
DACORUM BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT

14 DECEMBER 2023

MEMBERS:

Councillors Stevens (Chair), Patterson, Bristow, Stewart, Elliott, Cox, C Link, Guest, Silwal, Weston, Riddick, Wyatt-Lowe, Mitchell, Maddern **(14)**

OFFICERS:

P Stanley (Head of Development Management)
N Gibbs (Lead Planning Officer)
M Stickley (Principal Planning Officer)
A Stapleton (Principal Property Lawyer)
K Johnston (Corporate & Democratic Support Officer) (Minutes)

The meeting began at 7.04 pm

1 MINUTES

The minutes of the meeting held on 16 November 2023. Were confirmed by the Members present.
Hard-copy minutes were signed by the Chair

2 APOLOGIES FOR ABSENCE

Apologies received from the Councillor Hobson, Councillor Durrant and Councillor Mottershead. Councillor Elliott substituted for Councillor Durrant and Councillor Stewart substituted for Councillor Mottershead and Councillor Weston substituted for Councillor Hobson.

3 DECLARATIONS OF INTEREST

Councillor Stevens asked Members to remember to declare any Disclosable Pecuniary or other Interests at the beginning of the relevant planning application.

4 PUBLIC PARTICIPATION

Councillor Stevens advised that members of public have registered to speak at this meeting and reminded any members of the public viewing the meeting about the rules of doing so.

5a 21/04508/MOA - Construction of up to 390 dwellings (C3 Use), including up to 40% affordable housing and 5% self-build, a residential care home for up to 70-beds (C2 use), along with associated landscaping and open

space with access from Leighton Buzzard Road. - Land West Of Leighton Buzzard Road And North Of Galley Hill, Leighton Buzzard Road, Hemel Hempstead, Hertfordshire

Councillor Mitchell declared a personal interest in the item as she was speaking in objection to the application; she confirmed that she would not take part in the discussion or voting.

Cllr Maddern declared that she knows an objector. She was approached approximately 2 years ago by the objector and explained that she didn't want to discuss the item as she sat on the committee and wanted to come with an open mind.

Cllr Guest also declared that the application is in her area and residents have approached her in regards to then item. She declared that she had not spoken to anyone, nor has she given her opinion so she will come and join the committee with an open mind.

The Case Officer, Martin Stickley introduced the report to Members and said that the application had been referred to the Committee due to it being a significant major with proposed legal agreement

Residents Mike Ridley and Paul Harris, Councillor Mitchell and Councillor Pound spoke in objection to the application.

Planning Agent Steve Brown and Planning Highways Michael Kitching spoke in support of the application.

It was proposed by Councillor Guest and seconded by Councillor Weston to **REFUSE** the application in line with Officers Recommendations.

Vote:

For: 11 Against: 0 Abstained: 2

Resolved: That planning permission be **REFUSED.**

RECOMMENDATION

The proposal is recommended for refusal for the reasons listed below.

Reason(s) for Refusal:

- 1. The proposed development would constitute inappropriate development and would result in spatial and visual harm to the openness of the Green Belt. In addition, the proposals would lead to a conflict with one of the five purposes of including land in the Green Belt i.e. to assist in safeguarding the countryside from encroachment. The benefits of the scheme taken together do not clearly outweigh the harm and other harm identified. Very special circumstances have not been demonstrated to justify the proposed inappropriate development in the Green Belt. The proposals are therefore contrary to the Policy CS5 of the Dacorum Borough Core Strategy (2013) and**

paragraphs 137, 138, 147, 148, 149 and 150 of the National Planning Policy Framework (2023).

2. The application does not provide Suitable Alternative Natural Greenspace (SANG). Consequently, there is a lack of certainty that the proposed mitigation would be secured in perpetuity to mitigate the recreational impacts on the Chilterns Beechwoods Special Area of Conservation (CBSAC). Therefore, the council cannot rule out that the proposal alone or in combination with other plan and projects would not result in likely significant effects to the CBSAC that would adversely affect its integrity. As such, the proposal fails to comply with saved Policies 102 and 103 of the Dacorum Borough Local Plan (2004), Policies CS26 and CS29 of the Dacorum Borough Core Strategy (2013) and paragraphs 174, 176 and 180 of the National Planning Policy Framework (2023).
3. There are a number of heritage assets within close proximity to the site, namely Gadebridge Roman Villa SAM, numerous listed buildings and the Piccotts End Conservation Area. Many of these assets are linked to the agricultural landscape, which includes the application site. The proposed development would be situated on the western valley slope and the built development would be prominent within the landscape setting, eroding the rural character. Consequently, the proposals would cause harm to the setting and significance of the designated heritage assets. The identified harm is less than substantial at a moderate scale to the Conservation Area and less than substantial and at a low level to the listed buildings. There would also be harm to the setting of the SAM, as it existed in a rural farm setting.

