

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2018/0027/F	CASE OFFICER	Mark Springthorpe
LOCATION:	GRISTON Development of Cattle Roundhouse,Thompson Road Griston	APPNTYPE:	Full
APPLICANT:	Mr Harry Irwin Drinsey Nook Farm Drinsey Nook	POLICY:	Out Settlemnt Bndry
AGENT:	C E Davidson Ltd South View New Street	ALLOCATION:	N
PROPOSAL:	Erection of 1no organic free range egg laying unit with integrated packing area and associated hard-surfacing	CONS AREA:	N
		LB GRADE:	N
		TPO:	N

REASON FOR COMMITTEE CONSIDERATION

The application is referred to Committee as it is a major application.

KEY ISSUES

Principle of Sustainable Development
Character & Appearance
Amenity
Access
Ecology
Drainage

DESCRIPTION OF DEVELOPMENT

The applicant seeks full planning permission for the erection of a 1,749sqm organic free range egg unit on a site area of 2.36 hectares and comprising 12,000 birds. The proposed building would be 17.2m wide, 92m long (which includes the egg packing unit) and 5.7m in height, with 8no ridge exhaust fans proposed to the external facade of the building. The building would be constructed of juniper green PVC coated profiled sheeting, with grey, powder coated, metal doors. The existing area of hardstanding would be enlarged to accommodate the expected vehicle movements. The proposed building would extend from the north-west to the south-east of the site, whilst the broader curtilage incorporates a small pond to the south-eastern perimeter. Additional landscaping is also proposed.

SITE AND LOCATION

The site is a relatively flat enclosure located on the south side of Thompson Road and south-east of the settlement of Griston. The site comprises an existing access from the main road leading onto an area of

hard-standing. Behind the trees, the main area of open land is surrounded by rows of mature and semi-mature screen planting of varying depths to each boundary.

The area surrounding the site is predominately agricultural, with the adjoining enclosure similarly comprising an area of hard-standing and existing structure - currently used as an agricultural biosecurity unit and part of the same farm business - set amidst a copse of trees.

The nearest residential properties are located around c350m to the east of the site (access) - being the north end of the village of Caston - and an encampment of mobile homes c200m to the west.

EIA REQUIRED

Poultry farming operations are Schedule 1 development if it provides a minimum of 85,000 places for broilers or 60,000 places for hens. A proposal may be EIA development under Schedule 2 where it has more than 500sq m of floor area.

The application was not submitted with an identified Environmental Statement or subject to a Screening Opinion. However - as required by Regulation 8(2) and with regard to Regulation 6(5) - the necessary information laid out under Regulation 6(2) was considered to have been provided.

Under the provisions of Regulation 8(1) of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017, where it appears to the relevant planning authority that:

- (a)an application which is before them for determination is a Schedule 1 application or a Schedule 2 application;
- (b)the development in question has not been the subject of a screening opinion or screening direction; and
- (c)the application is not accompanied by a statement referred to by the applicant as an environmental statement for the purposes of these Regulations,

then paragraphs (5) and (6) of Regulation 6 apply as if the receipt or lodging of the proposal were a request made under Regulation 6(1).

With regard to Regulations 6(6)(a), 5(4) and the selection criteria set out under Schedule 3, the LPA adopted the Opinion that an EIA was not required.

By virtue of Regulation 5(5)(b), if it is determined that proposed development is not EIA development, then the LPA must state any features of the proposed development and measures envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment.

In that respect, the LPA did not determine any significant environmental effects.

The site is not anticipated to impact upon an SSSI (Site of Special Scientific Interest) - as noted by Natural England in their response. It is not in immediate proximity to a large amount of housing - and matters of amenity have been assessed in this report as being acceptable (subject to conditions), including: noise and odour pollution to residential properties, rodent and fly control, management of external lighting and delivery management.

Means of access and HGV movements have also been determined to be acceptable (subject to conditions) with regard to highway safety

Waste management and surface water drainage have similarly been considered and would be subject to mitigation measures, whilst identified mitigation and enhancement measures will safeguard the GCN population and improve the circumstances for foraging and commuting bats, nesting birds, reptiles and hedgehogs

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.04	Infrastructure
CP.08	Natural Resources
CP.09	Pollution and Waste
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.06	General Employment Areas
DC.07	Employment Development Outside of General Employment Area
DC.12	Trees and Landscape
DC.16	Design
DC.21	Farm Diversification
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SS1	Spatial Strategy

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

GRISTON P C

Griston Parish Council raised concern about effluent getting into the high water table and the potential for odour pollution

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection subject to conditions regarding upgrading the access and restricting hours for HGV movements

ECOLOGICAL AND BIODIVERSITY CONSULTANT

No objection - subject to conditions - following production of GCN Survey & Mitigation Method Statement.

