

registered before the entry of this restriction, is to be registered without a certificate signed by East Suffolk Council of East Suffolk House, Riduna Park, Station Road, Melton, Woodbridge IP12 1RT or their conveyancer that the provisions of clause XX (the First Homes provision) of the Transfer dated [Date] referred to in the Charges Register have been complied with or that they do not apply to the disposition"

3.6 The owner of a First Home may apply to the Council to Dispose of it other than as a First Home on the grounds that either:

3.6.1 the Dwelling has been actively marketed as a First Home for six (6) months in accordance with Clauses 3.1 and 3.2 (and in the case of a first Disposal the six (6) months shall be calculated from a date no earlier than six (6) months prior to Practical Completion) and all reasonable endeavours have been made to Dispose of the Dwelling as a First Home but it has not been possible to Dispose of that Dwelling as a First Home in accordance with paragraphs 3.3 and 3.4.1; or

3.6.2 requiring the First Homes Owner to undertake active marketing for the period specified in paragraph 3.6.1 before being able to Dispose of the Dwelling other3.5 On the first Disposal of each and every First Home to apply to the Chief Land Registrar pursuant to Rule 91 of and Schedule 4 to the Land Registration Rules 2003 for the entry on the register of the title of that First Home of the following restriction:

"No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by East Suffolk Council of East Suffolk House, Riduna Park, Station Road, Melton, Woodbridge IP12 1RT or their conveyancer that the provisions of clause XX (the First Homes provision) of the Transfer dated [Date] referred to in the Charges Register have been complied with or that they do not apply to the disposition"

3.6 The owner of a First Home may apply to the Council to Dispose of it other than as a First Home on the grounds that either:

3.6.1 the Dwelling has been actively marketed as a First Home for six (6) months in accordance with Clauses 3.1 and 3.2 (and in the case of a first Disposal the six (6) months shall be calculated from a date no earlier than six (6) months prior to Practical Completion) and all reasonable endeavours have been made to Dispose of the Dwelling as a First Home but it has not been possible to Dispose of that Dwelling as a First Home in accordance with paragraphs 3.3 and 3.4.1; or

3.6.2 requiring the First Homes Owner to undertake active marketing for the period specified in paragraph 3.6.1 before being able to Dispose of the Dwelling other than as a First Home would be likely to cause the First Homes Owner undue hardship

- 3.7 Upon receipt of an application served in accordance with paragraph 3.6 the Council shall have the right (but shall not be required) to direct that the relevant Dwelling is Disposed of to it at the Discount Market Price.
- 3.8 If the Council is satisfied that either of the grounds in paragraph 3.6 above have been made out it shall confirm in writing within twenty eight (28) days of receipt of the written request made in accordance with paragraph 3.6 that the relevant Dwelling may be Disposed of:
- 3.8.1 to the Council at the Discount Market Price; or
- 3.8.2 (if the Council confirms that it does not wish to acquire the relevant Dwelling) other than as a First Home and on the issue of that written confirmation the obligations in this Deed which apply to First Homes shall cease to bind and shall no longer affect that Dwelling apart from paragraph 3.10 which shall cease to apply on receipt of payment by the Council where the relevant Dwelling is Disposed of other than as a First Home.
- 3.9 If the Council does not wish to acquire the relevant Dwelling itself and is not satisfied that either of the grounds in paragraph 3.6 above have been made out then it shall within twenty eight (28) days of receipt of the written request made in accordance with paragraph 3.6 serve notice on the owner setting out the further steps it requires the owner to take to secure the Disposal of a Dwelling as a First Home and the timescale (which shall be no longer than six (6) months). If at the end of that period the owner has been unable to Dispose of the Dwelling as a First Home he may serve notice on the Council in accordance with paragraph 3.6 following which the Council must within 28 days issue confirmation in writing that the Dwelling may be Disposed of other than as a First Home.
- 3.10 Where a Dwelling is Disposed of other than as a First Home or to the Council at the Discount Market Price in accordance with paragraphs 3.8 or 3.9 above the owner of the First Home shall pay to the Council forthwith upon receipt of the proceeds of sale the Additional First Homes Contribution.
- 3.11 Upon receipt of the Additional First Homes Contribution the Council shall:
- 3.11.1 within 28 working days of such receipt, provide a completed application to enable the removal of the restriction on the title set out in paragraph 3.5 where such restriction has previously been registered against the relevant title
- 3.11.2 apply all monies received towards the provision of Affordable Housing.
- 3.12 Any person who purchases a First Home free of the restrictions in schedule 1 of this Deed pursuant to the provisions in paragraphs 3.9 and 3.10 shall not be liable to pay the Additional First Homes Contribution to the Council.
- 3.13 Each First Home shall be used only as the main residence of the First Homes Owner and shall not be let, sub-let or otherwise Disposed of other than in accordance with

the terms of this Deed PROVIDED THAT letting or sub-letting shall be permitted in accordance with paragraphs 3.14 – 3.17 below.

