

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2019/0015/O	CASE OFFICER	Mark Simmonds
LOCATION:	WHINBURGH&WESTFIELD Chapel Farm Dereham Road Whinburgh	APPNTYPE:	Outline
APPLICANT:	Mr John Manoukian Chapel Farm, Dereham Road Whinburgh	POLICY:	Out Settlemnt Bndry
AGENT:	Lanpro Services Brettingham House 98 Pottergate	ALLOCATION:	N
PROPOSAL:	Residential Development (Five dwellings and garages)	CONS AREA:	N
		LB GRADE:	N
		TPO:	N

REASON FOR COMMITTEE CONSIDERATION

The site is outside of any development boundary and therefore contrary to policy.

KEY ISSUES

Principle
Impact on character and appearance of the area
Amenity impact
Highway safety
Ecological implications

DESCRIPTION OF DEVELOPMENT

The application seeks Outline permission for the erection of five dwellings with detached garages on land to the rear of The Mustard Pot, adjacent to Chapel Farm, Whinburgh. Access is the only matter for consideration with all other matters reserved.

Whilst the application is in outline only an indicative plan shows the proposed siting and indicates two-storey dwellings. Access to the proposed dwellings is shown to the north of the public house.

This application follows the successful appeal of a previously refused application for outline permissions for 3 dwellings (3PL/2017/1150/O) which was allowed by the Planning Inspector (APP/F2605/W/18/3214704).

SITE AND LOCATION

The site is currently laid to grass/agricultural land and is sited to the rear of the public house/adjacent Chapel Farm. Residential dwellings are situated forward of the land, fronting Dereham Road with ancillary farm buildings to the south and agricultural land to the east.

EIA REQUIRED

No.

RELEVANT SITE HISTORY

The Site

3PL/2017/0386/O - Residential Development (three dwellings and garages) - Refusal 15/08/2017

Land to the South West of Application Site

3PL/2017/0385/F - Extension to Public House including new access and additional parking area - Approved 28/06/2017.

3PL/2017/1150/O Outline permission (three dwellings and garages)- Refused but allowed on Appeal, APP/F2605/W/18/3214704

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.10	Natural Environment
CP.11	Protection and Enhancement of the Landscape
CP.13	Accessibility
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.12	Trees and Landscape
DC.19	Parking Provision
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

OBLIGATIONS/CIL

Not Applicable.

CONSULTATIONS

WHINBURGH & WESTFIELD P C

My Council objects to this application which once again seems to be an attempt to play the "lack of 5 year land supply" card. In the previous application Breckland decided that the provision of three dwellings was

unlikely to have an adequate benefit to offset the negative points. Increasing this to five will make little difference.

My Council is aware that there have been instances where other applications based on this argument have been refused permission by Breckland, and subsequently been dismissed on appeal (e.g. 3PL/2016/0360/F, 3PL/2017/0018/F). My Council hopes that Breckland will refuse this application.

1. The site lies outside any defined settlement boundary and would, by virtue of a lack of accessible services and limited public transport, result in a largely car dependent development that would not constitute a sustainable form of development, contrary to Breckland Councils policies DC2 and CP14.
2. The form and character of Whinburgh is mainly of properties on largish plots, set off the road. This would create a mini-housing estate with a single access shared by the Public House, and constitutes back-building on an unacceptable scale.
3. Access. As with both previous applications made for a smaller development, this would share the access with the public house. As the agent points out, previously Highways judged that it would be difficult to substantiate an objection on the shortfall of visibility to the south based on the additional traffic those developments would have created. My Council hopes that NCC Highways will agree that this crosses the line at which something must be done to make the access safer for users.
4. Pub car park. As the application says, the pub car park has recently been enlarged. However, the submitted plans omit to show the agreed extension to the public house itself, virtually doubling its footprint, which will, if implemented, take up a sizable part of the newly enlarged car park. Quite a number of the additional spaces recently created would be swallowed up into this new development site. My Council welcomes the increased popularity of the public house under the new ownership, but is concerned that loss of a sizable chunk of car park will lead to overcrowding, and pub users being forced to find other places to park, including on the B1135. The blocking of access feared by Highways in its comment on the previous application would be inevitable.
5. Emergency vehicle access. My Council has great concern that, in the event of an emergency, it will be impossible for emergency vehicles to gain access to the dwellings, by virtue of the overcrowded car park.
6. Foul sewage. Whilst this is a matter for the detailed application, in the unfortunate event that outline permission is granted, my Council is concerned that the sewage systems for neighbouring properties is hardly adequate, and the occasional smell that there is today will be worsened by the provision of five more dwellings.

