

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2019/1408/F	CASE OFFICER	Naomi Minto
LOCATION:	BANHAM Hilltop Cottage Heath Road	APPNTYPE:	Full
APPLICANT:	Oakstone Country Ltd Hilltop Cottage Heath Road	POLICY:	Out Settlemnt Bndry
AGENT:	Oakstone Country Ltd Hilltop Cottage Heath Road	CONS AREA:	N
PROPOSAL:	Change of use from smallholding to leisure, erection of four holiday let eco lodges and a natural swimming pond		
		LB GRADE:	N
		TPO:	N

DEFERRED REASON

Application deferred at August Planning Committee Meeting to enable the applicant to submit additional highway information for consideration, namely an amended Site Layout Plan showing a revised access to address highway safety concerns.

REASON FOR COMMITTEE CONSIDERATION

This application has been called into Committee following consideration at Chairman's Panel.

KEY ISSUES

- Principle of development
- Design and impact on the character and appearance of the area
- Impact upon amenity
- Highway safety
- Ecology
- Trees
- Other matters

DESCRIPTION OF DEVELOPMENT

The application seeks consent for the change of use of the land from a smallholding to leisure facility, comprising four detached two bedroom eco holiday lodges and a natural swimming pool. Materials proposed to be used in the construction of the lodges include eco-concrete footings (virtually cement free), lime stabilised rammed earth walls and floor, engineered wood beam and stabilised compressed earth block ceiling, screed and EPDM roof surface. Access to the site would be via the existing smallholding access to the south, off Heath Road.

SITE AND LOCATION

The application site is located on land previously used as a smallholding to the north of Hilltop Cottage,

Heath Road, Banham. It is located outside of any defined Settlement Boundary. The application site is rectangular in shape and covers an area of approximately 0.72 hectares on relatively level ground. There is a large pond to the west of the site with its own island covered in trees and shrubs and a redundant agricultural barn adjacent to it. Further to the east are the remnants of poly tunnels used in connection with the previous smallholding use and a water borehole.

The site is bordered by trees and established hedgerows. To the north, east and west of the site is open agricultural land, whilst to the south and south east is built development comprising a mixture of residential and commercial uses, along Heath Road.

EIA REQUIRED

No

RELEVANT SITE HISTORY

No relevant site history

POLICY CONSIDERATIONS

The following policies of the Breckland Local Plan, 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

COM01	Design
COM03	Protection of Amenity
EC04	Employment Development Outside General Employment Areas
EC07	Tourism Related Development
ENV02	Biodiversity protection and enhancement
ENV05	Protection and Enhancement of the Landscape
ENV06	Trees, Hedgerows and Development
ENV09	Flood Risk & Surface Water Drainage
GEN02	Promoting High Quality Design
GEN03	Settlement Hierarchy
GEN05	Settlement Boundaries
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
TR01	Sustainable Transport Network
TR02	Transport Requirements

OBLIGATIONS/CIL

Not applicable

CONSULTATIONS

BANHAM P C

No objection - Banham Parish Council is largely in favour, but has concerns about the narrowness of the road, increased traffic and traffic flow. It would also wish for formal passing places to be created.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection, subject to conditions.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

No objection, subject to conditions.

CONTAMINATED LAND OFFICER

No objection, subject to conditions.

HISTORIC ENVIRONMENT SERVICE

No objection - Based on currently available information the proposal will not have any significant impact on the historic environment and we do not wish to make any recommendations for archaeological work.

TREE AND COUNTRYSIDE

No objection.

REPRESENTATIONS

A Site Notice was put up on 28 November and four neighbours were directly consulted. Two letters of representation were received, raising the following main points of concern;

- Highway safety concerns - access poor, inadequate visibility splays, road busy and used as a rat run, overgrown hedges on either side of the road.
- Not an ideal location - eco friendly site proposed in close proximity of an existing industrial site.
- Application details incorrect and misleading.
- Traffic survey carried out in winter does not reflect the nature of the proposal, which would likely be busier during summer months
- Limited demand for this type of facility

ASSESSMENT NOTES

1.0 Principle of development

1.1 This application seeks consent for the change of use of land from a smallholding to a leisure facility, which would include the erection of four number holiday eco lodges and a natural swimming pond. The site is located in the countryside, outside of any defined Settlement Boundary. The principle of development therefore is assessed in accordance with Policy EC 07 of the Breckland Local Plan (adopted November 2019).