- 3.14 A First Homes Owner may let or sub-let their First Home for a fixed term of no more than two (2) years, provided that the First Homes Owner notifies the Council in writing before the First Home is Occupied by the prospective tenant or sub-tenant. A First Homes Owner may let or sub-let their First Home pursuant to this paragraph more than once during that First Homes Owner's period of ownership, but the aggregate of such lettings or sub-lettings during a First Homes Owner's period of ownership may not exceed two (2) years.
- 3.15 A First Homes Owner may let or sub-let their First Home for any period provided that the First Homes Owner notifies the Council and the Council consents in writing to the proposed letting or sub-letting. The Council covenants not to unreasonably withhold or delay giving such consent and not to withhold such consent in any of circumstances (a) – (f) below:
- a) the First Homes Owner is required to live in accommodation other than their First Home for the duration of the letting or sub-letting for the purposes of employment;
 - b) the First Homes Owner is an active Armed Services Member and is to be deployed elsewhere for the duration of the letting or sub-letting;
 - c) the First Homes Owner reasonably requires to live elsewhere for the duration of the letting or sub-letting in order to escape a risk of harm;
 - d) the First Homes Owner reasonably requires to live elsewhere for the duration of the letting or sub-letting as a result of relationship breakdown;
 - e) the First Homes Owner reasonably requires to live elsewhere for the duration of the letting or sub-letting as a result of redundancy; and
 - f) the First Homes Owner reasonably requires to live elsewhere for the duration of the letting or sub-letting in order to provide care or assistance to any person.

3.16 A letting or sub-letting permitted pursuant to paragraph 3.14 or 3.15 must be by way of a written lease or sub-lease (as the case may be) of the whole of the First Home on terms which expressly prohibit any further sub-letting.

3.17 Nothing in this paragraph 3 prevents a First Homes Owner from renting a room within their First Home or from renting their First Home as temporary sleeping accommodation (except where other local policy restrictions apply) provided that the First Home remains at all times the First Home Owner's main residence.

3.18 An application fee will be payable on each and every application for a First Home in line with the Councils set charges for such applications

4. Shared Equity Housing

4.1

4.2 The maximum price payable to the Owners in respect of the Disposal of a Shared

Equity Dwelling shall not exceed 75% of the Market Value (for sale or leasehold purposes) as certified by a Valuer.

4.3 The Shared Equity Dwellings shall only be Disposed of (which term shall include a freehold sale or sale of a registrable lease) to a Qualifying Person in accordance with the Local Connections Cascade and on the terms specified herein PROVIDING THAT in the event they are transferred to a RP clauses 4.4 to 4.6 of this Paragraph 4 shall not apply:

4.4 The Owner covenants to agree the Sales Procedure with the Council no less than 8 weeks prior to marketing the Shared Equity Dwelling for its first sale.

4.5 Any dispute over the Market Value is to be determined by an independent expert who is a chartered surveyor of not less than 10 years standing who is experienced in the field of valuing and selling residential property such as the Shared Equity Dwellings.

4.6 No purchaser of a Shared Equity Dwelling shall sub-let or otherwise rent out such Shared Equity Dwelling (unless approved in writing by the Council).

4.7

4.10 In the event 100% of the Shared Equity Dwelling is purchased: a. the net proceeds from the sale of the Second Charge of the Shared Equity Dwelling are to be ring-fenced by the Registered Provider for 5 years for the provision of Affordable Housing within the East Suffolk District; and b. the owner of the Shared Equity Dwelling may sell it on the open market free from the terms of this Deed

Local Connections Cascade

1. Affordable Dwellings for Rent

1.1 The Affordable Dwellings for Rent are to be allocated to a person nominated by the Council in line with its Allocation Policy who is considered by them or it to be in need of such accommodation and unable to compete in the normal open market for property. Before nominating an applicant the Council will be satisfied that the applicant:

a. Has continuously lived in the parishes of Ilketshall St Lawrence, Ilketshall St Andrew, Ilketshall St Margaret, Ilketshall St John or Spexhall for the preceding 5 years, OR

b. Has continuously had a principal place of work in the parishes of Ilketshall St Lawrence, Ilketshall St Andrew, Ilketshall St Margaret, Ilketshall St John or Spexhall for the preceding 5 years OR

c. Has parents or close family (i.e. mother, father, son or daughter) who are over 18 and who have lived in the parishes of Ilketshall St Lawrence, Ilketshall St Andrew, Ilketshall St Margaret, Ilketshall St John or Spexhall for the preceding 5 years, OR