NATURAL ENGLAND

No objection.

ENVIRONMENT AGENCY

No objection.

NATIONAL AIR TRAFFIC SERVICES

No objection

JO BLACKMAN - CASTON PARISH CLERK

Caston Parish Council raised concerns with regard to waste management, odour, airborne disease, traffic and flooding

ENVIRONMENTAL HEALTH OFFICERS

No objection subject to conditions

CONTAMINATED LAND OFFICER

No objection subject to conditions

ECONOMIC DEVELOPMENT

No Comments Received

ENVIRONMENTAL PLANNING

No Comments Received

ANGLIAN WATER SERVICE

No Comments Received

REPRESENTATIONS

82 objection letters in total the main points of which are:

- Proposal more industrial agricultural
- Quality of life for chickens/condition of building not suitable
- Intensive poultry farming should be carried on away from population centres
- Proximity of site to Caston Village/local school
- The development will create strain on local community with limited benefit.

- Impact/visual impact on the character of the local area
- Does not respond satisfactorily to its context in terms of: layout, scale, mass, height, density, detailing, external appearance and use of materials.

- Increase in traffic congestion/vehicles on roads
- Vehicle disruption at night impacting on neighbouring residents
- Inadequate roads/sharp bends in the village lead to several accidents.
- Previous HGV conditions (no passage through Caston Village) ignored
- Access roads require major infrastructure re-development.

- Flooding/Increase in home insurance due to flood risk

- Air Quality/Odour Pollution
- Diseases/Airborne Diseases spread by chickens

- Floodlighting not on during unsociable hours

- Impact of waste transportation

- Study of wildlife be undertaken to establish impact

ASSESSMENT NOTES

1.0 Principle of Sustainable Development

1.1 The presumption in favour of sustainable development is set out in paragraphs 8 and 11 of the National Planning Policy Framework (NPPF). Paragraph 8 states there are three dimensions to sustainable development - economic, social and environmental - which are interdependent and need to be pursued in mutually supportive ways.

1.2 Paragraph 178 of the NPPF states when determining planning applications, local planning authorities should ensure that the site is suitable for its new use taking account ground conditions and land instability, including from natural hazards or former activities. Furthermore, paragraph 180 states local planning authorities should focus on whether the development itself is an acceptable use of the land.

1.3 Paragraph 83 reiterates the importance of supporting economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.

1.4 Policy CP14 of the Adopted Core Strategy and Development Control Policies Development Plan Document similarly states that village and countryside communities will be supported by appropriate development in order to make them more sustainable. In smaller villages and rural communities the type and scale of development will reflect the need to maintain the vitality of these communities.

1.5 Core Strategy Policy SS 1 advises that minimal development predominantly comprising the diversification of rural enterprises will be accommodated in the countryside. Core Strategy Policy CP 14 sets out that the diversification of existing rural enterprises and the development of new enterprises where a rural location is either environmentally or operationally justified will be supported, provided there are no significant detrimental environmental, landscape, conservation or highway impacts. There are no policies which specifically deal with replacement agricultural buildings.

1.5 Policy DC7 of the Adopted Local Plan (2009) states that development will only be permitted outside of General Employment Areas where either (DC7(b)) it is the expansion of an existing business, there are sustainability advantages to being located in close proximity to the market they serve or, the proposal would be detrimental to local amenity if located within a settlement and DC7(c) the development of the site would not adversely affect the type and volume of traffic generated.

1.6 Policy DC21 further supports the diversification of farm businesses subject to it being complimentary in kind and compatible in scale, with any buildings being appropriate to its setting, the surrounding landscape and any proximate environmental interest.

