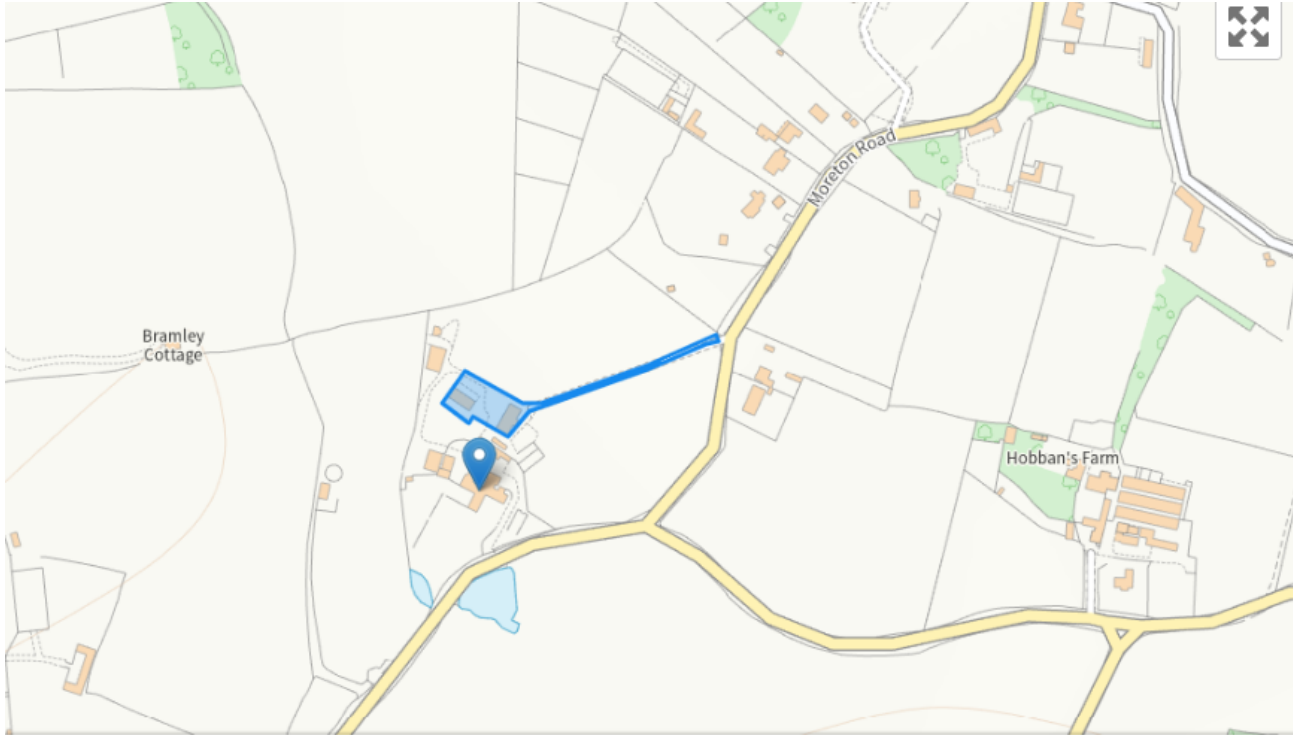




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Application Number:	EPF/2364/19
Site Name:	Site adjacent to Great Notts Moreton Road Bobbingworth CM5 0LU

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OFFICER REPORT

Application Ref: EPF/2364/19
Application Type: Full planning permission
Applicant: Mrs Shirley Bates
Case Officer: Cuma Ahmet
Site Address: Site adjacent to Great Notts
Moreton Road
Bobbingworth
Ongar
CM5 0LU

Proposal: Proposed conversion of an existing barn to form a single detached residential unit, retaining existing access & on-site car parking.

Ward: Moreton and Fyfield
Parish: Moreton, Bobbingworth and the Lavers
View Plans: <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000NyP5>
Recommendation: Approve with Conditions

This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council and an objection has been received from at least one non-Councillor resident material to the planning merits of the proposal. (Pursuant to The Constitution, Part Three: Scheme of Delegation from Full Council).