1.2 Policy EC 07 states that smaller development proposals involving new tourism related development

should be of a suitable scale and type to protect the character of the townscape and landscape within, which they are situated. All development proposals will be assessed against the extent to which they meet the following criteria;

- *Bring regeneration benefits, particularly through the redevelopment of brownfield land;*
- *Are accessible by sustainable modes of transport or where a proposal is not readily accessible by sustainable modes of transport, it can be demonstrated that the development relies on a specific geographical resource or contributions are made to improve accessibility;*
- *Offer the potential to improve access to rights of way, and / or green infrastructure; and*
- *In the case of proposals in the countryside, demonstrate the need for a rural location for that development.*

1.3 In respect of this application and the first point above relating to brownfield land, it is clear, following a site visit that the land does appear to have been used as a smallholding at some point in the past. The NPPF defines brownfield land as:

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

1.4 The site is therefore not brownfield land and local representations made also indicate that the land was previously used as a smallholding. In addition, the application submission indicates that the smallholding operated for more than three decades growing a variety of crops, including winter flowers, soft fruits and water-cress. In order to facilitate the crop growth several structures were erected, including a large polytunnel (26m x 8m), a fruit cage (15m x 8m), a commercial grade water borehole complete with shed housing and a barn (9.5m x 12.5m), all of which were present on site at the time of the site visit. The site therefore has potential to bring about regeneration benefits through the re-use of land, despite the site not being considered to be brownfield land.

1.5 In terms of the second bullet above, the site is not easily accessible by sustainable modes of transport. Whilst it is only approximately 0.5 miles away from the nearest bus stop on Church Hill, the majority of the route to it from the application site (approximately 0.3 miles) is along a narrow, unlit and unpaved road with a national speed limit of 60mph in place. It is however noted that the applicant has proposed some highway safety measures to mitigate the impact of the proposal. These will be considered further in Section 4 below.

1.6 The proposal does not improve access to rights of way. However, there is an element of natural green infrastructure on site, which the proposal seeks to preserve. In addition, the proposal includes newly landscaped areas for recreational purposes. This green infrastructure would therefore be accessible to paying guests.

1.7 A strong business case has been submitted in support of this application, identifying a market for this type of accommodation. The Site Development Assessment states that the proposed four premium short stay self-catering lodges do not intend to compete with other holiday accommodation in the village, which ranges from camp sites and pods through to B&Bs and hotels. Instead, the applicant aims to attract urban professionals looking for a luxury country break, particularly focused on well-being and with an interest in sustainability and eco-tourism.

1.8 The applicant advises that the need for a rural location is deemed to be essential, in order to offer the unique experience and to promote the key selling points associated with the proposal, including eco-tourism, wellness and relaxation elements. In addition, the applicant states that the outdoor natural swimming pond would also represent a unique leisure proposition and one that would appeal to a fast growing tourist market attracted by eco-tourism and the natural, chemical free swimming environment.

1.9 A supply and need analysis has been carried out to identify the existing self-catering holiday let provision within a 10km radius of the application site. Whilst there is a high supply of existing holiday accommodation in the area, the vast majority differ significantly in style and quality to that proposed in this application. The applicant advises that the supply and need analysis indicates that the proposed development would represent an important addition to the local supply, in respect of the type and quality of the accommodation proposed. The Site Development Assessment also includes a demand analysis, which indicates that demand for wellness breaks will outstrip supply by the end of 2020 (Destination Feel Good - Towards a healthier tourism sector, by the National Coastal Tourism Academy (2016).