1.7 From an environmental perspective, the building proposed would not be a-typical of an agricultural use

(including that on the adjoining site) and - with regard to the adjoining site in the same ownership - would not constitute an isolated entity within the countryside. Stringent RSPCA welfare standards govern the operation. Within that, the free range egg method requires a necessary roaming area of 1.0ha for every 2,000 birds within the unit and that area must be within 350m - alongside necessary planting and vegetation within the site to provide the chickens with a natural cover and shade, which must cover a minimum of 5%. These requirements dictate the siting of the building within the curtilage. However, it will be finished in green and set within a landscaped enclosure - thus providing the backdrop to any perspective and screening more distant views. The feed delivery and egg collection vehicles would be the only heavy-vehicle movements generated by the proposal which will use the highway whilst - with regards to those points discussed in greater detail below - the impacts on amenity, ecology and drainage are considered to be capable of control by condition.

1.8 From a social and economic perspective, the proposal would be an expansion of the existing business - including the adjoining site - through a diversification that represents a continuing commitment by the Applicant to complimentary farming operations in the area. It is also highlighted that free range eggs account for over 60% of all eggs sold in the UK and organic free range eggs represent a significant premium sector for which domestic production would engender bio-security advantages - enabling governance and oversight of production and provenance to guarantee their organic authenticity as well as welfare standards. In addition to that supported by its use, the construction of the building will provide further short-term construction employment.

1.9 On that basis, the proposal is considered to be acceptable in principle in accordance with paragraphs 8, 11, 83 and 178 of the NPPF and Policies SS1, CP14, DC7 and DC21 of the Adopted Local Plan (2009).

2.0 Character & Appearance

2.1 Policy DC16 of the Adopted Core Strategy states that all new development should achieve the highest standards of design. The palette of materials for the proposed free range egg unit include juniper green, profiled PVC with grey, powder coated, metal doors. Welfare standards determine the scale of the building and roaming area. The building must provide 1sqm per 9no birds, whilst in order to achieve the required roaming area whilst ensuring that it remains within the 350m limit, the building is necessarily centrally located within the plot.

2.2 Whilst the proposal will not be viewed in conjunction with any other built form, the purpose of a free range egg unit is to allow the chickens to be outside. By consequence, the relative separation of the proposal is considered to be appropriate to support its proposed use, and it is considered that such a proposal would not look out of place within its setting.

2.3 Furthermore, the area of land to be developed would benefit from substantive landscaping which the Applicant has stated within their supporting statements they would be content to be conditioned. Subject to the discharge of those conditions therefore, the proposal is considered to comply with the aims of Policy CP11 and the parameters of Policy DC16 of the Adopted Local Plan (2009).

3.0 Amenity

3.1 With regard to Policy DC1 and any impact on amenity, concerns have been raised regarding the potential for noise and odour pollution to residential properties.

3.2 Environmental Health were duly consulted on the application. However, they raised no objection to the proposal subject to a condition being appended to any grant of consent applying a quantitative noise pollution threshold measurable from the nearest affected property. This is considered to be a reasonable and enforceable safeguard.

3.3 Further conditions were also proposed to regulate rodent and fly control, management of external lighting, odour management and delivery management - the effective discharge of which is considered satisfactory to overcome any potential harm to amenity.

4.0 Access

4.1 The site benefits from an existing means of access from the highway and concrete apron - which is proposed to be extended. As a result of the proposal, the new operation is anticipated to result in HGV activity equivalent to 1no feed lorry per week and 1no egg collection lorry every 3 days - together with an average of 4no daily in/out car movements from employees.

4.2 Subject to conditions securing the widening of the access to a minimum width of 5.5m, with a radii of 10m, the provision of adequate visibility splays (2.4m x 120m) and provisions for surface water drainage, the Highway Authority consider it would be difficult to substantiate a highway objection. A further condition is recommended to prevent HGV activity between 08:00-09:00 and 15:00-16:00 to avoid the congestion associated with school opening and closing times.

5.0 Ecology

5.1 The Natural Environment Team reviewed the proposal and noted that the submitted ecological report highlighted that the pond within the site boundary - together with 3no additional ponds within 250m of the site - are all well connected via a network of hedgerows and scrub and had the potential to be a suitable habitat for Great Crested Newts (GCN), which are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).

5.2 The Applicant has submitted additional information in the form of a combined GCN Survey and Mitigation Method Statement, which states that whilst "terrestrial habitats across the construction area are of moderate ecological value" there is "no reason that great crested newts would be attracted specifically to the central field and are more likely to use the boundary habitats for dispersal, particularly the hedgerows and seasonally wet ditches". It was further noted that "the small earth bund that has colonised with tussocky grassland and scrub in the north west corner of the site near the access also contains a large number of rabbit burrows which could provide refuge habitat, particularly during the winter months".

