

Item No. 1

Planning and EP Committee 23 July 2019

Application Ref: 19/00854/FUL

Proposal: Proposed barn conversion and garage block

Site: Oak Barn, French Drove, Thorney, Peterborough
Applicant: Mr N Simons

Agent: Mr Gareth Edwards
Swann Edwards Architecture Ltd

Referred by: Head of Planning Services

Reason: Applicant is a Councillor

Site visit: 10.05.2019

Case officer: Mr D Jolley
Telephone No. 01733 4501733 453414
E-Mail: david.jolley@peterborough.gov.uk

Recommendation: **GRANT** subject to relevant conditions

1 Description of the site and surroundings and Summary of the proposal

Site and surroundings

The application site is located on the Southern side of French Drove, Thorney, Peterborough with access from French drove approximately 400m from the junction with Bell Drove. The site is currently used as a D2 Leisure use as part of 'Battlefield Live', a combat gaming site.

The application site currently accommodates a large brick built building which has been previously used as an agricultural barn/storage unit, now used in connection with the wider D2 use associated with the combat gaming site.

The site is visible from the highway but the building is set back on the site, behind a number of existing residential buildings.
There is another agricultural building to the West and two residential buildings to the immediate North. There are also various outbuildings spread around the site.

The site is located within Flood Zone 3.

Proposal

Permission is sought for conversion of a barn into a single 5 bedroom dwelling and the construction of a separate garage block.

2 Planning History

Reference	Proposal	Decision	Date
02/00581/FUL	Conversion of agricultural building to residential use	Refused	17/07/2002

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

Peterborough Core Strategy DPD (2011)

CS01 - Settlement Hierarchy and the Countryside

The location/ scale of new development should accord with the settlement hierarchy. Development in the countryside will be permitted only where key criteria are met.

CS16 - Urban Design and the Public Realm

Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact upon the amenities of neighbouring residents.

CS22 - Flood Risk

Development in Flood Zones 2 and 3 would only be permitted if specific criteria are met. Sustainable drainage systems should be used where appropriate.

Peterborough Planning Policies DPD (2012)

PP01 - Presumption in Favour of Sustainable Development

Applications which accord with policies in the Local Plan and other Development Plan Documents would be approved unless material considerations indicate otherwise. Where there are no relevant policies, the Council would grant permission unless material considerations indicate otherwise.

PP02 - Design Quality

Permission would only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area; is sufficiently robust to withstand/adapt to climate change; and is designed for longevity.

PP03 - Impacts of New Development

Permission would not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

PP04 - Amenity Provision in New Residential Development

Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

PP12 - The Transport Implications of Development

Permission would only be granted if appropriate provision has been made for safe access by all user groups and there would not be any unacceptable impact on the transportation network including highway safety.

PP13 - Parking Standards

Permission would only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

PP16 - The Landscaping and Biodiversity Implications of Development

Permission would only be granted for development which makes provision for the retention of trees and natural features which contribute significantly to the local landscape or biodiversity.

Peterborough Local Plan 2016 to 2036 (Submission)

This document sets out the planning policies against which development would be assessed. It would bring together all the current Development Plan Documents into a single document. The plan has now been examined by the Inspector and found sound, subject to certain modifications.

The Plan was considered and approved by the Council's Cabinet on 17th June 2019, it is anticipated that the Plan would be formally adopted by Full Council at the meeting on 24 July 2019. On this basis, the Plan can be afforded considerable weight at this time.

LP01 - Sustainable Development and Creation of the UK's Environment Capital

The council would take a positive approach that reflects the presumption in favour of sustainable development within the National Planning Policy Framework. It would seek to approve development wherever possible and to secure development that improves the economic, social and environmental conditions in the area and in turn helps Peterborough create the UK's Environment Capital.

LP11 - Development in the Countryside

a) Re-Use and Conversion of Non-Residential Buildings for Residential Use in the Countryside - Change of use proposals would be supported provided that the use has not ceased, for agricultural buildings they were not constructed in the last 10 years, no more than 3 units would be created, significant reconstruction is not required and there are no fundamental constraints to delivery or harm arising.