1.10 It is accepted that the development is unique in terms of the accommodation and facilities proposed and would therefore provide a style of accommodation that is not widely offered in the District. This is supported by the supply, need and demand analysis, which includes consideration of various research reports on tourism and demonstrates that provision of this type of accommodation is largely lacking in the Breckland area. It is also accepted that the proposal would make use of land that has previously been used as a smallholding and includes, at present, structures on site that were erected to facilitate the smallholding use. However, the site is not considered to be a sustainable location. On balance it is considered that the site does accord with Policy EC 07 (point 4) and does provide an element of green infrastructure. On balance the proposal is broadly in line with Policy EC 07 of the Breckland Local Plan (adopted 2019).

2.0 Design and impact on the character and appearance of the area

2.1 Policy GEN 02 of the Breckland Local Plan (adopted 2019) seeks to ensure high quality design in all development within the District. It sets out a number of key tests that proposals should comply with, including ensuring that development respects and is sensitive to the character of the surrounding area and makes a positive architectural and urban design contribution to its context and location. Policy COM 01 provides further detailed design guidance, including the need for new development to integrate to a high degree of compatibility with the surrounding area.

2.2 The eco lodges and natural pool would be set back out of view from Heath Road and located to the most northern point of the application site, away from the existing industrial estate to the south. The application form indicates that the eco lodges would be constructed from rammed earth to the sides and rear, uncoated, natural sandy clay colour, vertical cedar cladding to the front elevations, clear sealed, natural light brown colour with flint faced plinth all round. The roof would comprise a parapet with reflective chrome trim 25cm deep, concealing solar panels on a flat roof with black EPDM finish. Windows and doors would be glass anodised aluminium frame in an anthracite colour. The lodges would be single storey in nature with a maximum height of 3.95 metres to the top of the parapet. The terrace areas would include an outdoor shower and hot tub and the site would be completely level for wheelchair access.

2.3 The Design and Access Statement indicates that the development will utilise local material, much of it (clay) will be sourced on site. It aims to be an off grid fossil fuel free development that anticipates a post hydrocarbon era. The Council is advised that the proposed lodges are designed to achieve the highest energy efficiency standards (SAP 131A), mitigate carbon at an exceptional rate (133A), exceed the UK Government's Zero Carbon standard, generate a surplus of energy, harvest its own water and manage its own waste, via a sewage treatment plant.

2.4 It is considered that the reduced scale (from six to four lodges), bulk and appearance of the proposed eco holiday lodges and natural pool are compatible with the character of the immediate area. The proposal incorporates sustainable design and durable construction, observing best practice in energy efficiency and climate change mitigation, as required by local planning policy. The application therefore proposes a scheme designed to the highest possible standards, in line with the requirements of Policies GEN 02 and COM 01 of the Breckland Local Plan (adopted).

3.0 Impact upon amenity

3.1 Policy COM 03 of the adopted Breckland Local Plan seeks to protect residential amenity and requires all new development to have regard to amenity considerations. Development will not be permitted where there are unacceptable effects on the amenities of the area.

3.2 The holiday lodges would be sited on land set back to the north of Heath Road, Banham. The application site abuts a small industrial estate to the south east, a dwelling to the south west and open agricultural land to the west, north and east. There are several dwellings that front onto Heath Road in a linear pattern. However, they are separated from the application site by either the presence of a small field or the industrial estate. In addition, given the nature, scale, design and layout of the proposal, it is considered that the relationship of the proposed holiday lodges to nearby dwellings is such that visual dominance, loss of light, overlooking and overshadowing impacts all fall within acceptable parameters.

3.3 In terms of noise and other forms of disturbance, a condition could be included requiring the submission of a noise management plan, which identifies potential noise sources, especially late night noise from customers and provides detail in respect of how they are to be managed and monitored to prevent or reduce noise that may adversely affect nearby neighbours.

3.4 Taking into account the above considerations, the proposal would maintain an acceptable level of residential amenity for neighbouring occupants, consistent with Policy COM 03 of the Breckland Local Plan.