Description of Site

The application site comprises an existing 2-storey former barn including associated outbuilding to rear with hardstandings, located off Moreton Road in Bobbingworth, Ongar.

The building was erected approximately 20 years ago and together with other outbuildings nearby were comprised within the former agricultural smallholding of Great Notts. 'Great Notts' lies c.26m south-west of the barn which is also c.10m from the shared boundary. The site is accessed independently via a shingle/hardcore driveway off Moreton Road.

The building is located within the Metropolitan Green Belt and no heritage constraints currently apply. The site is however within a consultation zone concerning nearby gas pipeline infrastructure.

Description of Proposal

Planning permission is sought for the conversion of an existing barn into a single residential dwellinghouse, including retention of the associated existing access/driveway and on-site car parking. The large outbuilding to the rear is included within the red line and therefore by default would be retained as an incidental purpose to residential use of the site.

The main body of the barn measures a maximum width of 18.5m, a maximum depth of 8.6m, and eaves height of 5m with a hipped pitched roof with pitch height of 9.7m. The gable-end projection on the east side elevation measures a maximum width of 4.5m, a maximum depth of 2.1m, and eaves height of 5m with a pitch height of 7.8m.

Whilst internal alterations are proposed the overall mass and footprint of the existing building remains unchanged. The materials remain as existing with farmhouse mixed red profiled roof tiles, stock facing bricks and black stained timber weatherboarding to the main elevations.

The east elevation would involve the replacement of the metal shutter door with a feature door and window along with the insertion of 7 additional windows at ground and first floor levels.

The west elevation would see the insertion of a large feature window straddling the ground and first floor with 2 entrances proposed at ground level along with 8 additional windows at ground and first floor levels.

The roof slope of the west elevation would include a dormer window set in from the eaves and below the pitch flanked on either side by two pairs of rooflights as well as a soil vent pipe. The north elevation would have 2 windows at ground level and 2 windows at first floor level with a chimney flue on the roof. The south elevation would remain unchanged.

The applicant has agreed via a S106 Unilateral Undertaking to provide financial contributions towards the Council's strategic EFSAC related air pollution measures.

Relevant Planning & Enforcement History

EPF/0904/18 and PINS REF: APP/J1535/W/19/3220256 - Proposed conversion of existing barn to form a single detached residential unit, retaining existing access and on-site car parking. **Appeal Dismissed on 07/06/2019.**

EPF/0790/07 - Change of use of existing barn to provide a leisure annexe to be used in connection with main house: Refused Planning Permission 24/05/07. **(Dismissed on Appeal 29/02/08).**

EPF/0597/06 - Change of use of existing barn to provide a leisure annexe to be used ancillary to main residence: Refused Planning Permission 17/05/06.

EPF/0438/05 - Change of use from agricultural barn/store to residential occupation. **Refused Planning Permission 29/04/05.**

EPF/1493/99 - Demolition of sheds and replace with two storey barn. **Conditional Planning Permission 24/03/00.**

ENF/0721/11 and PINS REF: APP/J1535/C/13/2207922 – Appeal decision against Enforcement Notice served by the LPA to cease mixed residential and agricultural use of barn. **Terms of notice upheld but varied 22/05/14.**

Development Plan

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan currently comprises the Epping Forest District Council Adopted Local Plan (1998) and Alterations (2006).

Epping Forest Local Plan (1998) and Alterations (2006)

- CP1 – Achieving sustainable development objectives
- CP2 – Protecting the quality of the rural and built environment
- CP9 – Sustainable transport
- GB2A – Development in the Green Belt
- GB7A – Conspicuous development
- GB8A – Change of use or adaptation of buildings
- GB9A – Residential conversions
- DBE1 – Design of new buildings
- DBE2 – Effect on neighbouring properties

DBE4 Design in the Green Belt
DBE5 Design and Layout of New Development
DBE8 – Private amenity space
DBE9 – Loss of amenity
H2A - Previously Developed Land
H4A - Dwelling Mix
H9A - Lifetime Homes
NC1 - SPA's, SAC's and SSSI's LL10 – Provision for landscape retention
LL11 - Landscaping schemes
ST1 - Location of Development
ST2 - Accessibility of Development
ST4 - Road Safety
ST6 - Vehicle Parking
U2B - Flood risk assessment zones
U3B - Sustainable Drainage Systems
RP3 – Water quality
RP4 – Contaminated land
I1A - Planning Obligations
U1 - Infrastructure Adequacy

Epping Forest District Local Plan Submission Version (2017) (LPSV)

Although the LPSV does not currently form part of the statutory development plan for the district, on 14 December 2017 the Council resolved that the LPSV be endorsed as a material consideration to be used in the determination of planning applications.

