

ITEM:		RECOMMENDATION: APPROVAL
REF NO:	3PL/2019/0089/F	CASE OFFICER Rebecca Collins
LOCATION:	FRANSHAM Hyde Hall Farm Main Road, Great Fransham	APPNTYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: N CONS AREA: N LB GRADE: N TPO: N
APPLICANT:	c/o Agent c/o Agent	
AGENT:	Mr Killian Gallagher 23a North Bar Within Beverley	
PROPOSAL:	Change of Use of Agricultural Land and the Erection of an Agricultural Machinery Dealership and Associated Works and Infrastructure	

REASON FOR COMMITTEE CONSIDERATION

The application is, as defined by the scheme of delegation, a major planning application and is employment located outside a designated development boundary or allocated general employment area and is therefore contrary to policy. The proposal is therefore referred to Planning Committee for these reasons.

KEY ISSUES

Principle
Character, landscape and design
Heritage assets
Amenity
Highway safety and access
Other matters

DESCRIPTION OF DEVELOPMENT

Change of Use of Agricultural Land and the Erection of an Agricultural Machinery Dealership and Associated Works and Infrastructure.

The proposed project involves a change of use to a retail business dealing with agricultural machinery and vehicles, with a maintenance and parts workshop. The building floor area covers 1,315m². Additionally, there is a concrete and crushed stone surface for vehicle movements around the site and parking to the front on the northern boundary. The site will be contained within a 2m palisade fence with sliding gate for security purposes.

The site will be accessed from the north eastern edge avoiding the need to remove hedgerows.

SITE AND LOCATION

The application site is approximately 0.6 hectares and located to the north of A47, to the north east of Fransham. The application site is located off an access road leading to a farm/agricultural land, it is located to the south of this lane. To the north of the lane are existing large metal farm buildings used in associated with the existing farm business. There is also the farm house (Listed Building) and a pair of semi detached residential properties to the north of the lane.

The application site is currently a large grassed site, with dense hedgerow and vegetation to the field boundaries. There are no buildings on site and the area appears unused although it is maintained. There is some vegetation to the southern boundary of the field with the A47, however, there is plenty of opportunity to view the existing buildings from the A47 and its slip roads, especially when there is limited leaves on trees.

The land is classified as Grade 3 'Good to Moderate' under the Agricultural Land Classification.

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.03	Employment
CP.06	Green Infrastructure
CP.10	Natural Environment
CP.11	Protection and Enhancement of the Landscape
CP.13	Accessibility
DC.01	Protection of Amenity
DC.06	General Employment Areas
DC.07	Employment Development Outside of General Employment Area
DC.12	Trees and Landscape
DC.13	Flood Risk
DC.14	Energy Efficiency
DC.16	Design
DC.17	Historic Environment
DC.19	Parking Provision
DC.21	Farm Diversification

LBC	Planning(Listed Building & Conservation Areas) Act 1990
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

FRANSHAM P C

Fransham Parish Council recommend approval with the following material considerations:

- That additional trees be planted to improve screening around the site to minimise the impact of the visual appearance.
- That all HGV traffic must exit right from the site exit onto the A47, with the exception of any HGV traffic specifically heading to the Beeston Industrial Estate. This will ensure that HGV traffic does not use the surrounding minor country roads which would be an issue of nuisance and highway safety.
- That no future expansion of the site be permitted, as this is a greenfield site and incompatible with this use, and that a condition be included within the consent, if approved.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection subject to conditions with regards to routing of HGVS in an easterly direction, the widening of Great Fransham Road and passing places for HGVs between the site access and Beeston Road and for the parking to be laid out prior to first use of the building.

FLOOD & WATER MANAGEMENT TEAM

Officers have screened this application and it falls below our current threshold for providing detailed comment. This is because the proposal is for less than 100 dwellings or 2 ha in size and is not within a surface water flow path as defined by Environment Agency mapping.

You should satisfy yourself that the applicant has demonstrated compliance with The National Planning Policy Framework (NPPF) paragraphs 155 - 165 by ensuring that the proposal would not increase flood risk elsewhere and will incorporate sustainable drainage systems.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

No ecological information has been submitted in support of this application. From publicly available aerial sources the proposed site is in close proximity to a pond and there are ponds in the wider area, hedgerows border the site and woodland and therefore there is potential for protected species to be present on the site. A Preliminary Ecological Appraisal of the site needs to be undertaken prior to the planning application being determined.