5.3 In assessing that information, the NE Team have raised no objection to the proposal - subject to conditions securing the proposed mitigation measures.

5.4 The report also highlighted the potential for the site to be used for foraging and commuting bats, nesting birds, reptiles and hedgehogs. However, again no objection was raised subject to the protection of the pond and hedgerows and the adoption of the recommended enhancement measures. These are proposed to be similarly secured by way of condition.

6.0 Drainage

6.1 Both Griston and Caston Parish Council have raised concern over the potential for the development to lead to the discharge of effluents into the water system. The Environment Agency in their response also noted that the site is located above a Principal Aquifer and within Source Protection Zone (SPZ 3).

6.2 The proposal intends for clean surface water from the roof of the building to be collected by conventional guttering and routed away from the building by a system of drains (reducing the potential for disease transmission).

6.3 With regard to the collection and discharge of waste from within the building, a conveyor system direct to an external trailer prevents this from entering into the groundwater system. Waste water from periodic

cleaning of the building, as well as concreted areas around the building is proposed to be directed into an underground holding tank to be removed from the site.

6.3 In respect of droppings deposited across the open land, the Environment Agency have raised no in principle objection, subject to consideration of risks to controlled waters from contamination at the site. The Contaminated Land Officer has similarly raised no objection, whilst Natural England did not consider that the operation would damage or destroy proximate SSSI's.

6.4 On the basis of the above it is considered that any residual concern can be adequately mitigated by a detailed drainage strategy for all elements is proposed to be reserved by condition.

7.0 Conclusions

7.1 The site is considered to be in a sustainable location in accordance with paragraphs 8 and 11 of the NPPF and Policies SS1, CP14, DC7 and DC21 of the Adopted Local Plan (2009).

7.2 Furthermore, the site is considered appropriate to accommodate the proposed building and use in a manner which would meet the expectations of Policies DC1 and DC16 of the Adopted Local Plan (2009).

7.3 In respect of the proposed means of access, ecology and drainage, the proposal is also considered to be acceptable in principle - subject to details and implementation being reserved by way of conditions - and compliant with the expectations of Policies CP4, CP10, DC13.

RECOMMENDATION

Planning Permission

CONDITIONS

- 1 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.
- 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 and samples to be approved**
Prior to the commencement of any works above slab level details, samples of all external materials to be used shall be submitted to and approved in writing by the Local Planning Authority, and this condition shall apply notwithstanding any indication as to these matters which have been given in the current application. 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 commencement 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 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

6 Hardlandscaping - details and completion

Prior to the commencement 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

7 Details of vehicular crossing

Prior to the commencement of the use hereby permitted the vehicular access shall be upgraded / widened to a minimum width of 5.5 metres and provided with radii of 10 metres in accordance with the Norfolk County Council access construction specification Field Type 1 attached for the first 10 metres as measured back from the near channel edge of the adjacent carriageway. 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: In the interest of highway safety and traffic movement.

This condition will require to be discharged

8 Provision of visibility splays - conditioned

Prior to the first occupation of the development hereby permitted a visibility splay measuring 2.4 x 120 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety.

This condition will require to be discharged

9 Access and car park laid out prior to use

Prior to the use of the building hereby approved the access and parking shall be laid out and surfaced to the satisfaction of the Local Planning Authority in consultation with the Highway Authority. Any area so provided shall be maintained and made available permanently for that purpose to the satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Reason for condition:-

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

10 Precise details of surface water disposal

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

Reason for condition:-

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

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

This condition will require to be discharged

11 Surface water from parking areas

Surface water from vehicle hard-standing shall be passed through a petrol/oil interceptor to the satisfaction of the Local Planning Authority before being discharged to any watercourse, surface water sewer or soakaway.

Reason for condition:-

To minimise the possibilities of contamination.

12 chicken/duck sheds - dirty water

Dirty water and run off from the shed should not be allowed to pool or stagnate and should be directed to a sealed drainage system. All liquids entering the drainage system must be collected in a sealed sump and disposed of in accordance with the applicable legislation. No foul sewage or effluent, including run-off from contaminated yards, manure heaps or dirty litter, should be discharged to any surface water drainage system.

