

ITEM:		RECOMMENDATION:	APPROVAL	
REF NO:	3PL/2017/1267/O	CASE OFFICER	Debi Sherman	
LOCATION:	CASTON Land adjacent to Caston Primary School The Street Caston	APPNTYPE:	Outline	
APPLICANT:	Mr Philip Hall C/O Agent	POLICY:	Out Settlemnt Bndry	
AGENT:	Lanpro Unit 2 Parkside Office Village Knowledge Gateway	ALLOCATION:	N	
PROPOSAL:	Erection of five dwellings and car park for Caston Primary School		CONS AREA:	N
		LB GRADE:	N	
		TPO:	N	

DEFERRED REASON

INTRODUCTION

This application was deferred at the meeting of the 12th February 2018 -

"to enable further investigations to take place with the Environment Agency in relation to the impact that the floodplain compensation scheme would have on the drainage system as it operates at present and once this development has been implemented, if approved."

The applicant has subsequently submitted additional information in the form of further drainage details including indicative details of pond of upto 1.2 m in depth in the south east corner of the site and a topographical survey and a revised site plan showing the existing ditch system and links with the site.

CONSULTATIONS

ENVIRONMENT AGENCY

No objections on the basis of the submitted topographical survey which identifies that no changes in ground level are proposed within the area at risk of flooding. The proposed storage facility would have a neutral effect on flood water storage in the locality.

There is no additional information provided within the submitted Flood Risk Assessment (FRA) to assess the impact of the pond on the development. Our previous statement that the impact of the pond should be considered to be neutral was based on a high pond level, conditions which may be common during the winter months when flooding may be more likely to occur. In this scenario the pond will have limited capacity to store flood water. As stated in our previous response, it is unclear when of how any additional storage will be utilised. Further analysis would need to be carried out to determine any benefit of the pond on the fluvial flood risk to the site.

CASTON PARISH COUNCIL

The PC maintains that there remains a serious flooding issue at this site. We would reiterate that a desk-top evaluation of the site cannot over-ride local knowledge and experience of the risk of flooding which has increased with the advent of the wholly inappropriate School View development which is immediately opposite the location of this proposal. The PC would also appreciate an answer to the question raised in their response of 19 July 2018; "the SUDS proposals are subject to a detailed maintenance regime - who will manage and be responsible for and bear the cost of this regime. The regime simply wither on the vine undermining or eliminating the SUDS attenuation?".

The PC maintain that they consider this proposed development to be of high density for a small rural village, contrary to Policy DC16 of the Core Strategy and Development Control Policy Document.

The PC maintain that any increase in vehicular movements at this location is detrimental to the location especially at school drop off and pick up times.

The PC notes that the very serious and dangerous traffic and crossing issues shared by ourselves and the school have not been addressed in this response. It is a fact that 16 children are killed or seriously injured every day in this country.

The benefit of this development to the village of Caston is nil. The benefit is simply financial to that of the land owner and subsequent developer. There are already a number of empty properties new and established that are for sale and/or unoccupied. The adverse impact of additional traffic, of diesel cars parked close to the school, the effects of the pollution on the children is considerable and should not be lightly passed over.

The PC maintain the proposed development is contrary to Policies CP4 and CP5 of the Core Strategy and Development Control Policy Document. The nearest health centre is Watton. "Too many Houses, not enough facilities" Watton Medical Practice was forced to de-register 1,500 patients (Source EDP24) In a GP Patient Survey 2018 Watton were bottom in two of the three categories and 3rd from bottom in the other category (Source EDP24).

The car park is located directly next to neighbouring properties which will result in the loss of privacy, security and additional odour and noise disturbances from the car park, contrary to Policy DC1 of the Core Strategy and Development Control Policy Document. In simple terms this development will add to pollution right next door to a school with the youngest of children. In a time when we are more aware now than ever of the dangers of pollution, this cannot be right.

It will not be possible to prevent an overview of the school playground from the upstairs bedroom windows of all of these properties.

The PC maintains that they cannot see anything in the letter from LanPro dated 17 August 2018 which gives any substance to or assurance as to the sustainability of the application or that would change their serious concerns about this wholly inappropriate and unsustainable development.

Notwithstanding the PC's many concerns regarding the development of this site the PC is not totally against all development and would be prepared to support the development of two single storey properties presented in a linear fashion. This would be in keeping with the general street scene, it would mitigate the risk of flooding and it would prevent any overseeing of the school play areas provided the developer plants sufficient hedging. There is then no need for a car park which will increase the danger to the children as well as air pollution. With fewer cars entering and leaving the

site, this will be greatly alleviated. The PC will be pleased to talk to the developer regarding this alternative proposal. We make this offer ONLY on the basis that Breckland Council appear to be legally compelled to disregard their own regulations.