1.2 If there are no persons who qualify under paragraph 1.1 above the Affordable Dwelling shall be allocated to person nominated by the Council who:

a. Has continuously lived within 5 miles of Ilketshall St Lawrence for the preceding 5 years, OR

b. Has continuously had a principal place of work within 5 miles of Ilketshall St Lawrence for the preceding 5 years OR

c. Has parents or close family (i.e. mother, father, son or daughter) who are over 18 and who have lived within 5 miles of Ilketshall St Lawrence for the preceding 5 years.

1.3 If there are no persons who qualify under paragraphs 1.1 and 1.2 above the Affordable Dwelling shall be re-advertised to the East Suffolk District and where after re-advertising there are no persons who qualify under the paragraphs above the Affordable Dwelling shall be allocated to a person nominated by the Council who is considered by it to be in need of such accommodation and who is unable to compete in the normal open market for property in East Suffolk

1.4. Where there is a mutual exchange the Registered Provider may let the Affordable Dwelling to any incoming tenant who satisfies the local connection criteria at paragraphs 1.1 to 1.3 above

2. Affordable Dwellings for sale

2.1 On advertising the first Disposal of a Shared Ownership, First Home or Shared Equity Dwelling the Dwelling shall be marketed for sale for the first 3 months to persons who:

- a. Have continuously lived within 5 miles of Ilketshall St Lawrence for the preceding 5 years, OR
- b. Have continuously had a principal place of work within 5 miles of Ilketshall St Lawrence for the preceding 5 years OR
- c. Have parents or close family (i.e. mother, father, son or daughter) who are over 18 and who have lived within 5 miles of Ilketshall St Lawrence for the preceding 5 years.

PROVIDING THAT if after 2 months of marketing no offer has been received from persons who comply with 2.1 a-d the dwelling may be sold to persons who comply with 2.2 a-d.

2.2 On advertising Disposals of a Shared Ownership, First Home, Discount Market Sale or Shared Equity Dwelling the Dwelling shall be marketed for sale for the first 3 months to persons who:

- a. Have continuously lived within the East Suffolk District for the preceding 5 years, OR
- b. Have continuously had a principal place of work within the East Suffolk District for the preceding 5 years OR
- c. Have parents or close family (i.e. mother, father, son or daughter) who are over 18 and who have lived within the East Suffolk District for the preceding 5 years, OR

2.3 If there are no purchasers who qualify under paragraphs 2.1 and 2.2 above within 3 months of marketing the Affordable Dwelling it may be sold free of Local Connections restrictions

3. On site Open Space Provision and Maintenance

3.1. Unless otherwise agreed in writing with the Council, the Owner covenants not to Commence Development until the Open Space Specification and details of the Management Company for the Site have been submitted to and approved by the Council (such consent not to be unreasonably withheld or delayed).

3.2. Unless otherwise agreed in writing with the Council, the Owner covenants to lay-out and complete the Open Space in accordance with the Open Space Specification as approved by the Council prior to Occupation of 75% of the Dwellings on the Development or prior to Occupation of any Dwellings immediately adjacent to the Open Space, whichever is sooner.

3.3. Following the laying out and landscaping of the Open Space in accordance with the approved Open Space Specification the Owner covenants that it shall be properly maintained and managed in accordance with the principles of good estate management and in accordance with the approved Open Space Specification until such time as it has been transferred to an approved Management Company

3.4. Following completion of the Open Space it shall (in perpetuity) unless otherwise agreed in writing with the Council (such consent not to be unreasonably withheld or delayed):

- i. not be used for any purpose other than for the provision of public open space for the benefit of the members of the public save the Owner may grant such rights to any statutory undertaker as the Owner considers necessary on under or over the Open Space;
- ii. be maintained and managed in a clean and tidy condition and free of defects and in accordance with the Open Space Specification; and
- iii. not be built on or allowed to be built on any buildings on the Open Space, subject to any reasonable restrictions imposed in the interest of public safety or for the ancillary use of the public Open Space.

