-A-0565-P1 HT710H/999H Pair Elevations
  - o Sustainable Construction Statement 6428/P2/Dec21 - received 01/02/22
  - o Ecological Impact Assessment - received 21/6/21
  - o Arboricultural Impact Assessment and Method Statement - received 16/6/21
  - o Archaeological Evaluation - received 2/06/21
  - o Design and Access Statement - received 2/6/21
  - o Phase 1 Desk Study and Preliminary Risk Assessment Report - received 2/6/21
  - o Phase 2 Site Investigation Report - received 2/6/21
  - o Flood Risk Assessment & Drainage Strategy - received 21/01/22
  - o Landscape Masterplan received 19/1/22
  - o Correspondence from Engineer Dated: Dec 2021 Ref: 009-2021
  - o Surface Water Drainage Network Calculations Dated: Dec 2021 Ref: Microdrainage - Chapel Road, Wrentham, FOS10
  - o Correspondence from Engineer Dated: Sep 2021 Ref: 009/2021/05/JAH
  - o Flood Risk Assessment & Drainage Strategy Dated: Oct 2021 Ref: 009/2021/FRADS
  - o Proposed Drainage Layout Dated: Dec 2021 Ref: 009/2021/03 Rev P10
  - o Site Location Plan Dated: May 2021 Ref: 6428 0500 Rev P1
  - o Gas & Groundwater Monitoring Record Dated: Oct 2019 Ref: 10460
  - o Proposed Block/Layout Plan Dated: May 2021 Ref: 6428 0501 Rev P1
  - o Landscape Masterplan Dated: May 2021 Ref: 611/21 LS 00
  - o Flood Risk Assessment & Drainage Strategy including Appendices Dated: May 2021 Ref: 009/2021/FRADS Rev P2
  - o Phase 2 Site Investigation Report Dated: Oct 2019 Ref: 10460/R02 Issue 1
- for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. Details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority before development commences. Development shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory external appearance of the development.

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4. No other part of the development hereby permitted shall be commenced until the new access, drainage and kerbs have been built up to base course, in broad accordance with drawing no. 0503 Rev P7. Thereafter it shall be retained in its approved form.  
Reason: To ensure the access is laid out and completed to an acceptable design in the interests of the safety of persons using the access and users of the highway.
5. Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway including any system to dispose of the water. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.  
Reason: To prevent hazards caused by flowing water or ice on the highway. \*This needs to be a pre-commencement condition to avoid expensive remedial action which adversely impacts on the viability of the development if, given the limitations on areas available, a suitable scheme cannot be retrospectively designed and built. This is a pre-commencement condition because insufficient details have been submitted at planning stage.
6. The gradient of the access shall not be steeper than 1 in 12 measured from the nearside of the edge of the highway.  
Reason: To avoid unacceptable safety risk from skidding vehicles and provide for pedestrian and cycling access.
7. Prior to occupation of each dwelling the area(s) within the site shown on drawing no. 0503 Rev P7 for the purposes of loading, unloading, manoeuvring and parking of vehicles relating to that dwelling will be provided and thereafter the area(s) shall be retained, maintained and used for no other purposes.  
Reason: To ensure that sufficient areas for vehicles to be parked are provided in accordance with Suffolk Guidance for Parking 2019 where on-street parking and or loading, unloading and manoeuvring would be detrimental to the safe use of the highway.
8. Before the access is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 2.4 metres from the nearside edge of the metalled carriageway at the centre line of the access point (X dimension) and a distance of 120 metres in a Westerly direction towards Guildhall Lane and 90m in an Easterly direction towards the A12 along the edge of the metalled carriageway from the centre of the access (Y dimension) [or tangential to the nearside edge of the metalled carriageway, whichever is the more onerous]. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.  
Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them

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having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary.