LP13 - Transport

a) New development should ensure that appropriate provision is made for the transport needs that it would create including reducing the need to travel by car, prioritisation of bus use, improved walking and cycling routes and facilities.

b) The Transport Implications of Development- Permission would only be granted where appropriate provision has been made for safe access for all user groups and subject to appropriate mitigation.

c) Parking Standards- permission would only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

LP16 - Urban Design and the Public Realm

Development proposals would contribute positively to the character and distinctiveness of the area. They should make effective and efficient use of land and buildings, be durable and flexible, use appropriate high quality materials, maximise pedestrian permeability and legibility, improve the public realm, address vulnerability to crime, and be accessible to all.

LP17 - Amenity Provision

a) Amenity of Existing Occupiers- Permission would not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

b) Amenity of Future Occupiers- Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

LP28 - Biodiversity and Geological Conservation

Part 1: Designated Site

International Sites- The highest level of protection will be afforded to these sites. Proposals which would have an adverse impact on the integrity of such areas and which cannot be avoided or adequately mitigated will only be permitted in exceptional circumstances where there are no suitable alternatives, overriding public interest and subject to appropriate compensation.

National Sites- Proposals within or outside a SSSI likely to have an adverse effect will not normally be permitted unless the benefits outweigh the adverse impacts.

Local Sites- Development likely to have an adverse effect will only be permitted where the need and benefits outweigh the loss.

Habitats and Species of Principal Importance- Development proposals will be considered in the context of the duty to promote and protect species and habitats. Development which would have an adverse impact will only be permitted where the need and benefit clearly outweigh the impact. Appropriate mitigation or compensation will be required.

Part 2: Habitats and Geodiversity in Development

All proposals should conserve and enhance avoiding a negative impact on biodiversity and geodiversity.

Part 3: Mitigation of Potential Adverse Impacts of Development

Development should avoid adverse impact as the first principle. Where such impacts are unavoidable they must be adequately and appropriately mitigated. Compensation will be required as a last resort.

LP32 - Flood and Water Management

Proposals should adopt a sequential approach to flood risk management in line with the NPPF and council's Flood and Water Management SPD.. Sustainable drainage systems should be used where appropriate. Development proposals should also protect the water environment.

LP33 - Development on Land Affected by Contamination

Development must take into account the potential environmental impacts arising from the development itself and any former use of the site. If it cannot be established that the site can be safely developed with no significant future impacts on users or ground/surface waters, permission will be refused.

4 Consultations/Representations

PCC Archaeological Officer (17.06.19)

No objection - The proposal is unlikely to impact on significant buried remains.

PCC Peterborough Highways Services (20.06.19)

No objection - There is adequate space within the site for the provision of the vehicular parking and turning requirements of the new dwelling.

The proposals shall not result in an intensification of use in terms of additional daily vehicle trips as historically agricultural vehicles in connection with the former farm building would have accessed/egressed the existing access on a daily basis.

PCC Pollution Team (19.06.19)

No objection - Subject to imposition of contaminated land conditions.

PCC Wildlife Officer (12.06.19)

No objection – In accordance with the submitted Ecology report, I think it unlikely that bats would be affected by the proposal. However as there is a crack in the building, I would recommend a standard bat informative to draw to the developers attention that it is an offence to damage, destroy, obstruct or disturb any structure of place which a bat uses for shelter or protection. In respect of nesting birds, as the proposal involves the removal of vegetation which may support nesting birds, the standard bird nesting informative should be applied to any consent and a condition to secure a range of nesting bird boxes to enhance the biodiversity of the site.

Environment Agency (19.06.19)

No objection - Subject to imposition of a condition to ensure the development is carried out in accordance with the submitted Flood Risk Assessment (FRA), in particular in respect of the proposed finished floor levels, and the flood resilient construction. We support the FRA recommendation that the occupiers sign up to the Floodline Warnings Direct Service to receive

advance warning of flooding. It is for the Local Planning Authority to determine if the sequential test has to be applied.