4 Habitat Regulations Mitigation Contribution

4.1 The Owner covenants on or before Commencement of Development to pay the Habitat Regulations Mitigation Contribution to the Council

4.2 The Owner covenants not to permit the Commencement of Development until the Habitat Regulations Mitigation Contribution has been paid

Schedule 2 Covenants by the Council

1. At the written request of the Owner the Council shall provide written confirmation of the discharge of the obligations contained in this Deed when satisfied that each obligation have been performed
2. The Council shall pay the Habitat Regulations Mitigation Contribution when received into an account and use the Habitat Mitigation Contribution for the purposes set out in this Deed within ten (10) years from receipt PROVIDED THAT nothing shall prevent the Council from paying any part of the Habitat Regulations Mitigation Contribution to a person, body of company that be responsible for the carrying out of the work as set out in this Deed

Schedule 3 Covenants to the County Council

- 1 To pay to the County Council the Secondary School Transport Contribution in full prior to the eighth (8th) Occupation of the Dwellings
- 2 Not to Occupy or permit any Occupation of more than seven (7) Dwellings unless and until the Secondary School Transport Contribution has been paid in full to the County Council
- 3 To pay to the County Council the TRO Contribution in full prior to Commencement of Development
- 4 Not Commence Development unless and until the TRO Contribution has been paid in full to the County Council

Schedule 4 Covenants by the County Council

- 1 If requested to do so in writing after the expiry of ten (10) years of the date the final Dwelling is first Occupied within a further period of one (1) year to pay within one month of such request to the Owner (which term for these purposes only shall mean the original Owner and not successors in title) such amount of the Secondary School Transport Contribution and TRO Contribution paid by that person which has not been committed or expended by the County Council in accordance with the provisions of this Deed together with any interest accrued at the Bank of England Base Rate minus 2 basis points compounding annually at financial year end

- 2 The County Council shall upon written request by the Owner after the expiry of ten (10) years from the date the final Dwelling is first Occupied within a further period of sixty (60) Working Days notify the Owner what monies have been spent or committed from the Secondary School Transport Contribution and TRO Contribution such notice to include full details of what the said monies were spent on or committed to

Plan

Draft Planning Permission



Mr Gareth Buck
Qube Design Group
47 Blyburgate
Beccles
Suffolk
NR34 9TQ

Planning Permission

Town and Country Planning Act 1990

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

Our reference	DC/23/3045/FUL
Date valid	9 August 2023
Site	Land South Of, Hogg Lane, Ilketshall St Lawrence
Parish	Ilketshall St Lawrence
Proposal	Mixed residential development of twenty-five mixed tenure dwellings (Phased Development)

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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WLP7.1 - Rural Settlement Hierarchy and Housing Growth (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP7.11 - Land South of Hoog Lane, Iketshall St Lawrence (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)

WLP8.28 - 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)

WLP8.34 - 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)

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

National Planning Policy Framework 2023

Recreational Disturbance Avoidance and Mitigation Strategy Supplementary Planning Document (East Suffolk Council, Adopted May 2021)

Sustainable Construction Supplementary Planning Document (East Suffolk Council, Adopted April 2022)

Affordable Housing Supplementary Planning Document (East Suffolk Council, Adopted May 2022)

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Conditions:

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 carried out in accordance with the following plans and documents:

Design & Access Statement - Revision A - Dated 17 January 2024.

Phasing Plan- Drawing No 0575 - Received 23 August 2024.

Arboricultural Impact Assessment by Oakfield Arboricultural Services (Dated January 2024 Ref: OAS 24-035-AR01)

Flood Risk Assessment & Drainage Strategy 1451/SAC Rev.B (04-2023)

Proposed Development Plan - Drawing No: 0200 Rev M - Received 21 May 2024

Boundary Treatment & Illustrative Landscaping - Drawing No. 0450 Rev E - Received 07 June 2024

Ditch & Hedge Maintenance Strategy - Drawing No 0550 Rev A - Received 21 May 2024

Sustainability Statement - Received 31 August 2023

Highway Layout General Arrangement Plan - Drawing No. 1451/HWY/001 - Received 21 March 2024

House Type 02 (Plot 3) - Drawing No. 2100.2 - Received 02 August 2024

House Type 01b (Plot 4) - Drawing No. 2100.1b - Received 02 August 2024

House Type 06b (Plots 12 & 24) - Drawing No. 2100.6b - Received 02 August 2024

House Type 05a (Plot 14, 15 & 16) - Drawing No. 2100.5a - Received 02 August 2024