4.0 Highway safety

4.1 Paragraph 108 of the NPPF (2019) states that applications for development should ensure that;

- appropriate opportunities to promote sustainable transport modes can be (or have been) taken up, given the type of development and its location;
- safe and suitable access to the site can be achieved for all users; and,
- any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

4.2 Paragraph 109 of the NPPF (2019) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

4.3 Policies COM 01(m), TR01 and TR02 of the Breckland Local Plan (adopted 2019) states that new development should not compromise highway safety and Policy TR02 seeks to provide sufficient car parking.

4.4 Norfolk County Council Highways initially raised highway safety concerns with this proposal, objecting to

it on the basis that inadequate visibility splays are provided at the junction of the access with the County highway and this would cause danger and inconvenience to users of the adjoining public highway. The application was scheduled to be considered at Planning Committee, on August 3 2020 with a recommendation for refusal, on this basis.

4.5 However, the applicant submitted a revised plan, prior to the Committee Meeting, which showed a revised site access. The Local Planning Authority was asked to consider the revised Layout. In light of the amended plans, the application was deferred to enable a re-consultation to be undertaken.

4.6 The Local Highway Authority has acknowledged that following their earlier objection to the proposal, the applicant has revised the access location further to the east. Whilst visibility to the west has increased to 87 metres this still falls short of the 107 metre interpolated splay informed by the 85 percentile traffic speed. However, by introducing a 2.4 metre parallel visibility band to the east of the proposed access where no obstruction in excess of 1.05 metres above carriageway level will be permitted for a depth of 2.4 metres as measured from the nearside carriageway edge - including the applicants eastern boundary wall - then this will improve visibility for drivers emerging from the adjacent business park. Norfolk County Council Highways state that the benefit of this will outweigh concerns previously raised in respect of the shortfall to the west of the proposed access.

4.7 Furthermore, Highways advised that on the basis of the legal advice concerning the covenant across the frontage of the adjacent property, they are content to withdraw their earlier objection. However, they do recommend conditions and an informative note with any forthcoming planning permission.

4.8 In light of the above considerations, the revised proposal is now considered to have due regard to the requirements of Policies COM 01(m), TR 01 and TR 02 of the Breckland Local Plan (adopted 2019). It is also considered to be compliant, having regard to paragraph 108 of the NPPF (2019).

5.0 Ecology

5.1 Policy ENV 02 of the Breckland Local Plan (adopted) states that all development should demonstrate how net gains for biodiversity are being secured as part of the development, proportionate to the scale of development and potential impacts. This is further reiterated in paragraph 170 of the NPPF, which seeks to ensure that development provides net gains for biodiversity.

5.2 The application is supported by a Preliminary Ecological Appraisal (Greenlight Environmental Consultancy Limited) and a Hedgerow Assessment (Greenlight Environmental Consultancy Ltd, dated 3 June 2020). The Natural Environment Team consider it to address their concerns previously raised. On that basis, no objection has been raised, subject to the inclusion of conditions with any forthcoming planning permission. In light of the above considerations, the application is considered to accord with Policy ENV 02, subject to conditions.

6.0 Trees

6.1 Policy ENV 06 of the Breckland Local Plan states that trees and significant hedge and shrub masses form part of the green infrastructure and should be retained as an integral part of the design of development. The application is supported by a Hedgerow Assessment (Greenlight, dated 3 June 2020). The Tree and Countryside Officer is in agreement with the supplied hedgerow survey in that there are insufficient woody species for the hedge to qualify as being important under the 1997 Regulations. Therefore, no objection has been raised in respect of the removal, as indicated in the application submission. In light of the above considerations, the proposal is considered to accord with Policy ENV 06.

7.0 Other matters

7.1 The Historic Environment Service were consulted as part of the application process and advised that based on information currently available, the proposal will not have any significant impact on the historic environment and on that basis they do not wish to make any recommendations for archaeological work.

7.2 The Contaminated Land Officer also raised no objection to the proposal, providing the development proceeds in line with the application details and subject to conditions to alleviate environmental concerns.