Paragraph 48 of the NPPF provides that decision-takers may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

The LPSV has been submitted for Independent Examination and hearing sessions were held on various dates from February 2019 to June 2019. On the 2nd August, the appointed inspector provided her interim advice to the Council covering the substantive matters raised at the hearing and the necessary actions required of the Council to enable her to address issues of soundness with the plan without prejudice to her final conclusions.

The following policies in the LPSV are considered to be of relevance to the determination of this application, with significant weight being afforded by officers. They include as follows:

SP1 - Presumption in Favour of Sustainable Development
SP2 - Spatial Development Strategy 2011-2033
SP6 - Green Belt and District Open Land
SP7 - The Natural Environment, Landscape Character and Green and Blue Infrastructure
H1 - Housing Mix and Accommodation Types
T1 - Sustainable Transport Choices
D3 - Utilities
DM1 - Habitat Protection and Improving Biodiversity
DM2 - Epping Forest SAC and the Lee Valley SPA

DM3 - Landscape Character, Ancient Landscapes and Geodiversity
DM4 - Green Belt
DM5 - Green and Blue Infrastructure
DM9 - High quality design
DM10 - Housing design and quality
DM11 - Waste Recycling Facilities on New Development
DM15 - Managing and Reducing Flood Risk
DM16 - Sustainable Drainage Systems
DM18 - On Site Management of Waste Water and Water Supply
DM19 - Sustainable Water Use
DM20 - Low Carbon and Renewable Energy
DM21 - Local Environmental Impacts, Pollution and Land Contamination
DM22 - Air Quality

National Planning Policy Framework (July 2021)

The revised NPPF is a material consideration in determining planning applications. As with its predecessor, the presumption in favour of sustainable development remains at the heart of the NPPF. Paragraph 11 of the NPPF provides that for determining planning applications this means either; (a) approving development proposals that accord with an up-to-date development plan without delay; or (b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making, but policies within the development plan need to be considered and applied in terms of their degree of consistency with the Framework.

Summary of Representations

4 neighbouring residents were consulted. To date 3 objections have been received from the owner/occupiers of Windy Ridge; Ty Gwyn and Highfield. The grounds of objection submitted include:

- Inappropriate development in the Green Belt;
- Change of use to barn should not be allowed to happen as it will set a precedent for more development;
- Access road is used by the Camping and Caravanning Club which causes noise pollution and is a nuisance;
- Land between entrance gate and Moreton Road is not owned by applicant and was previously used as a lay-by for passing traffic; and
- Concerned that area opposite home will become developed as a holiday campsite.

Moreton, Bobbingworth & The Lavers Parish Council – Support on the following grounds that:

- the proposed conversion to residential occupation is made conditional on the continued use of the site as a caravan park and that the barn cannot be sold separately from the business; and
- should the site cease to be used as a caravan park then the barn should revert to agricultural use.

The applicant has indicated that the current application for residential change of use is independent of the management/operation of the adjacent camping/caravan park and therefore must be considered in that context.

EFDC Land Drainage: No objection subject to planning condition to secure details of foul and surface water drainage.

EDFC Land Contamination: No objection subject to planning condition to ensure potential contamination risks to future users are minimised.

Cadent (Gas)/National Grid: No objection.

ECC Highways: No objection.

Natural England: No objection subject to officer's assessment of impacts under relevant regulations.

