

<b>ITEM:</b>		<b>RECOMMENDATION:</b>	APPROVAL
<b>REF NO:</b>	3PL/2017/1087/F	<b>CASE OFFICER</b>	Carl Griffiths
<b>LOCATION:</b>	WATTON Rear of 121A Brandon Road, Watton	<b>APPNTYPE:</b>	Full
<b>APPLICANT:</b>	Barconn Homes Ltd C/O Agents	<b>POLICY:</b>	In Settlemnt Bndry
<b>AGENT:</b>	David Futter Associates Ltd Arkitech House 35 Whiffler Road Norwich	<b>ALLOCATION:</b>	N
<b>PROPOSAL:</b>	Erection of 9 dwellings and ancillary works	<b>CONS AREA:</b>	N
		<b>LB GRADE:</b>	N
		<b>TPO:</b>	N

#### **REASON FOR COMMITTEE CONSIDERATION**

The application was called in for committee consideration by Councillor Gilbert

#### **KEY ISSUES**

Principle of sustainable development  
Character and appearance  
Amenity  
Trees and landscape  
Ecology  
Highways Impacts  
Other Matters  
Conclusions

#### **DESCRIPTION OF DEVELOPMENT**

The applicant seeks full planning permission for the erection of 9 two-storey dwellings with a total floor space of 999 sqm, comprising of 3 terraced properties and 6 semi-detached properties. The terraced properties would be 2 bed dwellings and the semi-detached properties would be 3 bed dwellings. The dwellings would be accessed off Stokes Avenue.

The proposed site layout shows the housing facing onto an internal access road to the west and northern parts of the site with an area of public open space and a swale to the east of the access. The proposed site layout also shows a proposed path to the existing public right of way to the west of the site and the upgrading of the existing footpath to Brandon Road.

Materials chosen for the dwellings include red facing brickwork, Crest Wold pantiles and white uPVC barge boards and windows.

**SITE AND LOCATION**

The site is a rectangular piece of land and extends to 0.49 hectares, located within the defined settlement boundary for Watton. The site sits to the south of Brandon Road to the west of Stokes Avenue.

The surrounding area is residential and commercial, inclusive of Cranswick Country Foods Norfolk to the west and rural open fields to the south and south east. Watton has been defined within the Adopted Local Plan (2009) as a market town which provides a good range of services for day to day needs.

**EIA REQUIRED**

No

**RELEVANT SITE HISTORY**

3PL/2015/0769/O	Permission	22-01-16
Erection of 9 dwellings (outline)		

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3PL/2015/0769/O - Erection of 9 dwellings (outline) - permitted 22.01.16

**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.04	Infrastructure
CP.11	Protection and Enhancement of the Landscape
CP.13	Accessibility
DC.01	Protection of Amenity
DC.02	Principles of New Housing
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**

**WATTON TOWN COUNCIL**

Watton Town Council objects and would endorse the report compiled by Watton Neighbourhood Plan Drainage Group:

The application has been going on for 17 months because of the difficulty in finding a drainage strategy that would satisfy the County Council's Flood Risk Officer. The original drainage strategy was to discharge into the ditches on site. Applicants have now had an investigation of the culvert on site and two in the Bridleway and found that there is a surface water sewer that runs all the way to Cranswick to the Watton Brook. This is new information and it is blocked with debris in places as well as not in good repair. New elements include the use of swales by converting one of the ditches to this form to hold water and hold it back while allowing sediment to fall to the bottom. It is not clear whether the water from the swales goes into the attenuation tank which will discharge into a new section of surface water sewer in the Bridleway paid for by the applicants. I don't know if the County Council are responsible for the ditches along the bridleway but we can make the point that clearing these and getting the water into the surface water sewer could help mitigate the risk of flooding. Another source of flooding is the ditch that runs along the Stokes Avenue development and the properties in that street that were flooded and some in Brandon Road refer to the water coming from there.

**NORFOLK COUNTY COUNCIL HIGHWAYS**

The revised layout amends the design of the dwellings, albeit the proposed private access road remains principally along the same alignment. In contrast to earlier revisions drawing 6660-P02-RevJ now includes a pedestrian link to the adjacent public right of way, Watton RB2. To enable all users to pass on this path it should be 2m in width. Furthermore, the section of Watton RB2 that links the site to Brandon Road should be upgraded in accordance with details to be agreed with Norfolk County Council's Public Rights of Way Team. Should your Authority support the application we would recommend drawing 6660-P02 be amended to widen the footway that links to Watton RB2 to 2m. Subject to a revised plan being received we would recommend the following condition and informative be appended to the consent notice in addition to those recommended in our response of 10 April 2018:

**FLOOD & WATER MANAGEMENT TEAM**

Objection.