North Level Drainage Board (21.06.19)

No objection – The only comment we would make is that the Board’s Charters Drain forms the southern boundary to the site and therefore Byelaw No.10 applies, in that no structure, be it temporary or permanent, can be placed within 9 metres of the brink of this Drain.

Thorney Parish Council

No comments received.

Local Residents/Interested Parties

Initial consultations: 2

Total number of responses: 1

Total number of objections: 1

Total number in support: 0

1 letter of objection has been received in relation to the proposal as follows:

- The proposed property will be 2 storeys, whereas our adjoining property, located only metres away, is a single storey residence. Therefore the concern raised is that the proposed East facing windows, would look directly into our property and as a result cause an unacceptable loss of privacy.

5 Assessment of the planning issues

The main considerations are:

- The principle of development
- The impact of the proposal on the character of the area
- The impact of the proposal on the amenity of the occupiers of neighbouring dwellings
- The highway implication of the development
- Flood risk
- Contamination
- Ecology

a) The principle of development

Policy LP11 of the emerging Peterborough Local Plan 2016 to 2036 states that in the open countryside proposals for the conversion of non-residential buildings into residential use would be supported provided that: the use has not ceased; for agricultural buildings, that they were not constructed in the last 10 years; no more than 3 units would be created; significant reconstruction is not required; and that there are no fundamental constraints to delivery or harm arising. As the emerging Local Plan has been found ‘sound’ by the appointed Inspector (subject to minor modifications) and is due to be adopted subject to full Council approval on 24 July, considerable weight can be attached to this policy and it may therefore be used in the determination of the current proposal.

Turning first to the use of the site, the extant lawful use is for combat gaming (known as ‘Battlefield Live’) and this has not ceased. Whilst the policy states that the use of the site must have already ceased, the Applicant has confirmed that the use would cease should permission be granted. As this use has resulted in complaints regarding noise and disturbance, the cessation proposed by the Applicant to enable the conversion to a dwellinghouse is supported by Officers.

Notwithstanding the proposal by the Applicant to cease the combat gaming use, there is the potential for it to continue within the land outside the boundary of this application land following the conversion proposed. As it is not possible to condition that the use ceases, a legal agreement (or Unilateral Undertaking) is required to ensure that the extant D2 use would permanently cease prior

to the first occupation of the barn. The Applicant has agreed to enter into such an agreement and the process of securing this would be done following a resolution to determine the application by Members of the Planning Committee. Permission would not be issued until the legal agreement/undertaking is in place.

The building proposed for conversion has substantial brick built walls, which would be retained, albeit with the roof fully replaced and whilst not currently in agricultural use, it does not appear to have been constructed within the last 10 years. The proposal is for a single, large residential dwelling and there are no fundamental constraints to the delivering the site, i.e. highways, archaeology, ecological factors, nor is there considered to be any harm arising from the proposed development.

In light of the above, in this instance owing to the complaints relating to the extant lawful use, it is considered that the principle of development is acceptable in accordance with the provisions of CS16 of the Peterborough Core Strategy DPD (2011), PP01 and PP02 of the Peterborough Planning Policies DPD (2012) and LP11 and LP16 of the emerging Peterborough Local Plan (Draft) (2019).

b) The impact of the proposal on the character of the area

The existing barn is a substantial brick built structure which has a limited impact on the visual amenities of the area due to the distance that the building lies from public vantage points and the screening provided by other buildings within the site.

It is considered that the fenestration detailing at first floor level is not particularly well designed and does not relate well to the large windows that are proposed at the ground floor. However, given the distance from which views are possible, it is unlikely that the fenestration treatment would be unacceptably incongruous in terms of its impact on the building and the character of the area.

Whilst the walls of the barn are substantial and well-constructed, the roof is of constructed from corrugated lightweight sheeting and is not particularly attractive or durable for the proposed use. For the purposes of the conversion, it would be likely that the roof would require complete replacement and this would provide a more attractive appearance.