LETTERS OF REPRESENTATION

A further 37 letters of representation have been received. The majority of the issues raised are dealt with in the main report below but further issues highlighted are set out below:

- visual impact and effect on street scene and wider character of the area
- effect of three storey dwellings on the village, will appear as a mini estate
- will disrupt the social infrastructure of the village
- flooding and concerns about lack of maintenance of existing ditches on site
- loss of habitat and wildlife
- design of car park poor with little circulation space and undersized parking spaces, conflict with children accessing the school
- overlooking of the school playground
- replica of the poor development at School View
- lack of GP services and school places in the locality
- school and governors are unconvinced that additional parental parking is required, concerned about safe use of the car park, and safeguarding implications of controlling access to the playground

ASSESSMENT

The agent has provided additional information by way of clarification of the existing ditch network in the locality, including on the site as well as potential compensatory measures which may not be necessary if there are no changes to ground levels (as indicated by the submitted topographical survey). The applicant has also provided a draft Unilateral Undertaking (UU) which sets out the details of the provision and ongoing maintenance of the car park.

A further re-consultation exercise with the Environment Agency has been undertaken which has concluded that the potential need for a flood compensation scheme is unlikely on the basis of the information submitted but that the 'betterment' option of a pond on the site would not provide a significant increase in flood storage capacity during the most sensitive times of the year because of the existing water levels during those periods. It is important to note that part of the car park would be located within Flood Risk Zone 2 and as such may not be usable during flood events, a fact reflected in the applicant's own Flood Risk Assessment (FRA). Nevertheless, in the event that any ground raising results from the development, including the construction of the car park, the flood compensation scheme would take account of the impacts which could affect the extent of the car park eventually provided.

For information, a flood compensation scheme generally consists of a 'cut and fill' operation whereby any ground that is raised should use material from the site and compensatory measures should be provided on a 'volume for volume' and 'level for level' basis. This means that the area within the site necessary to provide these measures needs to match in terms of volume displaced but also be at the same contour height. A condition can be imposed that would ensure that these measures are incorporated in the event that they are required.

Officers have carried out informal consultation with the Lead Local Flood Authority (LLFA) to explore further

the surface water drainage issues. The LLFA would not formally respond on a scheme of this limited size (less than 10 dwellings) and have no records of surface water drainage issues. Nevertheless, their standing advice is that the development should not result in the increase of flooding elsewhere and that any residual risk can be safely managed. The indicative site plan does not propose dwellings within the areas at risk of local flooding and there is scope to provide mitigation within the site to accommodate surface water resulting from the scheme it is on this basis that it has been concluded that the development is acceptable in this regard.

The majority of the other issues raised by the Parish Council and third parties are addressed in the main body of the report. Issues have been raised regarding the availability of GP services and school places. Whilst such matters are acknowledged, a scheme of this size is not considered to have a material impact and as such consultees such Norfolk County Council Education Team and NHS England would not normally comment.

Matters raised relating to the impact of the car park on the school in terms of accessibility and safeguarding are matters that could be dealt with sensitively during the design process at reserved matters stage and as such whilst they are noted, constitute matters that would be dealt with as part of the detailed design of the scheme.

The provision of the car park is not a determining factor in the acceptability of the development proposal. There have been objections to its provision by both the head teacher at the school and the governors. However the Diocese, who owns the school buildings have not raised objections. Nevertheless, it is a matter for consideration as part of the wider development proposal and its value as part of that wider assessment process.

In conclusions, have taken into account the additional information submitted Officers have weighed up the various elements as part of the wider planning balancing exercise and remain of the view that the development is acceptable and is accordingly recommended for approval.

The main report is set out below as originally reported with updated conditions at the end of the report under the Conditions Section.

REASON FOR COMMITTEE CONSIDERATION

The site is located on the perimeter of the defined settlement boundary for Caston. Therefore the proposal conflicts with policies CP14 and DC02 of the adopted Core Strategy and Development Management Policies Development Plan Document (2009).

KEY ISSUES

Principle of sustainable development
Impact on character and appearance of the area
Residential amenity

DESCRIPTION OF DEVELOPMENT

The applicant seeks outline planning permission for the erection of five two bedroom dwellings and car park for Caston Primary School on a site area of 0.34ha. The car park will serve as a separate element of the scheme for the adjacent primary school. A Unilateral Undertaking has been provided from the applicant to

ensure the delivery of the car park.