**TREE AND COUNTRYSIDE CONSULTANT**

Initial comments: No objection subject to a Tree Protection Plan.

Comments on amended plans: There do not appear to be any significant changes to the layout which would materially alter the arboricultural implications. The inclusion of a footpath within the site may require specialist construction as it appears to be positioned within the Root Protection Area of retained trees. An addendum to the submitted TS and AIA addressing and additional implications, and for clarity a tree protection plan should be included.

**HOUSING ENABLING OFFICER**

I can confirm that the site area and number of dwellings proposed trigger the thresholds of the Council's affordable housing policy as per DC4 of the Council's Adopted Core Strategy and Development Control Policies Development Plan Document.

At present a 40% provision is required on sites capable of accommodating 5 or more dwellings and/or 0.17ha. This is then further split into 65% being made available for rent and 35% for shared ownership, shared equity or any other intermediate product that meets the intermediate definition within NPPF, meets an identified need in the District and is agreed by the Council. However, NPPF states that affordable housing should only be sought on developments of 10 or

more dwellings or 0.5ha. In this instance 4 units would be required, 3 for rent and 1 for intermediate housing.

**ECOLOGICAL AND BIODIVERSITY CONSULTANT**

Comments on amended site layout: The PEA report (Eco-Check Consultancy; 2017) needs updating to take into account the revised proposals.

Previous comments: No objection subject to conditions.

**ENVIRONMENTAL HEALTH OFFICERS**

Based on the fact that the information provided to me at this time relates to surface water drainage and flooding; there are no further comments on the grounds of Environmental Protection.

**CONTAMINATED LAND OFFICER**

No objections.

**ANGLIAN WATER SERVICE**

Comments on original plans:

The foul drainage from this development is in the catchment of Watton Water Recycling Centre. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and will therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission. The sewerage system at present has available capacity for these foul flows via a gravity connection regime. The surface water strategy/flood risk assessment submitted with the planning application, dated 30/4/18 reference 3254, is currently unacceptable. Insufficient evidence has been provided to demonstrate that the proposed means of surface water connection to the foul sewer is the most suitable solution, or that it will not have a detrimental impact to the network.

We would therefore recommend that the applicant consults with both Anglian Water and the Lead Local Flood Authority (LLFA) to discuss the proposed solution before determination of this application.

**HISTORIC ENVIRONMENT SERVICE**

No objection.

**NATURAL ENGLAND**

No objection.

**PUBLIC RIGHTS OF WAY OFFICER**

We welcome the inclusion of the requested footpath link from the development to the Public Right of Way, known as Watton Restricted Byway 2. We note the Proposed Site Layout Plan includes a New 2.0m wide footpath to continue down Bridal Way to connect to Brandon road built to NCC highway standards. The Restricted Byway must remain suitable for its users and horses are generally not keen on tarmac. We would suggest some improvement would be beneficial, but not a fully sealed surface. Furthermore, a 2m wide surface within an RB is not suitable as if it happened to be used by a horse and cart, the cart may not quite fit on a 2m width surface. A good compromise would be improvement of the surface of the RB from the footpath link to the Brandon Road with road plainings to a width of 3m. The specification for this would need to be formally agreed with the Norfolk County Council Public Rights of Way team, and a Temporary Closure Order may be required prior to the commencement of any works within the RB.

**NORFOLK WILDLIFE TRUST**

No Comments Received

**NORFOLK RIVERS INTERNAL DRAINAGE BOARD**

No Comments Received

**OBLIGATIONS OFFICER, NORFOLK COUNTY COUNCIL**

No Comments Received

## **REPRESENTATIONS**

Five letters of objection have been received in response to the initial public consultation. These letters are summarised as follows:

- Impact on amenity
- Increased risk of flooding due to the proposal
- Removal of vegetation and hedges
- Impact on ecology
- Heavy increase in surface water runoff from Stokes Avenue
- Increase in noise
- Noise from construction traffic
- Increased traffic congestion.

A further consultation was undertaken on an amended layout and no further representations were received.

## **ASSESSMENT NOTES**

### 1.0 Principle of Sustainable Development

1.1 The National Planning Policy Framework (NPPF 2019) confirms that local authorities should attach significant weight to the benefits of economic and housing growth and enable the delivery of sustainable developments. It states that achieving sustainable development means that the planning system has three overarching objectives, namely an economic objective, a social objective and an environmental objective. The application will therefore be assessed in the content of the presumption in favour of sustainable development.

