

REPORT OUTLINE FOR AREA PLANNING COMMITTEES**Report No.**

Date of Meeting	12 July 2017
Application Number	17/04117/FUL
Site Address	Upper Studley Farm, Swindon Road, Royal Wootton Bassett, Swindon, Wiltshire, SN4 8ET
Proposal	Proposed Crematorium with Access Road, Car Parking, Garden of Remembrance, Landscaping, Ecological Enhancement, Sustainable Drainage System and Associated Works
Applicant	Crematoria Management Ltd
Town/Parish Council	LYDIARD TREGOZ
Electoral Division	WOOTTON BASSETT EAST – Cllr Mollie Groom
Grid Ref	410114 182432
Type of application	Full Planning
Case Officer	Chris Marsh

Reason for the application being considered by Committee

The application is reported to Committee due to the relationship of a Unitary Councillor – Cllr Alison Bucknell – to a director at the applicant's company, as objections have been received.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved, subject to conditions.

2. Report Summary

The pertinent considerations in the consideration of the application are as follows:

- Principle of development;
- Transport/highways impacts of the development;
- Visual/landscape impacts of the development;
- Ecological impacts of the development;
- Impact on heritage assets;
- Other material considerations

The application has attracted two letters of objection originating from the same household, five letters of support and three neutral comments/recommendations on various issues. Lydiard Tregoz Parish Council is supportive of the proposals.

3. Site Description

The application relates to an area of 8.6ha comprising agricultural land situated a short distance southwest of the M4 Junction 16 at Spittleborough, western Swindon. The land is currently configured as a mixture of copse woodland and open agricultural meadow, which it is understood is now owned separately from the historic farmstead at Upper Studley Farm, to the West, part of which is Grade II-listed. Access is obtained via the historic agricultural access at its eastern side, adjoining the A3102, also the route of public right of way LTRE5. The initial section of access has recently been upgraded on account of the improvement works at J16, with final surfacing on the section adjoining the highway yet to be completed. The site is located in undesignated open countryside and lies immediately eastward of the medium-sized solar park at Spittleborough Farm.

In terms of topography, the site is relatively level, sloping only slightly southward away from the main Swindon Road. The northern site boundary is heavily screened through the copse planting and a row of lime trees adjacent to the highway, while the eastern, southern and western boundaries of the main enclosure feature mature native hedgerow interspersed with trees. The site also extends to include part of the field immediately southward, accessed via a field gate breakthrough and from which the original farm complex to the East can be seen clearly. It also includes the north-western part of the copse and interspersed meadow, which form part of the wider ecological site around the pond abutting the western site boundary.

4. Planning History

N/91/01121/FUL	ALTERATIONS TO EXISTING ACCESS
N/88/00083/OUT	OUTLINE APPLICATION FOR SELF SERVICE PETROL FILLING STATION WITH DERV FACILITIES AND CAR WASH AND INSTALLATION OF SEPTIC TANK
14/02508/FUL	Construction of a 10.75HA Solar Park, to include the installation of solar panels to generate electricity with transformer housings, security fencing and cameras, landscaping and other associated works.
15/05835/VAR	Variation of Condition 2 of 14/02508/FUL Construction of 10.75HA Solar Park.
16/04465/SCR	Request for Environmental Impact Assessment relating to M4 Junction 16 Alterations
16/07120/HRN	3 Sections of Hedgerow Removal to Facilitate the Enlargement of M4 J16 Embankment
16/08698/VAR	Variation of Condition 2 of 14/02508/FUL Construction of 10.75 HA Solar Park Relating to Approved Plans
17/03930/SCR	Request for Screening Opinion for the Proposed Development of a Proposed Crematorium with Access Road, Car Parking, Garden of Remembrance, Landscaping, Ecological Enhancement, Sustainable Drainage System and Associated Works

5. The Proposal

The proposal comprises the change of use of the whole site and operational development to create a new crematorium with associated access, parking and landscaping. What appears to be an historic access point – now a layby – at around the midpoint of the site's boundary with the Swindon Road is to be reinstated with the

removal of trees and fencing to create a new access accommodating all non-emergency traffic. A single driveway is to be created through the existing areas of copse and meadow, for the loss of which compensatory planting is to be undertaken further West, leading to the facility itself, which is to be sited in the southwest corner of the main field.