When weighing up the public benefits of the proposed development, they are not considered to outweigh the harm to the heritage assets, which are given considerable importance and weight. The proposals therefore conflict with Sections 16, 66 and 72 of the Planning (Listed Building and Conservation Areas) Act (1990), saved Policies 119 and 120 of the Dacorum Borough Local Plan (2004), Policy CS27 of the Dacorum Borough Core Strategy (2013) and Paragraphs 189-208 of the National Planning Policy Framework (2023).

4. A suitable financial contribution has not been secured in relation to Strategic Access Management and Monitoring (SAMM) to mitigate recreational pressure on the Chilterns Beechwoods Special Area of Conservation (CBSAC). Despite the sum being agreed by the Applicant, it has not been secured by way of a signed S106 agreement. It cannot therefore be concluded that the proposals would not result in an unacceptable impact on the CBSAC due to increased recreational pressure, contrary to the requirements of saved Policies 102 and 103 of the Dacorum Borough Local Plan (2004), Policies CS26 and CS29 of the Dacorum Borough Core Strategy (2013) and paragraphs 174, 176 and 180 of the National Planning Policy Framework (2023).

5. The proposed development fails to secure the adequate provision for necessary social infrastructure including education, health and sports facilities either through on-site provision or financial contributions in lieu. The mechanisms to deliver and maintain the social infrastructure in perpetuity have not been finalised and agreed by way of a signed S106 agreement. The proposal would therefore be contrary to Policies CS23 and CS35 of the Dacorum Borough Core Strategy (2013) and Paragraphs 92 and 93 of the National Planning Policy Framework (2023).
6. The proposals provide 40% affordable housing, which is above the Core Strategy's requirement of 35% (Policy CS19). In the absence of a completed S106 agreement and a mechanism to secure the provision of this affordable housing, the proposed development would be contrary to Policy CS19 of the Dacorum Borough Core Strategy (2013) and Section 5 of the National Planning Policy Framework (2023).
7. The proposed development fails to secure adequate provision for alternative non-car methods due to the absence of obligations in a completed S106 agreement regarding the identified travel plan measures and bus service improvements. The development would therefore not provide a genuine choice of transport modes and a well-connected and accessible transport system as required by Paragraph 105 of the National Planning Policy Framework (2023) and Policy CS8 of the Dacorum Borough Core Strategy (2013).
8. Appropriate planning obligations have not been secured in relation to off-site highway, footpath and cycle improvements via a completed legal agreement. Therefore, the proposal would fail to protect and enhance public rights of way, mitigate significant impacts from the development on the transport network or improve public access to the countryside, conflicting with Paragraphs 100, 104, 106 (d), 110 and 120 of the National Planning Policy Framework (2023).
9. The submitted Flood Risk Assessment does not provide a suitable basis for an assessment to be made on the flood risk arising from the proposed development. Further information is required in order to establish if the site would not increase flood risk to the site and elsewhere and whether appropriate sustainable drainage techniques would be used. In particular, detail is lacking with regards to:

 - Lack of information on sequential test;
 - Insufficient detail relating to the southern overland flow route;
 - Missing updated drainage calculations; and
 - Missing water quality assessment during the construction phase.

It therefore cannot be demonstrated that the proposals would adequately prevent flood risk by ensuring satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring that the sustainable drainage systems proposed would operate for the lifetime of the development. The proposals therefore conflict with Policy CS31 of the Dacorum Borough Core Strategy (2013) and Section 14 of the National Planning Policy Framework (2023).

Informatives:

1. Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted pro-actively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework 2023 (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).
2. Reasons 4-8 above are included in the absence of a suitable and completed S106 agreement.

5b 23/00922/FUL - Construction of a replacement dwelling and part demolition of garage - The Barn, 1 Chipperfield Road, Kings Langley, Hertfordshire, WD4 9JB

The Case Officer, Nigel Gibbs, introduced the report to Members and said that the application had been referred to the Committee as it was called in by Councillor Alan Anderson, as well as the recommendation being contrary views of Kings Langley Parish Council's objections (before noting details of 18.07.2023)

Councillor Allan Anderson spoke in objection to the application.
Peter Massingham spoke in support of the application.