1.2 In relation to housing, NPPF states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. In order to achieve this objective government requires that authorities should identify and maintain a rolling supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements plus an additional buffer of 5% to ensure choice and competition in the market for land. Where there has been persistent under delivery the buffer should be increased to 20%.

1.3 Paragraph 78 of the NPPF states that in order to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.

1.4 The site is located within the defined settlement boundary for Watton, therefore it accords with policies CP1, CP14 and DC2 of the adopted Core Strategy and Development Control Development Plan Document (2009). The principle of residential development is acceptable provided the proposal is suitable in terms of appropriate density, mix, type and character.

1.5 From a social and economic perspective, Watton has been defined under policy SS1 as a mid sized market town that provides a good range of services for their residents day-to-day needs but have limited capacity for expansion due to the constraints of its heritage buildings and Conservation Areas.

1.6 It is considered the proposal would provide short term economic benefits from construction, and benefit the local economic by settling families.

1.7 The site is located within walking distance of Watton town centre, where there are retail, commercial and entertainment facilities. It is considered the site is located within a sustainable location.

1.8 The proposal in principle is considered to be a sustainable form of development in accordance with the NPPF.

## 2.0 Impact on character of the area

2.1 The NPPF and the Breckland Core Strategy and Development Control Development Plan Document (2009) require new development to give careful consideration to its impact on the site and surroundings. Core Policy DC2 deals with housing mix and density, whilst Policy DC16 promotes good design and highlights the importance of local character and the important role layout and siting have on the appearance of an area.

2.2 The proposed development is located to the rear of 121A Brandon Road, Watton and is bounded by Peddars Way to the West, and back gardens of housing to the north and east and a car park serving dwellings to the South. The site is relatively flat and level and is predominantly grassland to the north and dense continuous scrub to the south. The boundary treatment for the site includes fences to the north, east and west with a mix of mature trees to the west and north west. The surrounding dwellings are a mix of bungalows and two storey properties. Materials proposed for the dwellings include red facing brickwork and Crest Wold pantiles.

2.3 The proposed number of dwellings has been reduced from 12 to 9 and they are set along the western and northern boundaries, leaving an area of open space to the eastern boundary. The varying house types and designs add interest to the proposal, however maintain a level of uniformity by utilising the same materials, window fenestration and amenity space is provided for each dwelling. The properties respect the character of the surrounding area.

2.4 The proposal is located in an area surrounded by residential development to the north, south and east, therefore it is considered to be acceptable in terms of its impact on the open countryside.

2.5 The proposal is considered to have given due regard to the parameters of policies DC1 and DC16 of the Adopted Core Strategy and Development Control Policies Development Plan Document (2009).

## 3.0 Impact on amenity

3.1 Policy DC1 of the Core Strategy requires that all new developments have regard to amenity considerations and states that development will not be permitted where there are unacceptable impacts on the amenity of neighbouring residents and future occupants.

3.2 The proposal provides acceptable separation distances between the existing and proposed dwellings to the north, south, south east and east. A construction management plan condition is recommended to ensure construction impacts are mitigated.

3.3 It is considered that the proposed development is acceptable in terms of its impact on existing residential occupiers.

#### 4.0 Impact on trees

4.1 Policy DC12 states that development that would result in the loss or the deterioration in the quality of important natural features such as protected trees and hedgerows will not normally be permitted.

4.2 The Tree Officer has advised no objection to the proposal on the basis that a tree protection plan is required under a condition as well as an addendum to the AIA relating to the proposed footpath within the site. The proposal is considered to comply with policy DC12 of the Adopted Local Plan (2009).

#### 5.0 Impact on ecology

5.1 The site comprises scrub and grass land with some tree cover predominantly to the boundaries with a mature hedgerow running along the western boundary with Peddars Way.

5.2 A preliminary ecological appraisal was submitted to support the application. The Natural Environment Team stated that if any mature trees are to be impacted upon by the proposed development a Preliminary Roost Assessment will need to be carried out and a condition is recommended for this. A Construction Environmental Management Plan has also been conditioned alongside the mitigation measures identified in the Preliminary Ecological Appraisal. However, in response of the amended site layout the Natural Environment Team have advised that the Preliminary Roost Assessment will need updating to take into account the revised proposals.