Main Issues and Considerations

The main issues in the determination of this application are as follows:

1. Principle of residential reuse of the barn in the Metropolitan Green Belt (MGB);
2. Design and appearance;
3. Impact on amenities;
4. Highways and parking;
5. Environmental matters; and
6. Epping Forest Special Area of Conservation (EFSAC)

Principle of residential re-use of barn in the Metropolitan Green Belt

Members will have noted that the barn building has been the subject of an extensive planning (and enforcement) history. In summary, the main issue in this case has always concerned whether the building was used for agricultural purposes and/or whether it had actually been put to alternative uses such residential/office.

Dealing with the facts, the building was granted planning permission in March 2000 as an agricultural barn which was then part of an agricultural small holding at Great Notts. The building and its curtilage has since been split away from Great Notts and the original small holding no longer exists. Despite this, the original permitted use of the barn for agricultural use still applies.

Officers are aware that the applicant also owns and manages the adjacent camping/caravan club to the west of the site including land to the north and east. Concerns from third parties in relation to justifying a residential use in the Green Belt and the potential impacts of this in terms of the current operation of the camping/caravan site on amenities are considered separately. Therefore, the acceptability of the current proposals for residential occupation with workshop/office must be assessed within the remit of current national and local planning policies unless other material considerations indicate otherwise.

The National Planning Policy Framework (NPPF) sets out under paragraph 150 that certain forms of development are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- a) mineral extraction;*
- b) engineering operations;*
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;*
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and*
- f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.*

Similar (if not the same) provisions to the NPPF are set out under Policy DM4 (part D, iv) of the Submission Version Local Plan (2017) and under Adopted Local Plan Policies GB8A and GB9A.

In addition to the above, the application proposes alterations to the building to facilitate the re-use of the building for residential occupation. Paragraph 149 part c of the NPPF (and similarly Policies GBC8A and GBC9A of the adopted local plan and Policy DM4 part C, iii of the SVLP 2017) state that extension or alteration of a building, provided that it does not result in disproportionate additions over and above the size of the original building, would not constitute inappropriate development.

In both instances, officers are satisfied that the proposals would represent the re-use of a permanent and substantial building and that the alterations proposed to the building as part of its conversion would not result in disproportionate additions to it. Therefore, in accordance with the provisions of paragraph 149 of the NPPF and both adopted and Submission Version Local Plans, the last issue to consider is whether the proposed re-use of the building would preserve the Green Belt's openness.

In this regard, the proposed re-use of the building would not generate a noticeable or significant increase in traffic movements or parked vehicles such that openness would be compromised. It is also reasonable to assume that the building, used in its current agricultural capacity, would generate vehicle movements and lead to the parking of vehicles on the site. On this basis, officers are satisfied that the proposal would preserve the Green Belt's openness and would not conflict with the purposes of including land within it. For the above reasons, the proposal would not be inappropriate development in the Green Belt and it would accord with national and adopted and emerging local plan policies as mentioned.

The conclusion reached by officers is consistent with the Planning Inspectors' opinion on the dismissed appeal under EPF/0904/18 (see planning history above) where it was similarly considered that the reuse of the barn including alterations would be eligible under paragraphs 149 and 150 of the NPPF provisions as well as both adopted and emerging Local Plan Policies.

The Parish Council's initial support is predicated on restricting the residential use of the building to the operation of the adjacent camping/caravan use including a further provisos that ensure it cannot be sold independently of that use. Officers consider that there are no technical, legal or planning policy basis to justify these requirements. Any future use of this particular site for activities associated to the continued operation of the camping/caravanning use (beyond the ancillary office as proposed) would need separate planning permission.

On the basis of the above considerations, it is considered that the proposed change of use to residential use is not inappropriate development and will not have a materially greater impact on the Green Belt in physical terms and therefore complies in principle with Polices CP1, CP2, GB8A, GB9A of the Adopted Local Plan and Alterations (2006); Policy DM4 of the Submission Version Local Plan (2017) and Green Belt aims and objectives as prescribed in the NPPF.

Design and appearance

Policies DBE4 and DBE8 of the Adopted Local Plan (2006) including Submission Version Local Plan Policies DM9 and DM10 seeks to ensure that new development is satisfactorily located; is of a high standard of design and layout; and be compatible with the character of the surrounding area, and would not prejudice the environment of occupiers of adjoining properties.