House Type 03 (Plots 8 & 9) - Drawing No. 2100.3 - Received 02 August 2024

House Type 11b (Plot 11) - Drawing No. 2100.11b - Received 02 August 2024

House Type 01a (Plot 5) - Drawing No. 2100.1a - Received 02 August 2024

House Type 07 (Plot 6) - Drawing No. 2100.7 - Received 02 August 2024

House Type 012 (Plot 1) - Drawing No. 2100.12 - Received 02 August 2024

House Type 09 (Plot 17) - Drawing No. 2100.9 - Received 02 August 2024

House Type 04 (Plot 18, 19 & 20) - Drawing No. 2100.4 - Received 02 August 2024

House Type 08 (Plot 2) - Drawing No. 2100.8- Received 02 August 2024

House Type 10 (Plot 13 & 25) - Drawing No. 2100.10 - Received 02 August 2024

House Type 06a (Plot 10) - Drawing No. 2100.06a - Received 02 August 2024

House Type 11a (Plot 7) - Drawing No. 2100.11a - Received 02 August 2024

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, 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. No development shall commence until details of the strategy for the disposal of surface water on the site have been 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

4. 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.

5. 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 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:-

- Temporary drainage systems
- Measures for managing pollution / water quality and protecting controlled waters and watercourses
- 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/floodingand-drainage/guidance-on-development-and-flood-risk/construction-surface-watermanagement-plan/>

6. 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

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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

7. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Ecology Report (Wild Frontier Ecology, August 2023) 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.

8. No part of the development which may kill, injure or disturb great crested newt or damage or destroy a great crested newt breeding site or resting place, shall in any circumstances commence unless the local planning authority has been provided with either:

- a) Demonstration that the appropriate Natural England Great Crested Newt District Level Licence is in place to allow works to commence; or

- b) a statement in writing from the relevant licensing body, or a suitably qualified and licenced ecologist, to the effect that it is not considered that the specified development will require a licence.

Reason: To ensure that the legislation relating to great crested newt has been adequately addressed as part of the implementation of the development.

9. Prior to commencement, a "lighting design strategy for biodiversity" for 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.

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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

10. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to commencement 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.
 - 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.

11. Prior to works above ground 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.

12. The new estate road junction(s) as shown on Drawing No. 1451/HWY/001 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

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Reason: In the interests of highway safety, to ensure a safe access to the site is provided before other works commence.

13. No other part of the development hereby permitted shall be occupied until the new access for Plot 1 has been laid out and completed in all respects in accordance with drawing no. DM03 with an entrance width of 3 metres.

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.

14. The areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins as shown on Drawing No. 0200 M shall be provided prior to the occupation of any dwelling in the relevant phase and shall be retained thereafter for no other purpose.

Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway.

15. Before the development is commenced details of a new footway along the Southern side of Hogg Lane shall be submitted to and approved in writing by the Local Planning Authority. This should include a crossing point to the existing public footpath on the Northern side of Hogg Lane. The footway shall be laid out and constructed to base course before the development is first occupied and fully completed prior to the occupation of the fifth dwelling hereby approved in accordance with the approved scheme.

The footway shall be retained thereafter in its approved form.

Reason: In the interests of highway safety and sustainable development by providing a footway at an appropriate time where no provision may deter people from walking. This is a pre-commencement condition because insufficient details have been submitted at planning stage.

16. The use of the relevant phase shall not commence until the area(s) within the site shown on drawing no. 0200 M for the purposes of loading, unloading, manoeuvring and parking of vehicles has / have been 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 (2023) where on-street parking and or loading, unloading and manoeuvring would be detrimental to the safe use of the highway.

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17. The hours of working (Including deliveries) during the construction phase shall be limited to the following:

- Monday to Friday 08:00 to 18:00 hours
- Saturday 08:00 to 13:00 hours
- Sunday and Bank Holidays None

Reason: In the interest of the amenity of nearby neighbours.

18. Prior to works above ground level of any residential phase of the development details of the areas to be provided for the secure, covered and lit cycle storage including electric assisted cycles shall be submitted to and approved in writing by the Local Planning Authority. 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 (2023). 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.

19. Before the development is commenced 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.

20. Prior to the installation of any fixed plant or machinery (e.g., heat pumps, compressors, extractor systems, air conditioning plant or refrigeration plant), a noise assessment should be submitted to include all proposed plant and machinery and be based on BS4142:2014+A1:2019.

A noise rating level (L_Ar) of at least 5dB below the typical background sound level (L_A90,T) should be achieved at the nearest noise sensitive receptor. Where this noise rating level cannot be achieved, details of any noise mitigation measures considered should be explained and the achievable noise level should be identified and justified.

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All equipment and/or measures included within the approved noise assessment should be installed in accordance with the approved details.

Reason: To protect the amenity of the area.

21. 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
- m) monitoring and review mechanisms.
- n) Details of deliveries times to the site during construction phase.
- o) Layout of facilities above to be included on a plan.

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.

22. 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
- c. Provision to be made for analysis of the site investigation and recording

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