8.0 Conclusion

8.1 In consideration of the overall planning balance of the scheme, the principle of development in this location is considered to be broadly acceptable, acknowledging the uniqueness of the facilities proposed, which would provide a style of accommodation that is not widely offered in the District on land which already has existing structures on it to facilitate the previous use of the site as a smallholding. In addition, it is acknowledged that the application complies with other policy requirements and would not have an adverse impact when considering design, character and appearance, amenity, ecology, tree and highway safety considerations. Accordingly, the application is recommended for approval, subject to conditions.

RECOMMENDATION

Recommended for approval on the following grounds;

CONDITIONS

- 1 Full permission 3 year time limit**
The development hereby permitted shall be begun before the expiration of THREE YEARS from the date of this permission.
Reason for condition:-
To comply with section 91 of the Town & Country Planning Act 1990 (as amended).
- 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, in accordance with Policy COM 01 of the Breckland Local Plan (adopted 2019).
- 3 External materials as approved**
The development hereby permitted shall be constructed using the materials specified on the planning application form and / or submitted drawings.
Reason for condition:-
To enable the Local Planning Authority to ensure the satisfactory appearance of the development, as required by Policies COM 03, GEN 02 and COM 01 of the Breckland Local Plan (adopted 2019).
- 4 Holiday Accommodation**
Notwithstanding Classes C2, C2A, C3 and C4 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), the development hereby approved shall

be restricted as follows:

(a) The use shall be to provide holiday accommodation only and shall not be used as permanent unrestricted accommodation or as a sole or primary place of residence.

(b) No individual(s) Families or Groups shall occupy the holiday accommodation for more than one calendar month consecutively and shall not return within the following calendar month, unless otherwise agreed in writing with the local planning authority.

(c) A register of lettings, occupation and advertising shall be maintained at all times and shall be made available for inspection by the local planning authority within 7 days upon request at any time.

Reason for condition:-

To enable the Local Planning Authority to retain control over the development which has been permitted, in accordance with policy EC 07 of the Breckland Local Plan (adopted 2019) and where the occupation of the development as full-time residential accommodation would be contrary to policy EC 07 of the Breckland Local Plan (adopted 2019).

5 Boundary treatment/screening to be agreed

Prior to first occupation of the development hereby permitted a plan indicating the positions, design, materials and type of boundary treatment / screening to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment / screening shall be completed before the buildings are first occupied.

Development shall be carried out in its entirety in accordance with the approved details.

Reason for condition:-

In the interests of the satisfactory appearance of the development in accordance with policies GEN 02 and COM 01 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

6 Non-standard condition

No Loudspeaker, relay, radio or other audio equipment shall be installed outside of the lodges or on the sun terraces / decking without written approval of the Local Planning Authority. No amplified or non amplified music should be played on the verandas or outside of the tents between the hours of 20:00 and 10:00.

Reason for condition:-

In the interest of the amenities of nearby residents, in accordance with Policy COM 03 of the Breckland Local Plan (adopted 2019).

7 Non-standard condition

A noise management plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first letting. The noise management plan should identify potential noise sources, especially late night noise from customers and detail how they are to be managed and monitored to prevent or reduce noise that may adversely affect nearby neighbours, it should also detail the establishment of a formal system for recording and dealing with any noise related complaints received from neighbours. The development shall be operated in accordance with the agreed scheme. The scheme shall be made available, together with associated documentation, within 7 days upon request at any time by the Local Planning Authority in the event of a complaint.

Reason for condition:-

In order to protect the amenities of nearby properties, in accordance with COM 03 of the Breckland Local Plan (adopted 2019).

8 Non-standard condition

Prior to commencement of the development hereby approved, a waste management

strategy must be submitted to the Local Planning Authority for approval. The strategy shall include proposals for commercial waste removal.

Reason for condition:-

The details are required prior to the commencement of the development in the interests of the amenities of the area and / or local residents in accordance with Policy COM 03 of the Breckland Local Plan (adopted).

9 Prior to the first occupation/use of the development hereby

Prior to the first occupation of the development hereby permitted the vehicular shall be constructed in accordance with a detailed scheme to be first agreed in writing with the Local Planning Authority in accordance with the highways specification TRAD 5 and thereafter retained at the position shown on the approved plan. 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.