The proposed conversion would retain the existing built footprint and would see no increase in height. The elevational design, comprising new windows and doors including a feature dormer opening (west elevation) are compatible and in keeping with the existing agricultural style and therefore acceptable.

The proposed internal layout and design complies with national space standards. There is sufficient space within the site to accommodate private amenity albeit this has not been shown. Should planning

permission be granted, a planning condition should be included to secure details of the layout and landscaping of private amenity.

Overall, the proposals comply with the aims and objectives of Policies DBE4 and DBE8 of the Adopted Local Plan and Alterations (2006) including Policies DM9 and DM10 of the Submission Version Local Plan (2017).

Impact on amenities

Given the location and position of the barn building, it is unlikely that a loss of privacy through overlooking to surrounding (existing) residential properties would occur.

Officers have noted the concerns submitted in respect of potential noise and disturbance from the use of the proposed access by camping/caravan visitors. However, there is no evidence that this is and/or has occurred recently and it is equally important to note that the camping/caravan club has an existing independent access from the application site (also from Moreton Road) to the south. Notwithstanding, should Members be minded to grant planning permission, a planning condition has been recommended to restrict use of the proposed access in connection to the residential occupation of the property only.

Overall, the impact of the proposals on the amenities of the adjoining occupiers is considered acceptable and therefore comply with Policy DBE9 of the Adopted Local Plan and Alterations (2006) including Policy DM9 of the Submission Version Local Plan (2017).

Highways and parking

Essex County Council Highways (the Highway Authority) has raised no objections in respect to the potential impacts of the proposals on Moreton Road.

The current existing access and driveway including associated parking area indicated are of sufficient size and design to cater for the needs of the proposed residential use. Details of surfacing materials and turning areas are recommended to be secured by planning condition to ensure an enhanced appearance that is in keeping with the character of the location can be achieved.

Accordingly, the impact of the proposals on the existing single vehicle access are acceptable and therefore comply with Policies ST2, ST4 and ST6 of the Adopted Local Plan and Alterations (2006) and Policy T1 of the Submission Version Local Plan (2017).

Environmental matters

The Council's Contaminated Land Officer has advised that given that the land has been associated with a former farm use, there is potential for contamination to be present onsite which may be a risk to human health. It has therefore recommended that a planning condition is included to ensure any risk can be minimised.

The proposal is in close proximity to a High-Pressure Gas Pipeline. National Grid (Cadent Gas) has raised no objection to the proposal provided that works are carried out in strict adherence to their standard guidelines. This standard guidance can be included as an informative to any planning permission that may be given.

With regard to potential flood risk, the site lies within an Epping Forest Assessment Zone and therefore would require that any works within 8 metres of an open/piped watercourse obtains Land Drainage consent from the Council. This matter can be secured by an informative. The Land Drainage team has also advised that the proposed use of a septic tank to treat/discharge foul sewage into watercourses is no longer acceptable and therefore requires further alternative details for agreement before occupation commences. In addition, the team would also require to see details of the applicant's sustainable

drainage method for written agreement. Both matters can be appropriately addressed via planning condition.

Overall, the impact of the proposals in terms of contamination, flood and strategic gas infrastructure risks are acceptable and therefore would comply with Policies U2B and U3B of the Adopted Local Plan and Alterations (2006) and Policies DM15, DM16 and DM21 of the Submission Version Local Plan (2017).

Epping Forest Special Area of Conservation (EFSAC)

The site lies outside of the 6.2 km Zone of Influence as identified in the Interim Approach to Managing Recreational Pressure on the Epping Forest Special Area of Conservation' (the Interim Approach) adopted by the Council on 18 October 2018 as a material consideration in the determination of planning applications. Consequently, the development will not result in a likely significant effect on the integrity of the EFSAC as a result of recreational pressures.

The development has the potential to result in a net increase in traffic using roads through the EFSAC. Therefore, the proposal has the potential to result in a likely significant effect on the integrity of the EFSAC as a result of atmospheric pollution. Consequently, the application proposal would result in a likely significant effect on the integrity of the EFSAC in relation to atmospheric pollution Pathways of Impact.