The crematorium building is to provide all practical, public and service facilities under a single roof, comprising a main chapel, waiting areas, WCs, reception, office, staff facilities and cremation facilities. The building is to be of generous single-storey proportions and faced in a mixture of brick, stone and render beneath a steep, double-pitched composite slate roof. The external circulation areas include a covered porch area and have been configured to maintain a steady flow of pedestrians through the facility to prevent doubling back and meeting other parties. Situated to the North is a car park area providing 76 parking spaces, with a further six staff spaces to the rear.

The remainder of the site is to be landscaped mainly using 'soft' planted details to create a series of spacious enclosures associated with the use of the facility. These are to include a large garden of remembrance with loose-surfaced footway, a memorial orchard and an ash-scattering lawn, together with peripheral and incidental areas of amenity planting. The eastern edge of the site with the existing agricultural access is to be planted up with native species to provide, eventually, a robust screen. The existing breakthrough to the field to the South is to remain in situ, with a volume of material extracted to create an attenuation pond served by the existing field system and additional French drains to provide storage in extreme weather events.

6. Local Planning Policy

Adopted Wiltshire Core Strategy:

Core Policy 1 (Settlement strategy);
Core Policy 2 (Delivery strategy);
Core Policy 50 (Biodiversity and geodiversity);
Core Policy 51 (Landscape);
Core Policy 52 (Green infrastructure);
Core Policy 57 (Ensuring high quality design and place shaping);
Core Policy 60 (Sustainable transport);
Core Policy 61 (Transport and new development);
Core Policy 64 (Demand management);
Core Policy 67 (Flood risk)

North Wiltshire Local Plan 2011

Saved Policy NE14 (Trees, site features and the control of new development);
Saved Policy NE18 (Noise and pollution)

7. Summary of consultation responses

Lydiard Tregoz Parish Council – support
Highways – no objection, subject to conditions
Landscape – no objection, subject to final landscaping detail
Trees – no objection, subject to conditions
Public Protection – no objection, subject to conditions
Drainage – no objection
Ecology – final comments to be confirmed

Archaeology – no comment

Environment Agency – no objection, subject to conditions

Highways England – no objection, subject to conditions

8. Publicity

The application was advertised by site notice, press advert and neighbour notification letter.

Five letters of support were received, raising the following points:

- Proposals meet an acute local need, reducing waiting and travel times for funerals;
- Support but ask that a left-turn only arrangement is adopted; and
- Support, provided suitable measures are taken to control emissions.

Two letters of objection were received, raising the following points:

- Based on previous experience, facility will give rise to unacceptable odours; and
- Access is too close to the Spittleborough roundabout and Spittleborough solar farm access junction, increasing risk of collision.

Three general comments were received, raising the following points:

- No objection in principle but could consideration be given to risk of accidents on A3102 with additional traffic and the prospect of pedestrian/cycle crossing;
- Welcome the provision of new footway links and pedestrian refuge

9. Planning Considerations

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of development

The site is located in open countryside, close to a main motorway junction but some 1.2km outside of the nearest identified settlement at Royal Wootton Bassett. Core Policy 1 identifies the settlement as a 'market town' capable of delivering significant levels of growth, whose framework boundary continues to provide a firm urban edge on its eastern side – perhaps understandably given the potential for coalescence with nearby Swindon. Although only around 400m from the industrial, business and service units around the motorway junction, the site is a similar 1km+ distance from the urban fabric of the larger settlement of Swindon.