The required cessation of the 'Battlefield Live' D2 use and the removal of all of the associated paraphernalia and vehicles would result in an improvement to the character and visual amenities of the area, and would return the land to a more agricultural open character.

Accordingly, it is considered that the proposal would not result in a detrimental impact on the character and visual amenities of area, as such the proposal is considered acceptable in accordance with the provisions of CS16 of the Peterborough Core Strategy DPD (2011), PP2 of the Peterborough Planning Policies DPD (2012) and LP11 and LP16 of the emerging Peterborough Local Plan (Draft) (2019).

c) The impact of the proposal on the amenity of the occupiers of neighbouring dwellings

There are currently two dwellings that sit adjacent to the application site. The site immediately to the north is currently owned and occupied by the Applicants, and there is another dwelling to the north-east. There are no other dwellings in close proximity to the application site.

There are proposed to be no windows at first floor in the northern elevation of the building and as such no overlooking of the Applicant's current property would result from the conversion. However, there are windows proposed in the western elevation at first floor and it is noted that an objection has been received in regards to these. These windows would permit views towards the other adjacent dwellinghouse, Sparrow Farm, to the north-west. The distance between the proposed windows to the boundary of the private amenity area of Sparrow Farm would be approximately 20 metres, and the window-to-window distance between the proposal and this dwellinghouse would be approximately 34 metres. These distances are considered to offer ample separation distances that would not result in an unacceptable degree of overlooking and loss of

privacy to the neighbouring occupants. There is no reason to believe that the conversion of the building to a residential use would result in unacceptable harm through noise disturbance and in any event, a residential use would be generate less noise/general disturbance than the extant lawful use.

In light of the above it is considered that the proposal would not unacceptably harm the amenity of the neighbouring properties and the proposal accords with CS16 of the Peterborough Core Strategy DPD (2011), PP3 of the Peterborough Planning Policies DPD (2012) and LP17 of the emerging Peterborough Local Plan (Draft) (2019).

d) The highway implication of the development

The site is accessed via a long unmade track, which at the time of the Officers site visit was in poor condition and deeply rutted and potholed. However, the access is an existing access serving two existing dwellings and the D2 use. Given the extant nature of the access and the likely reduction in the intensity of the use of the site following the cessation of 'Battlefield Live', it is considered unlikely that the proposal would result in unacceptable harm to the safety of users of the public highway. The Local Highway Authority have raised no objection to the proposal stating that there is adequate space within the site for the provision of the vehicular parking and turning requirements of the new dwelling, and that the proposals shall not result in an intensification of use in terms of additional daily vehicle trips, as historically agricultural vehicles in connection with the former farm building would have accessed/egresses the existing access on a daily basis.

As such the proposal is considered to be acceptable in accordance with the provisions PP12 and PP13 of the Peterborough Planning Policies DPD (2012) and LP13 of the emerging Peterborough Local Plan (Draft) (2019).

e) Flood risk

As detailed in Section 1 above, the application site is located within Flood Zone 3 which is at high risk of flooding. The application has been accompanied by a detailed Flood Risk Assessment and the Environment Agency, who are a statutory consultee, have raised no objections to the proposal. They have however requested conditions requiring finished floor levels to be set a minimum of 150mm above existing ground level and flood resilient construction a minimum of 300mm above proposed finished floor level (both measures are set out within the submitted FRA). A single condition securing these is therefore considered necessary to ensure that the risk of flooding to future occupants is mitigated as far as possible.

The Environment Agency has also advised that it is the responsibility of the Local Planning Authority to determine if the sequential test is passed. The NPPF advises that all new development in Flood Zone 3 which is categorized as 'more vulnerable', such as the proposal, follow the sequential approach to site selection as new development should be directed to those areas at lesser flood risk. This is noted, however in this instance it is not considered necessary. The proposal seeks to re-use an existing building on the site, adjacent to established residential dwellings. Accordingly, there are no other locations whereby the development could be located and as such, the sequential test need not be applied.