Having undertaken this first stage screening assessment and reached this conclusion there is a requirement to undertake an 'Appropriate Assessment' of the application proposal in relation to the atmospheric pollution Pathways of Impact.

Appropriate Assessment - Atmospheric Pollution

The application proposal has the potential to result in a net increase in traffic using roads through the EFSAC. However, the Council, through the development of an Interim Air Pollution Mitigation Strategy (IAPMS), has provided a strategic, district wide approach to mitigating air quality impacts on the EFSAC through the imposition of planning conditions and securing of financial contributions for the implementation of strategic mitigation measures and monitoring activities. Consequently, this application can be assessed within the context of the IAPMS.

The applicant has agreed to make a financial contribution in accordance with the IAPMS. In addition the application will be subject to planning conditions to secure measures including electric car charging infrastructure and home working. Officers are therefore satisfied that, subject to the Section 106 planning obligation (secured) and the imposition of relevant planning conditions as set out above, the application proposal would not have an adverse effect on the integrity of the EFSAC and therefore complies with Policy NC1 of the Adopted Local Plan (2006) and Policy DM2 and DM22 of the emerging SVLP (2017).

Conclusion

In conclusion the proposal would not constitute inappropriate development that is harmful to the Green Belt and therefore is acceptable. The conversion/alterations would enable a high standard of residential accommodation to be secured with adequate private amenity for its future occupiers. The proposed development will not cause harm to existing neighbouring amenities or highway safety. Accordingly, it is recommended that planning permission is granted subject to planning conditions and the completed Section 106 Agreement which secures developer contributions towards the continued monitoring and implementation of air pollution mitigation measures in respect of the Epping Forest SAC.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

Planning Application Case Officer: Cuma Ahmet

Or if no direct contact can be made please email:
contactplanning@eppingforestdc.gov.uk

Conditions: (12)

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans:

18/31008/101
18/31008/102
18/31008/104
18/31008/006
18/31008/007A
18/31008/008A

Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building [or those specified on the approved plans, or those specified in the submitted application form].

Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with policy DBE10 [or DBE1 if structure is not a residential extension] of the adopted Local Plan 1998 & 2006, and Policy DM9 of the Local Plan Submission Version 2017, and the NPPF.

- 4 Prior to any above ground works, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall be submitted to and approved in writing by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the building or completion of the development, whichever is the sooner. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs

and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 so as to ensure that the details of the development of the landscaping are complementary, and to ensure a satisfactory appearance to the development, in accordance with policies CP2 and LL11 of the adopted Local Plan and Alterations 1998 & 2006, policies DM3 and DM5 of the Local Plan Submission Version 2017, and the NPPF.

- 5 Prior to first occupation of the development hereby permitted a plan indicating the position, design, materials and type of boundary treatment to be erected, shall have been submitted to an approved by the Local Planning Authority. The approved boundary treatment shall be implemented prior to the occupation of the development and thereafter permanently retained.

Reason: To ensure the safe movement of vehicles between the highway and off-street parking areas and to ensure a satisfactory appearance of the development, in accordance with Policies ST4 & DBE1 of the adopted Local Plan and Alterations 1998 & 2006, Policies T1 & DM9 of the Local Plan Submission Version 2017, and the NPPF.

- 6 A) No work on any phase of the development (with the exception of demolition works where this is for the reason of making areas of the site available for site investigation), shall commence until an assessment of the risks posed by any contamination within that phase shall have been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of Potentially Contaminated Sites - Code of Practice and the Environment Agency's Guidelines for the Land Contamination: Risk Management (LCRM 2020) (or equivalent if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The development shall only be carried out in accordance with the approved details unless the Local Planning Authority gives its written consent to any variation. The assessment shall include: (1) A survey of the extent, scale and nature of contamination and (2) An assessment of the potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland, service lines and pipes; adjoining land; groundwater and surface waters; ecological systems; and archaeological sites and ancient monuments.