Reason for condition:-

In the interests of the amenities of local residents and to avoid possible pollution in accordance with policy DC1 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

13 No loading during unsocial hours

No HGV vehicles shall attend the site between the hours of 08:00 and 09:00, or between the

hours of 15:00 and 16:00 from Monday to Friday

Reason for condition:-

To avoid the congestion associated with school opening and closing times in the interests of highway safety and the amenities of nearby residents

14 Hours of Deliveries

No deliveries shall be made or dispatched from the site, animals/materials loaded or unloaded, refrigerated units run or engines idled outside the following times: 18:00 - 08:00 or at anytime on a Sunday or Bank holiday.

Reason for condition:-

In the interests of the amenities of nearby residents in accordance with policy DC1 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

15 Noise level restriction

The development hereby permitted shall not generate a noise level measured at the boundary of the nearest affected residential property greater than 3 dBA, above the background level between the hours of 07:00 23:00 or 5dBA above the background level between the hours of 23:00 and 07:00. The noise level to be measured as a 60 minute Laeq during day time hours (07.00 23.00) or as a 15 minute Laeq during night time hours (23.00 07.00). The background level to be measured as a 15 minute L90 between the hours of 23.00 07.00 or measured or calculated as a 60 minute L90 between the hours of 23.00 07.00.

All measurements to be taken using the methodology of BS4142: 2014. All measurements to be taken with a sound level meter of IEC 651 Type 1, or BS EN 61672 Class 1, standard (or the equivalent relevant UK adopted standard in force at the time of the measurements) set to measure using a fast time weighted response. This should be calibrated in accordance with the procedure specified in BS 4142: 2014 (or the equivalent relevant UK adopted standard in force at the time of the measurements).

Reason for condition:-

In the interest of the amenities of nearby residents

16 Odour management plan

An odour management plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first population of the units. The odour management plan should identify all odour sources and detail how they are to be managed and monitored to prevent or reduce odours; it should also detail the establishment of a formal system for recording and dealing with complaints from nearby affected residents. The development shall be operated in accordance with the agreed scheme. The scheme shall be made available, together with associated documentation, to the Local Planning Authority in the event of a complaint.

Reason for condition:

In order to protect the amenities of nearby properties

This condition will require to be discharged

17 Non standard environmental restriction

Records should be kept of all fly control activities including monitoring and treatment details. Records should be available for inspection on request from the local authority. Fly numbers should be monitored within the building and the collected manure should be regularly examined for fly larvae during the period it is on site. Any increase in fly numbers should be addressed immediately in line with current best industry practice.

Reason for condition;
In the interest of the amenity of nearby residents.

18 Non standard environmental restriction

Records should be kept of all rodent control activities on the site, including monitoring and treatment details. Records should be available for inspection on request from the local authority. Any increase in rodent numbers should be addressed immediately in line with current best industry practice.

Reason for condition;
In the interest of the amenity of nearby residents.

19 Lighting Pollution

All external lighting should be hooded and angled down and installed and maintained in accordance with the manufacturers design. No other external lighting shall be installed on the site without the prior written approval of the local Planning Authority.

Reason for condition:
In the interest of the amenities of nearby residents.

This condition will require to be discharged

20 Non-standard landscaping condition

An ecological management plan (EMP) shall be submitted to, and approved in writing by the LPA prior to commencement of development. The content of the EMP shall include the following:

- a) Description and evaluation of features to be managed,
- b) Ecological constraints on site that might influence management
- c) Aims and objectives of management
- d) Appropriate management options for achieving aims and objectives including:
 - Mitigation measures outlined in Sections 6.3.3., 6.4.4., 6.6.3, 7.1, 7.2, 7.3, 7.4, 7.5 of the Preliminary Ecological Appraisal report (Eco-check; April 2018) and Section 11 of the Great Crested Newt Survey and Mitigation Method Statement report (Eco-check; July 2018)
 - Enhancement measures outlined in Section 8.1 of the Preliminary Ecological Appraisal report (Eco-check; April 2018) - including a minimum of 2no skylark plots and 1no of each type of bird and bat box as identified - and Section 12 of the Great Crested Newt Survey and Mitigation Method Statement report (Eco-check; July 2018)
- e) Prescriptions for management actions
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- g) Details of the body or organisation responsible for implementation of the plan
- h) On-going monitoring and remedial measures

The EMP shall also include details of the legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer. The plan shall also set out (where the results of monitoring show that conservation aims and objectives of the EMP are not being met) how remedial action will be identified, agreed and implemented so the development still delivers the fully function biodiversity objectives of the originally approved scheme."

Reason for condition:-

To mitigate the impact on the existing biodiversity and enhance the ecological network in accordance with Policy DC 10 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009

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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