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 in accordance with Policies TR 01 and TR 02 of the Breckland Local Plan (adopted 2019).

10 Any access gates/bollard/chain/other means of obstruction

Any access gates/bollard/chain/other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway. Any sidewalls/fences/hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the outside gateposts to the front boundary of the site.

Reason for condition:-

In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened in accordance with Policies TR 01 and TR 02 of the Breckland Local Plan (adopted 2019).

11 Vehicular/pedestrian/cyclist access to and egress from

Vehicular/pedestrian/cyclist access to and egress from the adjoining highway shall be limited to the access shown on Drawing No.1D-004B only. The applicants access to the west of this shall be permanently closed, and the highway verge shall be reinstated in accordance with a detailed scheme to be first agreed in writing by the Local Planning Authority concurrently with the bringing into use of the new access.

Reason for condition:-

In the interests of highway safety in accordance with Policies TR 01 and TR 02 of the Breckland Local Plan (adopted 2019).

12 The gradient of the vehicular access shall not exceed 1:12

The gradient of the vehicular access shall not exceed 1:12 for the first 5 metres into the site as measured from the near channel edge of the adjacent carriageway.

Reason for condition:-

In the interests of the safety of persons using the access and users of the highway in accordance with Policies TR 01 and TR 02 of the Breckland Local Plan (adopted 2019).

13 Notwithstanding the submitted details unless

otherwise agree

Notwithstanding the submitted details unless otherwise first agreed in writing by the Local Planning Authority the proposed private drive shall be maintained in perpetuity at a minimum width of 4.8 metres for its first 10 metres and shall additionally be constructed perpendicular to the highway carriageway for a minimum length of 10 metres as measured from the near edge of the highway carriageway.

Reason for condition:-

In the interests of highway safety and traffic movement in accordance with Policies TR 01 and TR 02 of the Breckland Local Plan (adopted 2019).

14 Prior to the first occupation/use of the development hereby

Prior to the first occupation of the development hereby permitted a visibility splay measuring 2.4 metres x 87 metres shall be provided to the western side of the access where it meets the highway and a 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage to the east of the access including the applicants eastern boundary wall. The 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 for condition:-

In the interests of highway safety in accordance with Policies TR 01 and TR 02 of the Breckland Local Plan (adopted 2019).

15 Prior to the first occupation/use of the development hereby

Prior to the first occupation of the development hereby permitted the proposed access parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and 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 in accordance with Policies TR 01 and TR 02 of the Breckland Local Plan (adopted 2019).

16 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 Section 15 of the National Planning Policy Framework and Policy COM 03(8) of the Breckland Local Plan (adopted 2019).

17 Non-standard condition

Prior to the commencement of any development, a scheme for the provision, ownership and maintenance of the water supply shall be submitted in writing and agreed by the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme. Prior to first let of lodges, the applicant/owner must contact the Environmental Protection Team at Breckland Council to arrange for a risk assessment to be carried out.

Reason for condition:-

Details are required prior to commencement to ensure a satisfactory and wholesome supply of water, in accordance with COM 03 of the Breckland Local Plan (adopted 2019).

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Non-standard condition

The proposed development shall proceed in accordance with the mitigation measures outlined in section 8 of the Preliminary Ecological Appraisal . Prior to the commencement of development, a biodiversity enhancement plan shall be submitted and approved in writing by the local planning authority, detailing the enhancement measures for biodiversity on site to provide net gains for nature in accordance with paragraph 170 of the NPPF. The biodiversity enhancement plan should include numbers and locations of bird boxes, bat boxes and habitat enhancements outlined in principle in section 8 of the Preliminary Ecological Appraisal . The measures shall be carried out strictly in accordance of the approved scheme.

Reason for condition:-

Details are required prior to commencement in accordance with Policy ENV 02 of the Breckland Local Plan (adopted 2019) and paragraph 170 of the NPPF (2019).

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Variation of approved plans

Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.

You or your agent or any person responsible for implementing this permission should inform the Development Control Section immediately of any proposed variation from the approved plans and ask to be advised to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.