B) If following the risk assessment unacceptable risks are identified from land affected by contamination in that phase, no work on any phase of the development shall take place, until a detailed land remediation scheme has been completed. The scheme will be submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. (The remediation scheme shall be sufficiently detailed

and thorough to ensure that after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990). The development shall only be carried out in accordance with the approved scheme. Following the completion of the remediation works and prior to the first occupation of the development, a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority.

Reason: 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 in accordance with policy RP4 of the adopted Local Plan 1998 & 2006, and policy DM21 of the Local Plan Submission Version 2017, and the NPPF.

- 7 Prior to any above groundworks, details and location of the parking spaces (including garages) equipped with active Electric Vehicle Charging Point(s) shall have been submitted to and approved in writing with the Local Planning Authority (LPA), unless otherwise agreed in writing with the LPA. The installation of EVCP shall be completed in accordance with the approved details and made operational prior to first occupation. The details must include details as follows:

- Location of active charging infrastructure; and
- Specification of charging equipment to be used.

Reason: To ensure the development contributes to supporting the Council towards a low carbon future and the wider aims and objectives for reducing car-led air pollution in regard to the EFSAC, in accordance with policy CP1 of the adopted Local Plan 1998 & 2006, Policies T1 & DM22 of the Local Plan Submission Version 2017, and the NPPF.

- 8 Prior to preliminary ground works taking place, details of foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and shall be provided on site prior to the first occupation and shall be retained for the lifetime of the development.

Reason: To ensure satisfactory provision and disposal of surface water in the interests of Land Drainage, in accordance with policy RP3 of the adopted Local Plan and Alterations 1998 & 2006, policies DM16 and DM18 of the Local Plan Submission Version 2017, and the NPPF.

- 9 Prior to any above groundworks, a strategy to facilitate super-fast broadband for future occupants of the site shall have been submitted to and approved in writing by the Local Planning Authority (LPA). The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the LPA that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy.

Reason: To ensure the development contributes to supporting improved digital connectivity throughout the District and supports the wider aims and objectives for reducing car-led air pollution, improving the health and wellbeing of residents and visitors including the EFSAC, in accordance with policy CP1 of the adopted Local Plan 1998 & 2006, Policies D5, DM2, DM9, DM10 & DM22 of the Local Plan Submission Version 2017, and the NPPF.

- 10 The driveway access shall be used for purposes connected to the occupation of the residential use of the site and for no other purpose.

Reason: To ensure the use of the vehicle access is connected to the residential occupation of the development and for no other purpose and/or associated uses.

- 11 Prior to any above groundworks of the development hereby permitted, details of provision for adequate storage for waste and recycling for the residential units hereby permitted shall be submitted to and approved by the Local Planning Authority. The measures as agreed shall be complete and available for use prior to first occupation of the residential units and thereafter maintained in accordance with the agreed details.

Reason: To ensure adequate provision is made in a suitable location in accordance with Policy DBE3 of the adopted Local Plan 1998 & 2006, Policy DM11 of the Local Plan Submission Version 2017, and the NPPF.

- 12 Prior to occupation of development, the applicant shall provide details of private garden amenity provision within the site including any landscaping thereof for the written agreement of the Local Planning Authority. The details approved shall be implemented before first occupation and maintained for the life of the development.

Reason: To ensure suitable private garden amenity can be provided for its future occupiers in accordance with Policies DBE4 and DBE8 of the Adopted Local Plan and Alterations (2006) and Policies DM9 and DM10 of the Submission Version Local Plan (2017).

Informatives: (4)

- 13 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 14 Note: Under the Land Drainage Byelaws of this Council, Land Drainage Consent is also required before any work commences. Please contact the Land Drainage team on 01992 564000 for application forms. The grant of planning permission does not imply the automatic grant of Land Drainage Consent.
- 15 This permission is also subject to conditions and/or covenants of an accompanying Section 106 Agreement.

- 16 The applicant is advised to note the advice provided by National Grid in relation to the presence of a nearby high pressure gas pipeline. Should the applicant be unsure of the impacts its development may have on the abovementioned infrastructure, you should contact National Grid in the first instance before any works are carried out and/or continued.