Core Policy 2 states that "*Other than in circumstances as permitted by other policies within this plan, identified in paragraph 4.25, development will not be permitted outside the limits of development, as defined on the policies map.*" This is relevant inasmuch as it clearly relates to all 'development', regardless of any explicit mention of or exhaustive list that may refer to individual uses, as is the case with crematoria in the development

plan. This is entirely reasonable, as it is a fair expectation to control rarer sui generis uses without resort to tedious lists in what should be a user-friendly policy document. The salient point is that the development plan is not silent, absent or out-of-date in respect of the principle of development for the facility currently proposed. Core Policies 1 and 2 indicate that the development conflicts with the development plan in principle.

Transport/highways impacts of the development

The proposed layout depends upon re-opening what appears to be an historic field access directly onto the Swindon Road, following earlier advice against utilising the existing farm access partially due to the potential for conflict. The submitted details indicate a right-turn 'ghost' lane enabling vehicles approaching from the West to wait to turn without causing an obstruction. Given the type, level and timing of traffic projected, this is considered appropriate by the Council's Highways Officer, who is satisfied that the specification of the access meets the required standards in terms of visibility and manoeuvrability and will not result in any detrimental conflict with the upgraded motorway junction nearby. The access route also makes adequate provision for 'stacking' of vehicles waiting to leave the site without obstructing incoming vehicles or parking areas, the latter of which are agreed to meet an appropriate standard of provision. A Construction Method Statement will address transitional access and parking arrangements, and may need to be informed by ecological constraints.

Highways England further makes a recommendation that the hours of operation for the facility are limited in order to avoid conflict with existing highway use at peak traffic hours. Notwithstanding that the supporting documentation suggests that 95% of services take place between these periods in any case this alone is not a sound basis for imposing such a condition, not least because 5% of services do not. To a large extent, it is anticipated that this would be a self-regulating exercise; those organising or attending services are unlikely to take the risk of traffic delays as a matter of preference, while it is considered that the limited level of such services elsewhere suggests a minimal impact overall on the highway network. For instance, 'off-peak' services are more likely to take place where the deceased is ward of the local authority, such that attendance would be minimal in any case.

Visual/landscape impacts of the development

Despite its location in the open countryside, due to its topography and degree of enclosure from cultivated planting the application site remains largely screened from the surrounding countryside, with the only limited long-range views available from within the site those of the highest points of the raised land of the North Wessex Downs AONB, some 3km to the South/southeast. Consequently, the visual impacts of the development will be significant within their own enclosure but of little to no effect in a wider landscape context. The proposed access way will open limited views from the Swindon Road into what is currently a dense band of copse planting however the alignment of the proposed driveway will serve to prevent direct views through into open land or to the building itself. On this basis, and mindful of the neighbouring land use as an energy facility, it is considered that direct views of the site will not result in any adverse or urbanising effect on the surrounding area, maintaining the apparent degree of separation between J16 and the eastern edge of Royal Wootton Bassett.

The Council's Landscape Office considers the proposals to represent an appropriate form in principle, avoiding significant encroachment on the rural buffer between settlements and protecting in general the mixed meadow/woodland character of the site as existing. The Officer is satisfied that the proposals will not cause undue harm to short and medium-range views, particularly those of the experiential links provided by nearby

rights of way, although some limited landscaping enhancements are recommended which may be secured by appropriately-worded conditions. It is also noted that an earlier concern relating to the potential for conflict in sharing access with the farmstead has been resolved with the highways/landscaping solution now proposed. In considering the proposals against the relevant Landscape Character Assessment, submitted and agreed Landscape and Visual Impact Assessment (LVIA) and in the context of the Great Western Community Forest area it is considered that the proposals will conserve the features, character and appearance of the landscape, consistent with Core Policy 51.

The proposals will make a meaningful contribution to the Green Infrastructure network in this part of Wiltshire, particularly due to the site's interaction with nearby public rights of way providing a meaningful public link to open countryside and the railway cutting to the South. Whilst the facility is not listed amongst the (not exhaustive) list of potential sources of GI at Core Policy 52, that list does include church yards and cemeteries. Whilst there is some functional similarity with the garden of remembrance, etc, in this instance, it is the quantum of buildings relative to landscaped, publicly-accessible recreational open space that is more pertinent in this case. Although not decisive in respect of establishing the principle of development, and notwithstanding the earlier conclusions in that regard, the enhancement of GI elicits some support for the proposals from CP52, weighing in favour of granting permission.