NORFOLK COUNTY COUNCIL HIGHWAYS

You will be aware that I previously raised transport sustainability concerns regarding a proposal for three dwellings on this site submitted under ref 3PL/2017/1150. I note that this application was refused by your Authority and is currently the subject of an Appeal.

The current proposal seeks to increase the number of dwellings to five and will also result in the reduction of the size of the existing pub car park.

The site is located in a village which lacks services, amenities and regular public transport provision.

The nearest services and amenities which would meet residents needs, on an everyday basis, are located in Dereham which lies some 5 Km to the north.

Whilst unmarked bus stops exist near to the site these are only served by Konnectbus 17 which provides one return trip to Dereham on Tuesdays and Fridays only. Public transport cannot therefore reasonably be considered a viable alternative to travelling by car.

The nearest primary school is in Yaxham, which lies around 3Km from the site with secondary education in Dereham. The route to both would involve cycling on an unlit classified highway (B1135) which is designated as a Main Distributor Route in the County Councils Route Hierarchy. Cycling would require a level of confidence and proficiency that residents may not possess, in particular those of school age, and therefore this would not realistically be considered an alternative means of transport.

In the absence of satisfactory public transport and walking and cycling provision the residents of any dwellings in this location would be primarily dependant on travelling by car which is the least sustainable

travel option and at odds with the aims of the NPPF and Policy 5 of Norfolk 3rd Local Transport Plan, entitled Connecting Norfolk.

Further the existing pub car park has recently been extended and part of the site lies within this area. Any reduction in parking would be likely to result in vehicles being parked in B1135 causing danger and obstruction to the detriment of highway safety.

On the basis of the above I would recommend that permission be refused.

CONTAMINATED LAND OFFICER

Recommends conditions

TREE AND COUNTRYSIDE CONSULTANT

No objection to the principal. Aerial pictures show trees on the eastern boundary. Layout should take into consideration the constraints and ensure that sufficient space between dwellings and trees to ensure that the trees are retained successfully. A tree protection plan based on a BS5837:2012 survey will be required based on final layout.

ECOLOGICAL AND BIODIVERSITY CONSULTANT No Comments Received

REPRESENTATIONS

A site notice was displayed at the entrance of the site on 15.01.2019 for 21 days. In addition, 5 neighbours were consulted directly by post.

One local representation from a neighbour has been received twice for this application, raising the following points of objection:

- Impact on residential amenity
- Impact on countryside
- Mini-urban development
- Would set precedent.
- detrimentally affect the neighbouring property

ASSESSMENT NOTES

1. Principle

1.1 The application submitted is the same as a previously refused application (3PL/2017/1150/O) which was allowed on Appeal very recently, the only difference is that the outline here is for five dwellings rather than the appealed three dwellings. The assessment therefore shall be based on the Inspectors judgment as this is a material planning consideration that should be given considerable weight in the planning balance.