9. Prior to construction beyond slab level details of the infrastructure to be provided for electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.  
Reason: In the interests of sustainable travel provision and compliance with Local Plan Sustainable Transport Policies. This needs to be a pre-commencement condition to avoid expensive remedial action which adversely impacts on the viability of the provision of electric vehicle infrastructure if a suitable scheme cannot be retrospectively designed and built.
10. The approved scheme for secure, covered and lit cycle storage including electric assisted cycles as shown on drawing shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose (or for dwellings) The approved scheme shall be implemented for each dwelling prior to its first occupation and retained as such thereafter.  
Reason: To promote sustainable travel by ensuring the provision at an appropriate time and long term maintenance of adequate on-site areas and infrastructure for the storage of cycles and charging of electrically assisted cycles in accordance with Suffolk Guidance for Parking 2019. This is a pre-commencement condition because it must be demonstrated that the development can accommodate sufficient cycle storage before construction works may make this prohibitive and in the interests of ensuring that sustainable transport options are provided.
11. Before the development hereby permitted is commenced a Construction Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out other than in accordance with the approved plan. The Construction Management Plan shall include the following matters:
  - a) parking and turning for vehicles of site personnel, operatives and visitors
  - b) loading and unloading of plant and materials
  - c) piling techniques (if applicable)
  - d) storage of plant and materials
  - e) provision and use of wheel washing facilities
  - f) programme of site and all associated works such as utilities including details of traffic management necessary to undertake these works
  - g) site working and delivery times
  - h) a communications plan to inform local residents of the program of works
  - i) provision of boundary hoarding and lighting
  - j) details of proposed means of dust suppression
  - k) details of measures to prevent mud from vehicles leaving the site during construction
  - l) haul routes for construction traffic on the highway network and

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- m) monitoring and review mechanisms.
- n) Details of deliveries times to the site during construction phase.
- Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase. This is a pre-commencement condition because an approved Construction Management Plan must be in place at the outset of the development.
12. Prior to the first occupation of the new development the highway improvements detailed on submitted drawing number 0503 Rev P7 to include road widening to 5.5m shall be carried out in complete accordance with the approved drawing.
- Reason: To promote and facilitate access to sustainable transport modes and to provide safe and suitable access for all users in accordance with (July 2021) Para. 110 and Para. 112
13. Prior to the first occupation of the new development, the highway improvements detailed on plans to be submitted and agreed with the local planning authority and SCC as Highway Authority, detailing measures for village entry signing. It shall then be carried out in complete accordance with the approved drawings.
- Reason: To provide safe and suitable access for all users in accordance with (July 2021) Para. 110 and Para. 112
14. Prior to the first occupation of the new development, the highway improvements detailed on plans to be submitted and agreed with the local planning authority and SCC as Highway Authority, detailing measures for crossing the B1127, Chapel Road for at least cyclists and pedestrians. It shall then be carried out in complete accordance with the approved drawings.
- Reason: To provide safe and suitable access for all users in accordance with (July 2021) Para. 110 and Para. 112
15. Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing, lighting, traffic calming and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.
- Reason: In the interests of highway safety to ensure that roads/footways are constructed to an acceptable standard.
16. No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details.
- Reason: In the interests of highway safety to ensure that satisfactory access is provided for the safety of residents and the public.
17. The new estate road junction(s) as shown on Drawing No.0503 Rev P7 inclusive of cleared land within the visibility splays to this junction must be formed prior to any other works commencing or delivery of any other materials ie not for the purpose of constructing the new estate road/junctions
- Reason: In the interests of highway safety, to ensure a safe access to the site is provided before other works commence.

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18. Within one month of the first occupation of any dwelling, the occupiers of each of the dwellings shall be provided with a Residents Travel Pack (RTP). Not less than 3 months prior to the first occupation of any dwelling, the contents of the RTP shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and shall include walking, cycling and bus maps, latest relevant bus and rail timetable information, car sharing information, personalised Travel Planning and a multi-modal travel voucher.

Reason: In the interest of sustainable development as set out in the NPPF, and policy WLP8.21. Note 1: The Resident Travel Pack should be produced in accordance with Suffolk County Council's Travel Plan Guidance ([www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/information-for-developers](http://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/information-for-developers))

19. Prior to occupation the details of the strategy (GH Bullard dated: Dec 2021 ref: 009/2021/03 Rev P10) for the disposal of surface water on the site must be submitted to and approved in writing by the local planning authority (LPA).

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained

20. No development shall commence until details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site have been submitted to and approved in writing by the LPA. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

21. Within 28 days of practical completion of the last dwelling or unit, surface water drainage verification report shall be submitted to the Local Planning Authority, detailing and verifying that the surface water drainage system has been inspected and has been built and functions in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks in an agreed form, for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation and to ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as required under s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk

a) <https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-asset-register/>

22. No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and

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agreed in writing by the LPA. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP shall include:

Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:-

i. Temporary drainage systems

ii. Measures for managing pollution/ water quality and protecting controlled waters and watercourses

iii. Measures for managing any on or offsite flood risk associated with construction

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater <https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/construction-surface-water-management-plan/>

23. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. No further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety. An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS10175:2011+A2:2017 and the Land Contamination Risk Management (LCRM)) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. Where remediation is necessary a detailed remediation method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works. Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure ORBH that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

24. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions; and:
- a. The programme and methodology of site investigation and recording
  - b. The programme for post investigation assessment

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- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Strategic Priority 3 and WLP8.40 of the Waveney Local Plan (2019) and the National Planning Policy Framework (2019).

25. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted in writing to the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition. Prior to occupation of the 30<sup>th</sup> dwelling this scheme must be fully approved.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Strategic Priority 3 and WLP8.40 of the Waveney Local Plan (2019) and the National Planning Policy Framework (2019).

26. The approved landscaping scheme shall be completed in the autumn (October -December) planting season following completion of the last building shell, or such other date as may be agreed in writing with the Local Planning Authority. Any trees or plants which die during the first 5 years shall be replaced during the next planting season.

Reason To ensure a satisfactory appearance within the landscape

27. Prior to occupation of any dwelling details of a management and maintenance plan for the Open space, including the tree belt on the south eastern boundary of the site shall be submitted to and agreed in writing by the Local Planning Authority. The approved Management and Maintenance Plan shall thereafter be adhered to in accordance with the approved details

Reason: In the interest of highway safety and the visual appearance of the development.

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28. Details shall be submitted to the Local Planning Authority for approval demonstrating how 30% of plots can be designed to meet requirement M4(2) of Part M of the Building Regulations for accessible and adaptable dwellings. The plots shall be clearly identified on a site plan. The development shall thereafter be carried out in accordance with the approved details unless otherwise approved in writing.  
Reason: in accordance with the lifetime design objectives of policy WLP8.31 of the East Suffolk (Waveney) Local Plan.
29. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Ecological Impact Assessment (EclA) (Norfolk Wildlife Services, June 2021) as submitted with the planning application and agreed in principle with the local planning authority prior to determination.  
Reason: To ensure that ecological receptors are adequately protected and enhanced as part of the development.
30. No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.  
Reason: To ensure that nesting birds are protected.
31. Prior to any works above slab level, a "lighting design strategy for biodiversity" for the development shall be submitted to and approved in writing by the local planning authority. The strategy shall:
- a) identify those areas/features on site that are particularly sensitive for biodiversity likely to be impacted by lighting and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
  - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.
- Reason: To ensure that impacts on ecological receptors from external lighting are prevented.
32. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to first occupation of the development. The content of the LEMP shall include the following:
- a) Description and evaluation of features to be managed.
  - b) Ecological trends and constraints on site that might influence management.

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c) Aims and objectives of management.

d) Appropriate management options for achieving aims and objectives.

e) Prescriptions for management actions.

f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).

g) Details of the body or organisation responsible for implementation of the plan.

h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure that the long-term ecological value of the site is maintained and enhanced.

33. Prior to any works above slab level an Ecological Enhancement Strategy, addressing how ecological enhancements will be achieved on site, will be submitted to and approved in writing by the local planning authority. Ecological enhancement measures will be delivered and retained in accordance with the approved Strategy.

Reason: To ensure that the development delivers ecological enhancements.

34. Prior to occupation of the development details of the provision for the installation of fire hydrant(s) shall be submitted to and agreed in writing by the Local Planning Authority. The approved fire hydrant(s) shall be installed as permitted and retained thereafter for the lifetime of the development.

Reason: In the interest of the safety of the occupiers of the properties.

35. Details of the play equipment to be provided on the site and dog bins shall be submitted to and agreed by the local planning authority. The play equipment and bins shall be installed in accordance with the approved details prior to first occupation of the dwellings or in accordance with a programme agreed with the Local Planning Authority.

Reason: To ensure appropriate provision of play equipment and dog bins.

36. Prior to development above slab level details of protective safety fencing surrounding the existing infiltration basin associated with Chatten Close shall be submitted and agreed by the local planning authority. The fencing shall be installed in accordance with the approved details prior to first occupation of the dwelling.

#### **Informatives:**

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning

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application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

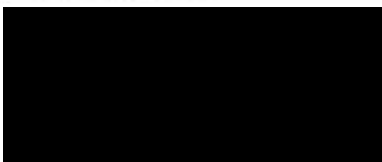
2. Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2019 Edition, Volume 1-Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2019 Edition.

3. Suffolk Fire and Rescue Service recommends that fire hydrants be installed within this development on a suitable route for laying hose, i.e. avoiding obstructions. However, it is not possible, at this time, to determine the number of fire hydrants required for fire fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.
4. Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter).
5. The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service.

I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to East Suffolk Council, the SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological work required at this site. In this case, an archaeological excavation will be required before any groundworks commence. Further details on our advisory services and charges can be found on our website: <http://www.suffolk.gov.uk/archaeology/>

Yours sincerely,



**Phillip Ridley BSc (Hons) MRTPI | Head of Planning & Coastal Management**  
East Suffolk Council

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