The North Level Internal Drainage Board have advised that due to the proximity of Charters Drain to the south of the site, Byelaw No. 10 applies, in that no structure, be it temporary or permanent, can be placed within 9 metres of the brink of this drain. This would be added as an informative as it does not appear that any proposed structure would be within the easement.

On the basis of the above, the proposal would accord with the provisions of Policies CS22 of the Peterborough Core Strategy DPD (2011) and LP32 of the emerging Peterborough Local Plan (Draft) (2019).

f) Contamination

Due to the previous agricultural and D2 uses of the site, the Environmental Health Team have requested that contaminated land site characterisation and remediation schemes conditions are

appended to the decision. As this condition is in the interest of the health of future occupiers conditions that require such measures are considered to be reasonable and necessary should permission be granted. Subject to this condition, the proposal is considered to be in accordance with Policy PP20 of the Peterborough Planning Policies DPD (2012).

g) Ecology

The Wildlife Officer has requested an informative be added to any permission granted relating to the possible existence of bats and nesting birds. In addition a planning condition to secure nesting bird boxes is recommended. These are reasonable given the loss of the unoccupied nature of the barn and should be appended to any permission granted for the development.

6 Conclusions

Subject to the imposition of the attached conditions, the proposal is acceptable in planning terms having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- The principle of development is sound in accordance with Policy LP11 of the emerging Peterborough Local Plan (Draft) (2019);
- The proposal would not unacceptably harm the character of the area, in accordance with Policies CS16 of the Peterborough Core Strategy DPD (2011), PP2 of the Peterborough Planning Policies DPD (2011) and LP16 of the emerging Peterborough Local Plan (Draft) (2019);
- No unacceptable harm would result to the amenities of neighbouring occupants, in accordance with Policies CS16 of the Peterborough Core Strategy DPD (2011), PP3 of the Peterborough Planning Policies DPD (2012) and LP17 of the emerging Peterborough Local Plan (Draft) (2019);
- The proposal would not pose an unacceptable danger to highway safety, in accordance with Policies PP12 and PP13 of the Peterborough Planning Policies DPD (2012) and LP13 of the emerging Peterborough Local Plan (Draft) (2019);
- The proposal would not be at unacceptable risk from, or result in increased flood risk elsewhere, in accordance with Policies CS22 of the Peterborough Core Strategy DPD (2011) and LP32 of the emerging Peterborough Local Plan (Draft) (2019);
- Contamination risks on the site can be adequately addressed so as to not pose a risk to human health, in accordance with Policy PP20 of the Peterborough Planning Policies DPD (2012); and
- The proposal would ensure that biodiversity is enhanced on the site, in accordance with Policies PP19 of the Peterborough Planning Policies DPD (2012) and LP28 of the emerging Peterborough Local Plan (Draft) (2019).

7 Recommendation

The Executive Director of Place and Economy recommends that Planning Permission is **GRANTED** subject to securing a Legal agreement (or unilateral undertaking) to cease the existing D2 use of the site and the following conditions:

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

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

- C 2 The development shall be carried out in accordance with drawing numbers: 1000 A, 2101, 1100, 2100.

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

- C 3 No development shall take place until details of the materials to be used in the external surfaces of the barn conversion hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details submitted for approval shall include the name of the manufacturer, the product type, colour (using BS4800) and reference number. The development shall not thereafter be carried out except in accordance with the approved details.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011), Policy PP2 of the Peterborough Planning Policies DPD (2012) and LP16 of the emerging Peterborough Local Plan (Draft) (2019).

- C 4 Prior to the first occupation of the dwelling hereby permitted, the area shown for parking and turning on drawing number 1000 shall be provided. Thereafter, the parking areas shall be retained and used solely for the parking of vehicles in connection with the use of the dwelling in perpetuity.

Reason: In the interests of highway safety, in accordance with Policy PP12 of the Peterborough Planning Policies DPD (2012) and emerging Policy LP13 of the emerging Peterborough Local Plan (Draft) (2019).