1.2 Paragraph 10 of the NPPF states that at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 11 further states that proposed development that accords with an up-to-date Local Plan should be approved without delay, and where there are no relevant development plan policies, or the policies which are most important for determining applications are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

1.3 The Council cannot demonstrate a current 5 year housing land supply and therefore the Core Strategy and Development Control Policies Document are not considered up-to-date and therefore the material considerations are assessed in line with the sustainable development roles within paragraph 8 of the NPPF:

- economic, to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- social, to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- environmental, to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

1.4 In terms of the economic and social criteria, the proposal would provide five new dwellings and would therefore make a positive, albeit relatively small, contribution to the housing supply shortfall. The proposal would provide limited short-term economic benefits through labour and supply chain demand required during construction, and longer-term economic benefits through the additional household spend within the surrounding area that would be generated by the provision of three dwellings. However, given the small scale nature of the development these benefits are not considered to be significant and not definitive in this instance.

1.5 The social role of sustainable development seeks to ensure, amongst other matters, the creation of a high quality built environment with accessible local services. The site is approximately 0.9 miles from the proposed Service Centre Village of Yaxham to the north. Dereham, a Market Town, is located approximately 5 miles to the north-west and would provide the majority of the day-to-day services. It is considered that it is neither walkable in terms of distance, given the lack of footpath provision and the high speeds of traffic travelling along Dereham Road. The route to local facilities is not therefore safe for pedestrians and relies heavily on car use. It is acknowledged that the occupants of the dwellings are likely to use the public house, however in terms of day-to-day services, i.e. shops, doctors surgery and schools, these are services that would remain a car journey away.

1.6 Whilst it is appreciated there is a bus stop adjacent to the pub, the service only runs in the morning on a Tuesday and Friday to Dereham Town. As a result, the infrequency of this service is unlikely to greatly reduce the use of car travel. For this reason occupants of the dwellings would still rely on the use of the private car to gain access to local facilities.

1.7 However, the Council must take into account the comments of the Planning Inspector (appeal reference APP/F2605/W/18/3214704) who considered an application on this site for outline permission for 3 dwellings very recently (26th March 2019) which is a weighty material planning consideration when assessing this only slightly revised application. In assessing the issue of sustainability of this site the Inspector reasoned the following:

"4. The spatial strategy for the District is set out in Policy SS1 of the adopted Breckland Core Strategy and Development Control Policies Development Plan Document 2001-2026 (DPD). The appeal site is within the small village of Whinburgh, and the Policy says such rural settlements do not represent a sustainable option for significant expansion; it is said that there will be nominal housing and economic growth during the plan period where local capacity allows. This spatial strategy therefore does not prohibit development in such

areas, but seeks to limit it.

5. Policy CP14 provides further guidance on any such development in rural areas to make village and countryside communities more sustainable. For smaller villages the Policy states the type and scale of development will need to maintain the vitality of the community. The Policy further explains that the development strategy is to focus growth in the identified local Service Centre Villages (which does not include Whinburgh), but will also include appropriate development in suitable rural settlements, and that an objective is to not perpetuate rural isolation and unsustainable service delivery in settlements with few or no facilities.

6. The emerging submission Breckland District Local Plan 2011-2036 (DLP) sets out the settlement hierarchy for new development in the District in Policy GEN03, with Policies HOU02, HOU03, HOU04 and HOU05 providing further detail on the provision of housing within settlements and the rural area of the District. Policy HOU05 allows for housing in smaller villages and hamlets outside of defined settlement boundaries, provided certain criteria are satisfied. This spatial strategy therefore again seeks to limit development in such areas, and as an emerging Plan that has been the subject of Examination and subsequent modifications I attach moderate weight to these policies.

7. The appeal site is around 1.4 km to the south of Yaxham village, which the Council inform me is a proposed Service Centre Village and I note has a number of local services, including a shop, cafe, hall, pub, sports field and primary school. There is not a footpath to this village, but the distance and nature of the road makes travel by cycle feasible. Any trips by car to this village would be short and, as the appellant points out, the appeal site adjoins existing housing whose residents can be assumed to already access such services by cycle or short car journeys.

8. The larger town of Dereham that provides a full range of services is around 4-5 km to the north west (depending on a measurement to the centre or edge). There is a limited bus service from outside the appeal site to Dereham which would provide an option for future occupants to travel other than private car, but I accept the majority of trips to and from the site to Dereham would be by car.