5.3 Natural England were consulted and have no objections to the proposal.

5.4 With regards to the impact on the Stone Curlew it is noted that the site is in excess of 1 km from the SPA but just within the 1500m buffer zone set out in policy CP10 of the Core Strategy. However, the site is a significant distance from the SPA and is masked by the existing built development of Watton to the north, south, east and west. Therefore, the proposed development would accord with policy CP10(a) of the Core Strategy.

5.5 It is considered that subject to conditions and the receipt of an updated ecological report there would be no significant harm caused to important landscape features and nature conservation interests within and around the site as required by policy DC12 and CP10 of the Core Strategy DPD.

#### 6.0 Highways Impacts

6.1 Policy CP4 of the Core strategy seeks to ensure that all access and safety concerns are resolved in new developments.

6.2 With regards to traffic generation, it is noted that the proposal would generate additional vehicular movements along the local highway network. However, it is considered that the surrounding network is such that it could accommodate the additional traffic without causing any significant adverse impact on the safety and operation of the surrounding highway network.

6.3 NCC Highways have advised no objections subject to conditions. The submitted plan indicates adequate parking on site.

6.4 The Rights of Way officer has advised no objection to the proposal but advises that a Public Right of Way, known as Watton Restricted Byway 2 is aligned along the western boundary of the site and has

advised that a link should be provided to integrate to this right of way. This link is shown on the proposed site plan and a condition is recommended to secure this. The revised plan also shows that the surfacing of a section of this existing right of way between the site and Brandon Road will be upgraded. A condition is also proposed for this.

6.5 It is considered that the proposal is acceptable in terms of its impact on highway safety.

#### 7.0 Affordable Housing Provision

5.1 Since the publication of the revised NPPF in July 2018 (now updated 2019), affordable housing contributions can be sought on developments of 10 units or more or on sites of more than 0.5 hectares. The site is less than 0.5 hectares and is only 9 units are proposed therefore no affordable housing is required. As to whether the density represents under development of the site and a deliberate circumvention of affordable housing requirements, it should be noted that previous application 3PL/2015/0769/O was approved comprising of 9 dwellings on the same site area, Given the precedent of the consented scheme, it is considered that the density and layout of the development is appropriate and does not represent a circumvention of affordable housing requirements.

#### 6.0 Other Matters

6.1 The Contaminated Land Officer has been consulted on the proposal and has no objection to the proposal subject to conditions.

6.2 The LLFA and Anglian Water have been consulted on the proposal. The LLFA originally objected to the proposal due to concern about the drainage of surface water from the site without increasing the risk of flooding elsewhere. Additional information was submitted to address this objection, but the LLFA still advised that it was not acceptable. The agent has submitted additional information to respond to these comments and the LLFA have been consulted on this. Watton Town Council have objected to the proposal on grounds of flooding. Subject to no objections from the LLFA it is considered that the proposal is acceptable.

6.3 The Historic Environment Service were consulted on the application and have no objections to the proposal.

#### 7.0 Conclusions

7.1 The proposal falls within the defined settlement boundary, and is in accordance with policies SS1, CP1 and DC2. By consequence, the application is considered to be sited in a sustainable location, in accordance with the NPPF.

7.2 The applicant has worked positively and proactively with the Local Authority to address concerns within the locality and respective neighbouring residents.

7.3 On the basis of the above assessment and subject to the LLFA withdrawing their objection and the receipt of an updated ecological report, the proposal is recommended for approval subject to conditions.

### **RECOMMENDATION**

That the application be approved subject to the LLFA withdrawing their objection and subject to an updated ecological report being received. It is recommended that these matters be delegated to officers for approval

subject to a resolution to approve the application.

<b>CONDITIONS</b>
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**1 Full Permission Time Limit (2 years)**

The development must be begun not later than the expiration of TWO YEARS beginning with the date of this permission.

Reason for condition:-

As required by section 91 of the Town & Country Planning Act 1990 (as amended) and to ensure the deliverability of the scheme to contribute to the five year housing land supply.

**2 In accordance with submitted plans NEW 2017**

The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.

Reason for condition:-

To ensure the satisfactory development of the site.

**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 Boundary screening to be agreed**

Prior to the occupation of the development hereby approved, a scheme for the provision of boundary screening, shall be submitted to the Local Planning Authority for approval. Such scheme as may be agreed shall be completed prior to the occupation of the development which the screening adjoins to the satisfaction of the Local Planning Authority.