SITE AND LOCATION

The site is located just outside the rural settlement of Caston approximately 11km north west of Attleborough, extending to 0.3ha with Caston Primary School located to the north. The site is an area of open grassland and currently benefits from a perimeter of trees and vegetation.

Surrounding uses to the south are predominantly residential, with some amenity facilities including Caston Village Hall located within the village.

EIA REQUIRED

No

RELEVANT SITE HISTORY

No relevant site history.

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

CP.01	Housing
CP.10	Natural Environment
CP.11	Protection and Enhancement of the Landscape
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.04	Affordable Housing Principles
DC.12	Trees and Landscape
DC.16	Design
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SS1	Spatial Strategy

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

NORFOLK COUNTY COUNCIL HIGHWAYS

The site lies adjacent to the settlement boundary of a village with limited facilities. It is therefore considered that any residents will have a high reliance on travelling by car to access services and amenities required on an everyday basis. The applicants have provided a drawing ,201 Rev B, which indicates that an acceptable level of visibility can be achieved from the proposed site access onto The Street. Whilst the details are indicative, the proposal also includes additional staff parking for the adjacent primary school which will reduce the number of vehicles which currently park in the highway on a regular basis. The proposed turning head at the end of the private road is inadequate and will need to be increased to a size 3. If your Authority is minded to grant approval the following will need to form part of the reserved matters submission i) Visibility splays. ii) Access arrangements. iii) Parking provision in accordance with adopted standard. iv) Turning area.

TREE AND COUNTRYSIDE CONSULTANT

There are issues with shading on the southern aspect of the site which is likely to create future pressure for tree removal. Many of the trees causing the shade are outside the site boundary and have some growth potential (south west corner). At the time of my visit (2pm 25/10/17) the majority of the southern half of the site was in full shade. The removal of the Oaks to allow access onto the parking area is unfortunate although the trees are young and could be replaced within a relatively short period of time, the loss could be mitigated with new planting.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

Provided comments and recommended appropriate conditions.

ENVIRONMENT AGENCY

We consider that Outline planning permission could be granted to the proposed development subject to conditions.

CONTAMINATED LAND OFFICER

I recommend approval providing the development proceeds in line with the application details and subject to the conditions to alleviate environmental concerns.

REPRESENTATIONS

The application received 10 letters of objection for the following reasons:

- Amenity issues regarding overlooking and privacy
- Overdevelopment
- Flood risk issues
- Issues over access and egress
- Too much housing proposed
- Out of keeping with the rural landscape
- Soakaway issues
- Issues surrounding highway safety
- Outside the defined settlement boundary

Four letters of support have been received which include the following reasons:

- Welcome infrastructure of the carpark

No amenity issues
Helps pedestrian safety.

ASSESSMENT NOTES

1.0 Principle of Sustainable Development

1.1 The purpose of the planning system is to help achieve sustainable development. The policies in paragraphs 18 to 219 constitute the Government's view of what sustainable development in England means in practice.

1.2 Policy CP14 highlights the local service centre villages identified in policy SS1 will be the focus for service provision and enhancement of the rural areas and will accommodate the scales of development set out in the distribution policies. Furthermore, it sets out that settlement boundaries are in place in order to focus new development to sustainable locations where there are key local services. Policy DC2 reiterates the purpose of the settlement boundary, stating that within the settlement boundaries new housing development will be permitted.

1.3 The site is located on the perimeter of the Caston Settlement Boundary. For this reason the proposal conflicts in principle with policies SS1, DC02 and CP14 of the Core Strategy and Development Control Policies Development Plan Document (2009), which seeks to focus new housing within defined settlement boundaries. However, as the Council cannot currently demonstrate a 5 year housing land supply, therefore in accordance with paragraph 49 of the NPPF, these policies cannot be considered up to date insofar as it relates to the supply of housing land and can be given little weight. The application is therefore assessed against the benefits provided in relation to sustainable development texts as set out within the NPPF.

1.4 Paragraph 7 of the NPPF states there are three dimensions to sustainable development: economic, social and environmental. These elements cannot be undertaken in isolation, as they are mutually dependant. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment.

1.5 Caston is classified as a rural settlement as defined by policy SS1. The strategy highlights that villages are not capable of accommodating consequential growth as they rely on higher order settlement for the majority of these services and facilities. However, it is considered the residents of Caston, given its rural location, are currently reliant on the private car to access amenity facilities and everyday goods. Therefore development should not be constrained on the basis that the surrounding locality are also reliant on the private car to access facilities. There are also three bus routes with the nearest stop within walking distance of the site and the village centre is within walking distance of the site.