CONTAMINATED LAND OFFICER

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

ENVIRONMENTAL HEALTH OFFICERS

I recommend approval providing the development proceeds in line with the application details and subject to conditions with regards to lighting and surface water drainage to alleviate environmental concerns

HISTORIC BUILDINGS CONSULTANT

The proposed change of use of agricultural land and the provision of an additional unit to form an agricultural machinery workshop will not negatively impact on the setting of the adjacent designated heritage asset.

HIGHWAYS ENGLAND

No objection.

TREE AND COUNTRYSIDE CONSULTANT

There are trees located along the western boundary of the site. The building is located sufficiently far enough away for there to be no impact. The erection of a 2m fence is highly unlikely to have any negative impact on the trees. No objection.

ANGLIAN WATER SERVICE

No Comments Received

REPRESENTATIONS

None

ASSESSMENT NOTES

1.0 Principle

1.1 The application site lies outside a designated development boundary in the Countryside and outside of any designated general employment area, where proposals for new employment are encouraged to be sited (Policy DC6). However, Policy DC7 does permit employment development outside of general employment areas, whereby (b) there are particular reasons, including (i) business expansion (ii) businesses that are based on agriculture and where (c) the development of the site would not adversely affect the type and volume of traffic generated.

1.2 The applicant has submitted information in support of this being an appropriate location for this development. To note, the businesses in this location are separate entities, however, the applicant states that the machinery dealership will create a diversified source of income for NE Salmon Ltd., as well as representing a major investment in the area from one of Europe's foremost agricultural machinery companies. The Planning Statement also sets out that the proposal:

1. Will not adversely affect the type and volume of traffic generated;
2. Cannot be accommodated elsewhere as there are no other suitable sites available on identified or allocated employment sites;
3. Is an agricultural development and there are sustainability advantages to being located in close proximity to the market it will serve.

1.3 The applicant was also asked whether they had considered emerging allocations in the emerging local Plan as potential alternative locations, they state that their site assessment focussed on sites that were available/on the market at the time of making the application. They need to move quickly and waiting for allocations is not an option in this regard. In addition, they offered to look at alternative sites, however, the Council were not aware of any other suitable sites and therefore the submitted site assessment is considered acceptable.

1.4 In addition, policy 6 of the NPPF is supportive of rural business, encouraging the diversification of

agriculture. Paragraph 84 of the NPPF states that:

'Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable'.

1.4 As this business is loosely based around agriculture and would support and diversify the existing farm, and as the applicant has provided sufficient additional reasons for identifying this location in terms of accessibility, land use type and availability. For these reasons the proposal is considered to accord in principle with Policies 6 of the NPPF and DC7 of the Core Strategy.

1.5 The Parish Council have raised a comment with regards to preventing further expansion in this location, any expansion or additional businesses would require a further planning application, which will be assessed on its own merits and as required, in accordance with adopted planning policies, at that time. No condition is therefore necessary in this regard.

2.0 Character, landscape and design

2.1 Policy CP11 seeks the protection and enhancement of local landscape character. Policy 12 of the NPPF and DC16 of the Core Strategy seek to achieve a high quality design.

2.2 The application site is located off A47, to the north but set well back from the road itself. It is located to the south of an existing access lane where there is currently no development, open fields with strong vegetational boundaries. Opposite the application site there is a large area of hardstanding with a large metal building of similar appearance and scale of the proposal, there are also a variety of other farm buildings to the north of the lane, on the opposite side to the proposals. The site will comprise of a large flat roofed steel framed metal building consisting of a retail outlet with offices and individual sales rooms, a workshop, parts store and welfare facilities. The building floor area covers 1,315m² and a 2m high galvanised steel palisade fence is proposed around the whole site.

2.3 There is a pair of residential properties to the northeast of the site and a Grade II* Listed farmhouse - Hyde Hall located to the east of the site, at the entrance to the lane but set back from it.

2.4 The Breckland District Landscape Character Assessment (LCA 2007) places the site within the E7 'Beeston Plateau' landscape area. the landscape visual and perceptual characteristics are described as enclosed, despite large open arable fields, owing to tree lined road boundaries and woodland blocks. It has a tranquil rural character due to low density of settlements and screened roadways.