- C 5 The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA), prepared by Geoff Beel Consultancy, reference GCB/Swann Edwards, dated May 2019 and the following mitigation measures detailed within it:

- Finished floor levels are set a minimum of 150mm above existing ground level.
- Flood resilient construction a minimum of 300mm above proposed finished floor level.

These mitigation measures shall be fully implemented prior to first occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with the NPPF (2019), Policy CS22 of the Peterborough Core Strategy DPD (2011) and Policy LP32 of the emerging Peterborough Local Plan (Draft) (2019).

- C 6 Prior to the first occupation of the development hereby permitted, a scheme for the provision of bird boxes, including details of their location and design, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a range of nesting features that cater for House Sparrow, Starling and House Martin. The proposed bird boxes shall thereafter be provided fully in accordance with the approved scheme prior to the first occupation of the dwelling.

Reason: To protect features of nature conservation importance, in accordance with Policy CS21 of the Peterborough Core Strategy DPD (2011), Policies PP16 and PP19 of the Peterborough Planning Policies DPD (2012) and Policy LP28 of the emerging Peterborough Local Plan (Draft) (2019).

C 7 No development shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

Reason: To ensure all contamination within the site is dealt with in accordance with the National Planning Policy Framework, in particular paragraphs 120 and 121, Policy PP20 of the Peterborough Planning Policies DPD (2012) and Policy LP33 of the emerging Peterborough Local Plan (Draft) (2019).

C 8 Where the risk assessment identifies any unacceptable risk or risks, an appraisal of remedial options and proposal of the preferred option to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved by the Local Planning Authority. No works, other than investigative works, shall be carried out on the site prior to receipt and written approval of the preferred remedial option by the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's "Model procedures for the Management of Land Contamination, CLR11". No development shall be carried out except in accordance with the approved remedial details unless an alternative scheme has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure all contamination within the site is dealt with in accordance with the National Planning Policy Framework, in particular paragraphs 120 and 121, Policy PP20 of the Peterborough Planning Policies DPD (2012) and Policy LP33 of the emerging Peterborough Local Plan (Draft) (2019).

C 9 The remediation scheme approved under the provisions of condition 8 of this permission shall be implemented in accordance with the approved timetable of works. Within 3 months of the completion of measures identified in the approved remediation scheme, a validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to the Local Planning Authority. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report.

Reason: To ensure all contamination within the site is dealt with in accordance with the National Planning Policy Framework, in particular paragraphs 120 and 121, Policy PP20 of the Peterborough Planning Policies DPD (2012) and Policy LP33 of the emerging Peterborough Local Plan (Draft) (2019).

- C10 If, during development, contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter not be carried out except in complete accordance with the approved scheme.

Reason: To ensure all contamination within the site is dealt with in accordance with the National Planning Policy Framework, in particular paragraphs 120 and 121, Policy PP20 of the Peterborough Planning Policies DPD (2012) and LP33 of the emerging Peterborough Local Plan (Draft) (2019).

Informatives

1. It is an offence to intentionally or recklessly damage, destroy, obstruct or disturb any structure or place which a bat uses for shelter or protection. Should any bats be found during construction, work should stop immediately and a suitably qualified ecologist contacted to provide advice and the Local Planning Authority should also be informed at the earliest opportunity.
2. It is an offence to take, damage or destroy the nest of any wild bird while it is being built or in use. Trees, scrub and/or structures likely to contain nesting birds between 1st March and 31st August are present on the application site. You should assume that they contain nesting birds between the above dates unless survey has shown it is absolutely certain that nesting birds are not present. Planning consent for a development does not provide a defence against prosecution. The protection of nesting wild birds remains unchanged even when planning permission is granted. For further information on surveys contact Peterborough City Council's Wildlife Officer (wildlife@peterborough.gov.uk)
3. Byelaw No. 10 applies in that no structure, be it temporary or permanent, can be placed within 9 metres of the brink of the Charters drain.
4. It is recommended that the future Occupiers sign up to the Environment Agency's Floodline Warnings Direct Service, to receive advance warning of flooding.

This page is intentionally left blank