The design of the crematorium building itself is to an extent a standardised form dictated by its functional requirements and experience of what works well in practice and so conforms to a type. The element of the building containing the chapel is given the highest status through the use of quality materials such as natural stone, whilst the subsidiary, more 'functional' elements are given a subordinate brick finish with additional quoin detailing and render to the rear chimney. Due to the procedural nature of services, the building is designed to relate clearly to its surrounding landscaping, providing navigable routes that disperse into a more informal arrangement of spaces within the grounds. Measures are included to minimise the dominance of hard landscaping – in particular the car parking areas – although these will read as less sympathetic in context. Overall, however, it is considered that the scale, form, design and materials of the built component of the development achieves the high standard of design required

Ecological impacts of the development

The scheme makes provision for general ecological enhancement measures in addition to the licensed works currently under the direction of Natural England at the northwest corner of the site. Although this feature is likely to have some peripheral benefits, as these are difficult to accurately predict and as the item is first and foremost a functional utility, the attenuation pond is not included within the suite of measures proposed in this regard. However, the act of taking the land out of agricultural rotation is likely to have a marginal beneficial effect that is not entirely negated by the limited built development currently proposed, and this is a relevant factor.

Having briefly reviewed the submitted information, including the measures currently proposed in respect of newt species under the supervision of Natural England, the County Ecologist is broadly supportive of the proposals, finding that the range of precautionary and mitigation measures promoted by the supporting documentation represent an appropriate reflection of the extensive habitat potential of the site. Due to unforeseen circumstances, however, final comments and any additional recommended conditions will be reported shortly.

Impact on heritage assets

Upper Studley Farmhouse is Grade II-listed and is identified in the list description as significant owing to its early-C17th origins and architectural detailing, much of which originates from subsequent phases of alteration and extension. The rather neglected and dilapidated state of the asset and its immediate surrounding is not material, in this respect. The asset's significance is adequately described and addressed in the submission, in accordance with Paragraph 128 of the NPPF, and the degree and nature of impact arising as a result of the development has been considered. In this instance, the farmhouse sits within a clearly identifiable traditional yard, notwithstanding the introduction of modern barns, and is read in this context rather than as part of any particular defined landscape. This will remain unchanged, as will the reliance upon a dedicated vehicular access on the route of LTRE5 at the eastern boundary of the application site. This is considered an appropriate arrangement, as it will maintain for the most part the simple access, keeping the more carefully maintained access to the crematorium entirely separate. By conserving the asset in this manner, the proposals are compliant with Core Policy 58 and Paragraph 131 of the NPPF, which therefore have a neutral weighting in the balance of considerations.

S66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 requires that decision-makers pay special regard to the desirability of preserving listed buildings, their settings and any features of significance in determining planning applications. In this instance, the impacts upon the listed farmhouse will be minimal and not derived from any changes to land or buildings that make any particular contribution to the significance of the asset. Already the main volume of the site is visually separated from the historic farm complex, whilst the associated part of the field used to provide the attenuation pond will maintain its open character, resulting in no significant change to the asset's setting.

Other material considerations

In terms of the impact of the development on public health and amenity, it is noted that concerns have been raised from prior experience of crematoria where ash and odour emissions have caused discomfort. However it is likely that these facilities date back some time while the proposed is a modern facility incorporating technical filtration measures to mitigate these effects. The facility is bound by the 1902 statute restricting the separation distance from any residential occupiers in any case however the powers of the Environmental Protection Act 1990 guard against any unexpected nuisance arising in either respect and afford separate powers of enforcement. The Council's Public Protection Officer raises no objection subject to appropriate measures to ensure that considerate practices are employed in the course of construction.