2.5 The development considerations for this area, relevant to this proposal include:

- *Conserve the elements of historic vernacular in terms of building materials and styles within the settlements, ensuring that any new development reflects these;*
- *Ensure that views to locally prominent built elements, such as church towers, are conserved when planning for change;*
- *In planning for future change, consider the scale of potential development and its effects on long views, skylines and intervisibility with surrounding character areas;*

2.6 All development currently lies to the north of the access road and largely congregated together. This

proposal will introduce development to the south, closer to the A47, which will be clearly visible from the access road and A47, although maybe only during winter and autumn when there is limited screening from vegetation. The applicants have been approached as to why development can not be located to the north of the access, adjacent to the existing development. They state the site has been chosen for the following reasons:

Health and Safety - The agricultural machinery dealership needs to be physically separate from the farm business for health and safety and other practical reasons. At harvest time in particular, it would not be safe to have CLAAS customers and staff in the vicinity of the grain stores. This is due to the volume of tractors and trailers coming and going. It would not be safe to have members of the public mingling with this type of traffic.

Limited Agricultural Value of Application Site - The site that has been selected is of limited agricultural use and is not in arable production. The use of this land will not result in any harm to the farm business and would not be considered as a loss of the best or most versatile agricultural land.

Landscape Impact - The proposed application site has been assessed in terms of landscape impact and been found to be acceptable. The land is flat and benefits from screening. The land at the other side of the road is higher and is not flat. It is likely that the development would be visible from the Fransham direction on the A47. There would be also need to be a substantial amount of land reprofiling to create a level site which would have a landscape impact and could also cause drainage issues.

2.7 The applicants have submitted a Landscape Assessment with the application, which concludes that 'there will be an introduction of a new landscape element, the retail and workshop building. This should be viewed in relation to the existing strong tree lines and enclosed nature of the site. The man-made elements will not be fully visible externally to the site. The proposals will not change the overall rural character of the area and the building will relate to existing modern agricultural buildings'. It also proposes further mitigation planting to reduce any visual impacts of the proposals in the form of a new tree line to the southern boundary of the larger field enclosure and a additional row of trees on the northern edge of Great Fransham carriageway.

2.8 Furthermore, the Landscape Assessment concludes that 'It is judged that there would be a low level of change to the receiving landscape character beyond the site boundaries. This judgement is based on the strength of local vegetation cover, limited by the size and height of the development and the fact that it is contained within the land parcel. Hedgerows and trees will be retained and enhanced, therefore not altering the balance of the wider landscape character . . . The greatest effect on visual amenity is likely to be experienced immediately adjacent to the site only'.

2.9 Taking into consideration the matters raised by the applicants, including the needs of the business, as well the existing large farm buildings which are currently visible from A47 (although may not be as visible at other times of the year when vegetation greens) and the encroachment into the countryside, it is not considered that the proposal would not have a significantly greater impact visually on the A47, despite being closer and more visible given the backdrop of existing buildings. It is noted that there is screening adjacent to the A47, which in spring and summer would provide greater coverage and the applicants have offered to provide additional landscaping, which could be conditioned. The proposed galvanised fence is likely to have a further landscape impact but is required for security purposes, for these reasons it is considered acceptable, however, it is considered that the proposed landscaping will soften its impacts.

2.10 The applicant has also provided additional information with regards to employment opportunities. As this is relocation of an existing business then it is hoped existing staff will relocate with the business. In

addition, as this is an expansion of the existing business it is considered that there will be additional local jobs to the benefit of the local area. The business is expected to employ around 20 people in the local economy through direct employment in roles such as sales, administration and agricultural engineering. In addition, the applicants state that several apprenticeships will be created on site whereby locally recruited school leavers will get an opportunity for an apprenticeship in agricultural engineering. They set out that CLAAS UK established its own Agricultural Technician Apprenticeship scheme in order to ensure that dealers across England including CLAAS Manns Ltd have access to the skilled technicians that modern agriculture will require in the future.

2.11 As set out by the applicants it is considered that the greatest visual impacts would be along the access road. Although, it is not ideal to move development to the opposite of this road, which would constitute encroachment, it is taken into consideration that this is dead end lane, with limited receptors and therefore balanced with the creation of jobs and that the proposals will be seen from the A47 at least with a backdrop of existing buildings of this type, then the visual impacts of the proposal are considered acceptable in this instance. Some additional landscaping can be conditioned in accordance with the applicants submitted Landscape Assessment. For these reasons the proposals are considered in accordance with Policy 12 of the NPPF, CP11 and DC16 of the Breckland Core Strategy.

3.0 Heritage Assets

3.1 Policy 16 of the NPPF, DC17 of the Core Strategy and Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, seek to protect the special interest and significance of heritage assets/Listed Buildings and their settings. The applicants have provided a heritage statement (within their Planning Statement) which states 'From an inspection of the property, it would seem likely that the building was classified as Grade II* due to internal features and most probably due to the staircase which appears to be original. The exterior of the building whilst characterful and of some architectural interest would not merit a Grade II* classification on its own merits'. The applicants state that there is a lack of inter-visibility between the heritage asset and the proposed development, therefore its setting and significance would be unharmed.