1.6 The proposal would provide short term economic benefits in construction, and would provide further footfall for the few local facilities within Caston. Furthermore, the application proposes a car park for the adjacent primary school which would provide social benefits for local residents. A Unilateral Undertaking has been carried out by the applicant to ensure the delivery of this separate element of the proposal.

2.0 Impact on character, appearance and residential amenity

2.1 The application is outline therefore detail of appearance design and layout will be considered at the reserved matters stage. It is noted from the indicative layout that a landscape buffer is to be provided to the

perimeter of the site which would provide a level of screening from neighbouring occupiers. The site is visually constrained by both the school and residential development on both the eastern and western boundaries and is located on the perimeter of the defined settlement boundary. The Tree Officer had noted that during his site visit there was an element of shading to the south west corner of the site. This should be taken into account when assessing the final layout to be submitted at the detailed design stage. Surrounding dwellings within the locality are not uniform in layout, design and orientation therefore the indicative layout proposed would not be considered out of context with its surroundings.

2.2 Whilst the site is outside the settlement boundary the proposal is not isolated in its location and is surrounded to the north and south by development. All elements reviewed, it is considered the development of this site would generate a uniform frontage to the streetscene and enhance the character and appearance of the area as a whole, adding an element of interest to an area of vacant land within the already established built up frontage.

2.2 From review of the indicative layout it is considered the site can provide ample amenity space per dwelling, and be set back from the boundary to negate any amenity issues such as overlooking and privacy. The proposal will be assessed in accordance with the parameters of policies DC1 and DC16 at the reserved matters stage.

3.0 Accessibility

3.1 Highways have provided a response on the indicative layout given that all matters are reserved. They concluded that the proposal for staff car parking would reduce the number of vehicles which currently park in highway on a regular basis and that the proposed turning head would need to be increased to a size 3. The additional parking provision would provide a positive element to the scheme with regard to pedestrian safety.

4.0 Flooding

4.1 The Environment Agency reviewed the application and requested conditions were applied to any approval to agree a floodplain compensation scheme and further information regarding mitigation measures to reduce flood risk.

5.0 Impact on trees

5.1 The Tree Officer was consulted on the basis of the indicative site layout. The removal of the Oaks to allow access onto the parking area was considered unfortunate although the trees are young and could be replaced within a relatively short period of time. It is considered the loss of trees could be compensated, therefore the proposal would have due regard to CP10.

6.0 Impact on ecology

The application was supported by a Preliminary Ecological Appraisal and subsequent bat survey. The bat report included details of aerial inspections of the trees with potential for bat roosts. The PEA concluded the impacts on ecology from the proposal would be small, and the features of greatest ecological value are the trees and hedgerows. On this basis, conditions have been added to the consent to include the protection of the trees and hedgerows during construction, the hedgerow vegetation should be removed in a manner sensitive to nesting birds and a lighting scheme sensitive to bats included.

7.0 Proposed Car Park

7.1 A car park has been included as a separate element to the overall scheme. The applicant is local to Caston and is therefore aware that there is a requirement for additional parking facilities for the school. This is reflected by the results of the Caston Village Appraisal 2017, with many local residents voicing concerns regarding parking in front of the school at peak times and indicating a requirement for the school to provide additional parking spaces. The provision of the car park has been designed and planned to meet this identified need. A Unilateral Undertaking has been undertaken by the applicant to ensure the delivery of the car park under this scheme.

8.0 Conclusions

8.1 In light of the above review it is considered the proposal would provide both economic and social benefits to the village of Caston, inclusive of a additional car park for the adjacent primary school with the provision of 22 spaces to the north. The application is recommended for approval on the basis that a planning balancing exercise has been undertaken to assess the impacts of the development on the locality with the benefits on the development proposal. The site lies directly adjacent to the settlement boundary of Caston, it is considered a sustainable location in accordance with paragraphs 7 and 14 of the National Planning Policy Framework and further the development would make a small but positive contribution to the Five Year Housing Land Supply. In this instance, having taken all these matters into account it is considered appropriate to make a recommendation of approval in this instance.