9. The National Planning Policy Framework recognises that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and states that this should be taken into account in both plan-making and decision-making (paragraph 103). With regards to sustainable development in rural areas, the Framework also states that housing should be located where it will enhance or maintain the vitality of rural communities, and where there are groups of smaller settlements development in one village may support services in a village nearby (paragraph 78). The spatial strategy of the District set out in the adopted and emerging development plan similarly reflects such goals.

10. I consider the location of the appeal site will enable a choice for future occupants to access local shops and services by means of transport other than the private car. Any journeys made by car to reach the service centres of Yaxham or Dereham would be the same as the current residents of Whinburgh (and little different from the residents of nearby Yaxham), and those would only be a short distance. As expressed in the Framework, this degree of connection by public transport or cycling is suitable for this rural area and, furthermore, the new dwellings have the opportunity to support the services in Yaxham due to the close proximity to that village.

11. I therefore consider on the main issue that the proposed development would be consistent with the limited development in rural settlements envisaged in the spatial strategy of the DPD and DLP and with the Framework, as set out earlier, as the location of the site would enable suitable adequate access to shops and services."

1.8 Therefore, taking into account the Inspectors positive view on the sustainability of this location it would be difficult to maintain any objections based on sustainability. On this basis the application is considered to be sustainable and consistent with Local and National Policy requirements.

2.0 Impact on the character and appearance of the area

2.1 The environmental role of sustainable development seeks to, in part, contribute to protecting and enhancing the natural, built and historic environment. Consideration of a development's impact on the character and appearance of the area within which it is situated is, therefore, integral to the environmental dimension of sustainable design, as is its design.

2.2 Policy DC16 requires all new development to achieve the highest standard of design. As part of this, all design proposals must preserve or enhance the existing character of an area. Consideration will also be given to the density of buildings in a particular area and the landscape/townscape effect of any increased density.

2.3 The application has been submitted in outline with only access as a matter for consideration. Notwithstanding this, an indicative layout and house type have been provided. Whilst the predominant character of development here is road facing, it is accepted that the additional farm buildings/outbuildings represent a built form behind the road fronting development. In addition, the site is contained by boundary hedging and would not relate as a further intrusion into the open countryside. As stated, the design of the dwellings would be properly considered at the reserved matters stage. It is therefore considered that the introduction of 2 further dwellings to the approved three by the Inspector in this location can be achieved without causing a significant, adverse impact on the character and appearance of the area. The application is considered to have due regard to Policy DC16 and the increase in density to five dwellings is considered acceptable.

3.0 Amenity impact

3.1 Policy DC1 seeks to protect residential amenity and that all new development must have regard to amenity considerations and states that development will not be permitted where there are unacceptable effects on the amenity of neighbouring residents and future occupants.

3.2 Again, the application is on outline, therefore amenity impact would be properly assessed at the reserved matters stage. The indicative scheme proposes five dwellings which although is an increase to the permitted three dwellings, still provides ample sized plots, with a good degree of separation between them. This, alongside the orientation of the site and the positioning indicated would ensure that amenity of the existing neighbour properties and any future occupiers would not be adversely impacted upon as a result of the development. The proposal is considered to have due regard to Policy DC1 and the increase in density on balance is considered acceptable.

4. Highway safety

4.1 Policy CP4 of the Core strategy seeks to ensure that all access and safety concerns are resolved in new developments. Policy DC19 requires sufficient Parking for all new development.

4.2 The dwellings will utilise the existing access which serves the Mustard Pot Public House. Norfolk County Council Highways Authority was consulted on the proposal. They subsequently advised of their concerns with the sustainability of the site and object on these grounds, however as outlined above, the recent Appeal

decisions and its conclusions on the sustainability of the site is a weighty consideration in this application and an objection is unlikely to be maintained on these grounds.

4.3 The highway officer also raised concerns and an objection on the increased density of the development and the loss of car parking space at the Public House and raises the following:

Further the existing pub car park has recently been extended and part of the site lies within this area.