3.2 The historic buildings officer has reviewed the proposals and does not consider that they will impact the setting of the nearby Grade II* Listed Building.

3.3 Due to the distance, inventing buildings and screening then proposal is not considered to impact the significant or setting of the nearby Hyde Hall Listed Building and therefore the proposal is considered in accordance with Policy 16 of the NPPF, DC17 of the Core Strategy and Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.0 Amenity

4.1 Policy DC1 of the Core Strategy seeks all new development to protect the amenity of the area, neighbouring and future occupants.

4.2 There are residential properties along the lane, however, the proposals are sufficiently distanced to not impact them in terms of overlooking and overbearing. The proposals may lead to further traffic use of the lane to access the building, this could result in noise and disturbance to the two properties facing the lane. However, given the proximity and noise from A47 in this location and the existing farm and business then this would not be considered so significant to warrant refusal of the planning permission.

4.3 No permanent external night lighting is proposed and the applicants states that lighting for the facilities block is to be timed, down lit. Environmental Health have suggested that this is the subject of a condition,

which will be imposed.

4.3 The proposal, therefore, subject to the conditions, is considered to be in accordance with Policy DC1 of the Core Strategy, which seeks to protect amenity.

5.0 Highways

5.1 The applicants have submitted a Transport Assessment in support of their application. It concluded that the development can be accommodated on the local transport network without detriment to existing users and the local highway network. Highways England raise no objection to the proposals on this basis.

5.2 The Highways Authority have also been consulted and raises no concerns subject to the imposition of conditions with regards to the routing of HGV's eastwards via C221 Beeston Road, not via the westerly track which is currently gated off from the A47. The applicants have confirmed in their submission that it is their intention to use this route. They propose road widening of Great Fransham Road to a minimum of 5.5 metres, a Grampian condition would be required in this regard. The Highways Authority also suggest the requirement of a passing place along Beeston Road. This would also require a Grampian condition. These suggested conditions would be applied to any subsequent approval.

5.3 The application includes eight parking bays and an additional two disabled parking bays. The proposed car parking will be tarmacked. There is considered sufficient space on site to meet the requirements of Policy DC19, which requires adequate parking provision. The Highways Authority have advised that although the parking provision complies with standards, a condition should be proposed to ensure these areas for car parking are made available prior to the use hereby permitted commences. Such a condition will also be proposed.

6.0 Other matters

6.1 Trees

There are existing trees to the boundaries of the site. The applicants state that the proposals do not require the removal of hedgerows or trees. It is considered that the proposed building is set sufficiently away from the boundaries of the site so as not to impact existing significant trees and hedgerows. There is a galvanised steel boundary fence running round the site for security. The tree officer has been consulted with regards to the proposals and raises no objections to the proposals.

6.2 The application also proposes additional tree lines to reduce any visual impact of the proposals. The proposed mitigation planting is designed to mitigate the minor visual effects of the proposals, with a secondary benefit of strengthening the biodiversity of the site. The proposals are:

- New tree line to the southern boundary of the larger field enclosure;
- An additional row of trees on the northern edge of Great Fransham carriageway.

6.3 Subject to detailed landscaping proposals and an agreed programme of management, which would help to ensure their long-term viability within the landscape, which will be the subject of a suitably worded conditions, then the proposal is considered in accordance with Policy DC12 of the Core Strategy.

6.4 Ecology

No ecology information was submitted with the application. Further information has been requested and submitted by the applicants. Out ecologist have been reconsulted in this regard and their comments will be reported to members at the committee.

6.3 Contamination

Policy 15 of the NPPF states that planning decisions should take account of ground conditions and contamination risk. The applicants have submitted a contaminated land report in support of their application. No concerns have been raised with regards to contamination by Environmental Health in this regard and subject to the imposition of conditions the proposal is therefore considered in accordance with Policy 15 of the NPPF.

6.4 Flood risk and drainage

Policy 14 of the NPPF requires seeks to direct new development away from areas at highest risk of flooding and for new development to not increase flood risk elsewhere. The site is located in Flood Zone 1 (land assessed as having a low probability of flooding). No concerns are raised by the LLFA or Anglia Water with regards to this site. Environmental Health have requested a condition with regards to surface water, which is considered in accordance with Policy 14 of the NPPF and will be applied. There is hardstanding for car parking proposed within the site, however, other areas of hard surfacing will be permeable compacted stone and there is sufficient space around the site to provide drainage. The proposal is therefore considered in accordance with Policy 14 of the NPPF.