8.2 Whilst the layout and design of the proposal is not for review at this stage, the indicative layout proposed generates a formal layout with ample amenity space per dwelling, which would be assessed at the reserved matters stage. On this basis, it is considered the benefits of the proposal, limited impact on ecology and trees which can be overcome via conditions and minimal impact on flooding, would outweigh the negatives and contribute to the social, environmental and economic parameters of the village of Caston and the overall housing land supply within the district. With these benefits and positives in mind, the application is considered an acceptable form of development within an already built up frontage within Caston.

8.3 On this basis, the application is recommended for approval subject to the completion of the Unilateral Undertaking (UU) for the provision of the car park and conditions. Further, delegated authority to the Executive Director of Place to REFUSE planning permission if the UU is not completed within 3 months of the date of the Resolution to Grant planning permission.

RECOMMENDATION

Outline Planning Permission

CONDITIONS

- 1 Outline Time Limit (2 years)**
Application for Approval of Reserved Matters must be made not later than the expiration of TWO YEARS beginning with the date of this permission, and the development must be begun within TWO YEARS of the FINAL APPROVAL OF THE RESERVED MATTERS or, in the case of approval at different dates, the FINAL APPROVAL OF THE LAST SUCH MATTER to be approved.
Reason for condition:-
As required by section 92 of the Town & Country Planning Act 1990.
- 2 Standard Outline Condition**

No development whatsoever shall take place until the plans and descriptions giving details of the reserved matters referred to above shall have been submitted to and approved by the Local Planning Authority and these plans and descriptions shall provide details of the appearance, layout, scale, access and landscaping of the development.

Reason for condition:-

The details are not included in the current submission.

3 External materials to be approved

Prior to the commencement of any works above slab level precise details of the colour of the external materials shall be submitted to and approved in writing by the Local Planning Authority. Only such agreed materials shall be used in connection with this approval.

Reason for condition:-

To ensure the satisfactory appearance of the development, in accordance with Policy DC 1 and DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

4 Prior approval of slab level

Prior to the commencement of the development precise details of the ground levels of all operational development, including access road and car park, and slab levels of the dwellings/building hereby approved shall be submitted to and approved in writing by the Local Planning Authority,. Such levels as may be agreed shall be used in connection with the development.

Reason for condition:-

The details are required to be submitted prior to the commencement of the development to safeguard the interests of the amenities of neighbouring occupiers and to ensure the satisfactory appearance of the development from its outset, in accordance with Policy DC 1 and DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

5 Ecology condition

No removal in full or in part, 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.

6 Landscaping - details and implementation

Prior to the occupation of the development hereby permitted a scheme of landscaping which shall take account of any existing trees or hedges on the site, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out during the planting season November/March immediately following the commencement of the development, or within such longer period as may be agreed in writing with the Local Planning Authority. The details shall take account of the Council's leaflet "Tree pack" (Landscaping advice for applicants). Any trees or plants which within a period of 5 (five) years from the completion of the landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with others of the same size and species unless the Local Planning Authority gives written consent to any variation.

Reason for condition:-

To ensure the satisfactory appearance of the development, in accordance with Policy DC 12 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

7 Hardlandscaping - details and completion

Prior to the occupation of the development hereby permitted details of the hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. Such approved works shall be completed in all respects before the occupation of the development hereby permitted and thereafter retained.

Reason for condition:-

To ensure the satisfactory appearance of the development, in accordance with Policy DC01 and DC16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

8 Ecology condition

Prior to occupation, a "lighting design strategy" for biodiversity the site 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 bats 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 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 breeding sites, resting places or feeding areas.

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.

9 Floodplain condition

In the event that any change in ground levels is identified as set out in Condition 4, no development approved by this planning permission shall take place until such time as a scheme to agree floodplain compensation which shall be designed on a volume for volume and level for level basis has been submitted to and approved in writing by, the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing by the Local Planning Authority.

10 Precise details of surface water disposal

Prior to the commencement of any works above slab level precise details of the means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. Only such agreed system or works shall be used in connection with this approval.

Reason for condition:-

The details are required to be submitted prior to the commencement of development to minimise the possibilities of flooding from the outset of the development.

This condition is imposed in accordance with Policies DC 1 and DC 13 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009

This condition will require to be discharged

11

Precise details of foul water disposal

Prior to the commencement of any works above slab level precise details of the means of foul water disposal shall be submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

The details are required to be submitted prior to the commencement of development to minimise the possibilities of flooding from the outset of the development.

This condition is imposed in accordance with Policies DC 1 and DC 13 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009

This condition will require to be discharged

12

Contaminated Land - Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with details to be agreed in writing with the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

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 that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

This condition is imposed in accordance with CP9 of the Breckland Adopted Core Strategy.

This condition will require to be discharged