Reason for condition:-

To safeguard the interests of the amenities of neighbouring occupiers and 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**

**5 Surfacing - details and construction**

Prior to the commencement of any works above slab level precise details of the construction, surfacing and drainage of the parking and servicing areas, the means of access to the site and details of all paving to be carried out shall be submitted to and approved in writing by the Local Planning Authority. Such work shall be completed to the satisfaction of the Local Planning Authority before the occupation of the development hereby permitted and thereafter retained.

Reasons for condition:-

(a) In the interests of the orderly development of the site and to ensure the satisfactory development of the site.

(b) To minimise the possibilities of flooding.

**This condition will require to be discharged**

**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 Non-standard condition**

Prior to the commencement of the development hereby permitted an updated Tree Survey, Tree Protection Plan and Arboricultural Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

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.

**9 Non-standard condition**

Prior to the first occupation of the development hereby permitted the proposed access / footway / on-site car parking / turning shall be laid out in accordance with the approved plan and retained thereafter available for that specific use.

Reason:

To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

**10 Non-standard condition**

Prior to the commencement of any works on site a Construction Traffic Management Plan, to

incorporate details of on-site parking for construction workers, access arrangements for delivery vehicles and temporary wheel washing facilities for the duration of the construction period shall be submitted to and approved in writing with the Local Planning Authority in consultation with Norfolk County Council Highway Authority.

Reason: This is required to be pre commencement in the interests of maintaining highway efficiency and safety.

**11 Non-standard condition**

For the duration of the construction period all traffic associated with the construction of the development will comply with the Construction Traffic Management Plan and unless otherwise approved in writing with the Local Planning Authority in consultation with the Highway Authority.

Reason: In the interests of maintaining highway efficiency and safety

**12 Non-standard condition**

Details of the footpath connection to the Public Right of Way, known as Watton Restricted Byway 2, shall be submitted to and approved in writing with the Local Planning Authority prior to the commencement of any dwellings on site. The connection shall be implemented prior to the occupation of any dwelling on the site.

Reason: To ensure pedestrian permeability through the site in the interests of accessibility.

**13 Non-standard condition**

Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise agreed in writing until detailed drawings for improvements to the Public Right of Way Watton RB2 between the site and Brandon Road, as indicated on the approved drawing, have been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

**14 Non-standard condition**

Prior to the first occupation of the development hereby permitted the public right of way improvement works referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority.

Reason:

To ensure that the highway network is adequate to cater for the development proposed.

**15 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**

**16 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**

17

**Contaminated Land - Site Investigation/Remediation**

Unless otherwise agreed in writing, the following details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved:

**A. Site Investigation**

A site investigation and risk assessment to determine the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings must include: (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments; (iii) an appraisal of remedial options, and proposal of the preferred option(s).

**B. Remediation Scheme**

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

**C. Implementation of Approved Remediation Scheme**

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

The above must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

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.

**INFORMATIVE:-**

Land contamination risk assessment is a step-by-step process. During the course of the risk assessment process set out in the above condition, it may become clear that no further work

is necessary to address land contamination risks. Where this is the case the condition may be discharged by the Council without all the steps specified being completed. In all cases written confirmation should be obtained from the Council confirming that the requirements of the condition have been met.

**This condition will require to be discharged**

**18 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**

**19 Ecology CEMP condition**

No development shall take place (including demolition ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. This CEMP should be informed by the Preliminary Ecological Appraisal (Eco-check Consultancy Ltd; November 2017) and shall include the following:

Risk assessment of potentially damaging construction activities

Identification of 'biodiversity protection zones'

Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction;

The location and timing of sensitive works to avoid harm to biodiversity features;

The times during construction when specialist ecologists need to be present on site to oversee works;

Responsible persons and lines of communication;

The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;

Use of protective fences, exclusion barriers and warning signs.

The approved CEMP: Biodiversity shall be adhered to and implemented through the construction phases strictly in accordance with the approved details, unless agreed in writing by the local planning authority.

Reason: This is required pre-commencement as the proposals require ground works and engineering works and on site and any ecological protection and mitigation measures will need implementing prior to commencement of these works on site in the interests of maintaining and enhancing biodiversity.

**This condition will require to be discharged**

**20**

**Non-standard condition**

Prior to any works being undertaken to any mature trees on the site a Preliminary Roost Assessment shall be carried out and submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with any required mitigation measures.

Reason: In the interests of maintaining and enhancing biodiversity.

**21**

**Non-standard condition**

Mitigation and enhancement measures shall be carried out as outlined in Section 8 and Section 9 of the Preliminary Ecological Appraisal report (Eco-check Consultancy Ltd; November 2017).

Reason: the interests of maintaining and enhancing biodiversity.