The proposals have also been reviewed by the Council's Drainage Engineer, who has observed that the introduction of a managed surface water drainage system in relation to the relatively low proportion of built development represents a marginal improvement upon the current situation, in particular the green field discharge rate from the site into the open watercourse on the northern side of the railway cutting. The Engineer has raised a minor concern in relation to the likely high proportion of planted landscaping selected for appearance rather than resilience therefore potentially dropping leaves and petals with the potential to block drains. However, it is considered that the recommended Landscaping Scheme, to be secured by condition, would ensure the authority retains oversight on this point, enabling any immediate and/or obvious risks in this regard to be mitigated as appropriate. It is therefore considered that the proposals are acceptable in drainage terms and comply with Core Policy 67.

Supporting the application submission is a comprehensive Crematorium Needs Report indicating an immediate shortfall in provision within the reasonable catchment area for the facility proposed. This has been reviewed in the course of considering the application and its findings agreed, both in terms of the identified demand and the capacity of the scheme to alleviate pressure in this regard. This acute need is a material factor weighing in favour of the application, as is the ability of the development to reduce average wait and journey times at other crematoria in the region, and both must be considered in the balance alongside relevant planning policies and other material factors in this instance.

The affected land is identified as undifferentiated agricultural Grade 3, which is further broken down into Grade 3a and 3b, the former being at the lower end of Best and Most Versatile (BMV) for planning purposes. Paragraph 112 of the NPPF requires that the 'economic and other benefits' of BMV land are considered in decision-making. In this instance, even taking a precautionary approach and assuming that the land is at least in part Grade 3a, as identified above there is clear public benefit to the development, which itself will not undermine the overall viability of the wider agricultural unit of which the site currently forms a component part, as well as deliver some limited local employment. It is also noted that non-agricultural use has been permitted recently at neighbouring Spittleborough Farm and, although technically a temporary use, this demonstrates the acceptability in principle of releasing limited agricultural land for certain uses as appropriate in this location.

10. S106 contributions

No S106 contributions are payable in respect of the proposed development. The crematorium building itself is also likely to be exempted from the adopted Community Infrastructure Levy (CIL) charging schedule, although this is not material to the application under consideration.

11. Conclusion

The development plan, chiefly at Core Policies 1, 2 and 60, indicates that the development should be refused owing to its location away from any defined settlement reasonably capable of accommodating such a use. Relevant policies are neither absent, silent nor out-of-date and, although the application is considered in the context of the presumption in favour of sustainable development, the second part of Paragraph 14 of the NPPF is not engaged.

However, in this instance other development plan and national policies, specifically Core Policies 51, 52 and 57, and national policy including Paragraph 28 weigh in favour of the proposals. Finding compliance with all other relevant policies and taking account of material considerations including the acute local need for the development and excellent transport links to the strategic route network, in accordance with S70(2) and S38(6) of the Acts it is considered on balance that the development is acceptable in planning terms.

RECOMMENDATION

That planning permission is GRANTED, subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country

Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

03 rev F - Site Plan
04 rev E - Site Plan
05 rev B - Floor Plan Single Chapel
06 rev A - Roof Plan Single Chapel
07 rev B - Elevations Single Chapel
08 rev B - Site Sections
10 rev A - Floral Tribute Plans and Elevations
Received 20 April 2017

2827.01A - Proposed Site Access
Received 22 June 2017

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include :

- * location and current canopy spread of all existing trees and hedgerows on the land;
- * full details of any to be retained, together with measures for their protection in the course of development;
- * a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- * finished levels and contours;
- * means of enclosure;
- * car park layouts;
- * other vehicle and pedestrian access and circulation areas;
- * all hard and soft surfacing materials;
- * minor artefacts and structures (e.g. furniture, refuse and other storage units, signs, lighting, etc);
- * proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines, etc, indicating lines, manholes, supports, etc);

The approved scheme of landscaping shall be carried out in full within or prior to the first planting season following the development's being first brought into use and maintained as such at all times thereafter.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 4 The protective fencing shall be erected in accordance with the approved details. The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work - Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practise.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later].

REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

- 5 The development shall be carried out as specified in the approved Arboricultural Report prepared by Certhia Consulting Limited dated June 2017 and shall be supervised by an arboricultural consultant.

REASON: To prevent trees on site from being damaged during construction works.

- 6 No development shall commence on site until full details of a ghost right hand turn lane has been submitted to and approved in writing by the Local Planning Authority (in line with drawing 2827.01A 'Proposed Site Access'. As part of the package of full details to be submitted shall include full construction details, safety audit, visibility splays (2.4m x 215m), deceleration / turning length provision, swept path analysis, provision for footways and pedestrian crossing facilities. No part of the development shall be first brought into use until the ghost right hand turn lane has been completed, surfaced and laid out in accordance with the approved details. It shall be maintained in this format at all times thereafter.

REASON: In the interests of highway safety.

- 7 No part of the development hereby approved shall be first brought into use until the parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no gates, fences, walls or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site without the written approval of the Local Planning

Authority.

REASON: In the interests of visual amenity.

- 9 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Professionals in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILP, 2011)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

- 10 The site shall be used as a crematorium and associated facilities and for no other purpose (including any other sui generis purpose in the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case.

- 11 No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: To ensure the retention of an environment free from intrusive levels of noise and activity during the course of construction, in the interests of the amenity of the area.

- 12 No development shall commence until an investigation and remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
 - " all previous uses;
 - " potential contaminants associated with those uses;
 - " a conceptual model of the site indicating sources, pathways and receptors; and
 - " potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

REASON: To protect controlled waters from pollution. Past site uses as a farm may have caused contamination of soils, sub-soils and/or groundwater, which may be mobilised by development.

- 13 The mitigation measures detailed in the approved Flood Risk Assessment and Surface Water Drainage Strategy [SLR, March 2017] shall be carried out in full prior to the first bringing into use of the development or otherwise in accordance with the approved timetable detailed in the Strategy.

REASON: In the interests of flood prevention.

- 14 The mitigation measures detailed in the approved Ecological Assessment and Mitigation Strategy [Biocensus, April 2017] shall be carried out in full prior to the first bringing into use of the development or otherwise in accordance with the approved timetable detailed in the Ecological Assessment.

REASON: To mitigate against the loss of existing biodiversity and nature habitats.

- 15 A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority before commencement of the development. The content of the LEMP shall include, but not necessarily be limited to, the following information:

- a) Description and evaluation of features to be managed;
- b) Landscape and ecological trends and constraints on site that might influence management;
- c) Aims and objectives of management;
- d) Appropriate management options for achieving aims and objectives;
- 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) Ongoing monitoring and remedial measures;
- i) Details of how the aims and objectives of the LEMP will be communicated to future occupiers of the development.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body/ies responsible for its delivery.

The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented.

The LEMP shall be implemented in full in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure adequate protection, mitigation and compensation for protected species, priority habitats and

other ecological features.

- 16 No development shall commence on site until a Construction Method Statement, which shall include the following:
- a) access and parking arrangements for vehicles of site operatives and visitors, which shall include a 'no right turn' arrangement at the main access onto the A3102;
 - b) loading and unloading of plant and materials;
 - c) storage of plant and materials used in constructing the development;
 - d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - e) wheel washing facilities;
 - f) measures to control the emission of dust and dirt during construction;
 - g) a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - h) measures for the protection of the natural environment; and
 - i) hours of construction, including deliveries

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

- 17 **INFORMATIVE TO APPLICANT:**
The proposed use and associated package treatment plant will require an Environmental Permit to be issued by the Environment Agency. The applicant is advised to check requirements at the EA website as soon as possible.
- 18 **INFORMATIVE TO APPLICANT:**
Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
- 19 **INFORMATIVE TO APPLICANT:**
The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.
- If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.
- 20 **INFORMATIVE TO APPLICANT:**
Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