9.0 Conclusion

9.1 Although, the proposal will be more visually intrusive in the landscape and introducing a new form of development on this side of the lane, where development does not currently exist, the principle of development has been established and matters of highways, heritage amenity, trees and contamination have all been adequately addressed. The proposal will provide local employment and support an existing business, for these reasons the visual and landscape concerns are outweighed and on balance the proposal is recommended for approval, subject to conditions.

RECOMMENDATION

The application is recommended for approval, subject to conditions and our ecologist raising no material planning objections to the scheme.

CONDITIONS

- 3 Full Permission Time Limit (3 years)**

The development must be begun not later than the expiration of THREE YEARS beginning with the date of this permission.
Reason for Condition:-
As required by section 91 of the Town and Country Planning Act 1990.
- 4 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.
- 5 Materials**

Prior to the commencement of any works above slab level the type and colour of the external wall 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

6 Trees/hedges to be retained

The existing trees/hedges on the boundaries of the site shall be retained. Should any die or be removed without the written consent of the Local Planning Authority, they shall be replaced during the next planting season with a tree(s) or hedging of a species, size and in the same location to the satisfaction and written agreement of the Local Planning Authority.

Reason for condition:-

In the interests of the satisfactory appearance of the development in accordance with Policies CP11, DC12 and DC16 of the Core Strategy and Policy 12 of the NPPF.

7 Indicated landscaping to be implemented

The mitigation landscaping, as referred to in the applicants submitted Landscape Assessment dated 11/05/2018 and received on 28/01/2019, full details of which shall first be submitted to and approved in writing by the local planning authority. The approved planting shall be carried out during the first planting season October/March immediately following the commencement of works on site or within an alternative timescale which shall first be agreed in writing by the local planning authority. Any trees or plants which within a period of 5 (five) years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with others of similar size and species unless the Local Planning Authority first gives written consent to any variation.

Reason for condition:-

In the interests of the satisfactory appearance of the development in accordance with Policies CP11, DC12 and DC16 of the Core Strategy and Policy 12 of the NPPF.

8 No external storage

No external storage of goods or materials shall at any time take place outside the buildings, unless otherwise first agreed, in writing, with the Local Planning Authority.

Reason for condition:-

In the interests of the satisfactory appearance of the development in accordance with Policies CP11, DC12 and DC16 of the Core Strategy and Policy 12 of the NPPF.

9 No permanent external lighting without prior agreement

No permanent external lighting shall be erected on the site unless or until full details have been first submitted and approved in writing by the Local Planning Authority. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details, unless otherwise first agreed in writing by the Local Planning Authority.

Reason for condition:-

In the interests of visual amenity and to minimise unnecessary light spillage above and outside the development site and to protect the amenity of nearby residential properties in accordance with Policies DC1, DC12 and DC16 of the Core Strategy and Policy 12 of the NPPF.

10 Non-standard highways condition

The use hereby permitted shall not commence, unless or until Great Fransham Road is upgraded/widened to a minimum width of 5.5 metres and provided with radii of 15 metres in accordance with the Norfolk County Council industrial access construction specification for the first 15 metres as measured back from the near channel edge of the adjacent carriageway details to be agreed in writing by the Local Planning Authority. Arrangements shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason for condition:-

To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety and traffic movement.

11 Non-standard highways condition

Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence until a scheme for two HGV size passing areas between the site access and Beeston Road have been submitted to and approved in writing by the Local Planning Authority. The approved passing places shall be constructed in accordance with the approved details prior to first use of the building hereby permitted.

Reason for condition:-

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.

12 Non-standard highways condition

Any traffic or vehicles associated with the use hereby permitted shall exit the site in an easterly direction only.

Reason for condition:-

To ensure appropriate highway safety.

13 Provision of parking and servicing areas

Prior to the first use of the development hereby permitted the proposed on-site car parking shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

d and be retained thereafter available for that specific use.

Reason for condition:-

To ensure the permanent availability of the parking/ manoeuvring areas, in the interests of satisfactory development and highway safety.

This condition will require to be discharged

14 Precise details of surface water disposal

Prior to the commencement of any works above the laying of foundations, 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. Prior to first use of the building hereby approved details of the ownership and maintenance responsibilities for the surface water drainage system, in particular any water arising from the washing of vehicles (trade effluents or trade waste) shall be submitted to and approved in writing by the Local Authority. The development shall be operated in accordance with the approved details, unless otherwise first agreed in writing by the local planning authority.

Reason for condition:-

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

15 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