"Any reduction in parking would be likely to result in vehicles being parked in B1135 causing danger and obstruction to the detriment of highway safety.

On the basis of the above I would recommend that permission be refused."

4.4 The objection from Highways is a material planning consideration, however the writer is mindful that the Inspector in considering this application assessed the outline application and the number of houses as an indicative example of what could be achieved on site. It is considered that the principle of development has been now established by the Appeal decision and that any plans are for indicative purposes only as the only detail to be agreed is that of access. The reserved matters application would establish the scale, design and density of the development if permitted, therefore on this basis the concerns of the highways officer is noted and is considered in the planning balance, however the appeal decision and the principles established are to be given greater weight in the planning balance.

5.0 Ecology

5.1 Policy CP10 seeks the enhancement of biodiversity and geodiversity in the district. Proposals need to ensure that the ecological network and protected species are not harmed or detrimentally impacted and mitigation measures are put in place where appropriate.

5.2 The proposal was accompanied by an ecological assessment (BiOME Consultancy; August 2017). The assessment is fit for purpose and found no ecological constraints at the site. The report recommends some mitigation for the potential use of the site by badgers, subject to this mitigation being conditioned, there are no objections in respect of ecological impact and the application is considered to have due regard to Policy CP10.

6.0 Other issues

6.1 Policy CP9 seeks to ensure that development minimises any unavoidable polluting effects and the development's design should actively seek to minimise or mitigate against all forms of pollution.

6.2 The Contaminated Land Officer was consulted on this application and raised no objections, subject to compliance with the submitted details and conditions regarding Site investigation/Remediation, unexpected contamination and asbestos.

6.3 Disposal of foul and surface water is a recommended condition if approval is given to ensure a satisfactory solution is agreed at any reserved matters stage.

7.0 Conclusion

When assessing the overall planning balance of the scheme, it is considered that the conclusions of the Appeal Inspector in that the principle of development on this site is established as the proposal benefits from the presumption in favour of sustainable development as set out in paragraph 11 of the Framework and this is a material consideration that weighs in favour of the scheme. As the Inspector has ruled that the development of this site is not in conflict with the development plan then planning permission for this outline

scheme is recommended for approval.

RECOMMENDATION

Grant Planning Permission subject to the following conditions.

CONDITIONS

- 1 Outline Time Limit (2 years) Early Delivery**

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 and in order to ensure the early delivery of housing.
- 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 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.
- 4 External wall and roof materials to be agreed**

No development beyond slab level shall take place until precise details, (including samples where required), of the materials used in the construction of the external walls and roof(s) of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The materials to be used in the development shall be in accordance with the approved details.

Reason for condition:-
To enable the Local Planning Authority to control the colour, tone, texture and appearance of the materials used to ensure the satisfactory appearance of the development, as required by 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 Access and car park laid out prior to use**

Prior to the first occupation of the development hereby permitted the proposed access shall be laid out, demarcated, levelled, surfaced and drained in accordance with details to be submitted to and approved by the Local Planning Authority. The access as constructed shall

be retained thereafter.

Reason for condition:-

To ensure the orderly development of the site and the satisfactory development of the land.

6

Contaminated Land - Desk Study/Site Investigation

Prior to the commencement of the development, the following details shall be submitted to and approved in writing by the Local Planning Authority:

A. Desk Study

A desk study and risk assessment to determine the risk of any contamination on the site, whether or not it originates on the site. The desk study 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 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.

B. 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) the same details as in part A above (ii) a survey of the extent, scale and nature of contamination and (iii) an appraisal of remedial options, and proposal of the preferred option(s).

C. 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.

D 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 undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason for condition:-

The details are required prior to the commencement of the development 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 from the outset of the development.

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

7

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

9

Precise details of surface water disposal

Prior to the commencement of any works above the laying of foundations 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:-

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

10

Precise details of foul water disposal

Prior to the commencement of any works above the laying of foundations precise details of the means of foul 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:-

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