It was proposed by Councillor Guest and seconded by Councillor Weston to **GRANT** the application.

Vote:

For: 11 Against: 1 Abstained: 2

Resolved: That planning permission be **GRANTED**.

RECOMMENDATION

That planning permission be **GRANTED** subject to conditions.

1. **The development hereby permitted shall begin before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990, as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

2. **No development above slab level shall take place until details of the samples of materials have been submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. Please do not send materials to the Council offices.**

Reason: To ensure that the development is compatible with its heritage setting in accordance with Policy CS27 of the Dacorum Borough Core Strategy (2013), Policy 120 of the saved Dacorum Borough Local Plan (2004) and Kings Langley Neighbourhood Plan (2023).

INFORMATIVE: Materials should be kept on site and arrangements made for inspection

3. **No development above slab level shall take place until details of proposed sustainability measures within the development shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

Reason: To ensure the sustainable development of the site in accordance with the aims of Policies CS28 and CS29 of the Dacorum Borough Core Strategy (2013), the Sustainable Development Advice Note (2016), Kings Langley Neighbourhood Plan (2023) and Paragraphs 154 and 157 of the National Planning Policy Framework (2023).

4. **Prior to the commencement of development hereby approved, an Arboricultural Method Statement and Tree Protection Plan prepared in accordance with BS5837:2012 (Trees in relation to design, demolition and construction) setting out how trees shown for retention shall be protected during the construction process, shall be submitted to and approved by the Local Planning Authority. No equipment, machinery or materials for the development shall be taken onto the site until these details have been approved. The works must then be carried out according to the approved details and thereafter retained until completion of the development.**

Reason: In order to ensure that damage does not occur to trees and hedges during building operations in accordance with saved Policy 99 of the Dacorum Borough Local Plan (2004), Policy CS12 of the Dacorum Borough Core Strategy (2013) and Paragraph 174 of the National Planning Policy Framework (2023).

5. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order amending or re-enacting that Order with or without modification) no development falling within the following classes of the Order shall be carried out within the application site without the prior written approval of the local planning authority:**

Schedule 2 Part 1 Classes A and E

Reason: to enable the Local Planning Authority to retain control over the development in the interests of safeguarding the openness of the Green Belt and the setting of Kings Langley Conservation Area in accordance Policies CS5 and CS27 of the Dacorum Borough Core Strategy (2013) and Policy 120 of Dacorum Borough Local Plan (2004).

6. **No development (including demolition) shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:**
- 1) **The programme and methodology of site investigation and recording.**
 - 2) **The programme for post investigation assessment.**
 - 3) **Provision to be made for analysis of the site investigation and recording.**
 - 4) **Provision to be made for publication and dissemination of the analysis and records of the site investigation.**
 - 5) **Provision to be made for archive deposition of the analysis and records of the site investigation.**
 - 6) **Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.**

Reason: In accordance with Policy CS27 of Dacorum Core Strategy (2013) and Policy 118 of the saved Dacorum Borough Local Plan (2004).

7. **i) Demolition/development shall take place in accordance with the Written Scheme of Investigation approved under Condition 6.**
ii) Each phase of the development shall not be occupied until the site investigation has been completed and the provision made for analysis in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 6. The final phase of development shall not be occupied until the site investigation has been completed and the provision made for analysis in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 6 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In accordance with Policy CS27 of Dacorum Core Strategy (2013) and Policy 118 of the saved Dacorum Borough Local Plan (2004).

8. **Any exterior lighting serving the development hereby permitted shall only be installed fully in accordance with details submitted to and approved in writing by the local planning authority. Once installed the approved lighting shall thereafter be retained and maintained fully in accordance with the approved details.**

Reason: In the interests of the environment, in accordance with Policy CS32 of the Dacorum Borough Core Strategy (2013) , Policy 113 and Appendix 8 of the saved Dacorum Borough Local (2004), and Paragraph185 (c) of the National Planning Policy Framework (2023).

9. **The dwelling shall be constructed to meet as a minimum the higher Building Regulation standard Part G for water consumption limited to 110 litres per person per day using the fittings approach.**

Reason: The site is in an area of serious water stress requiring water efficiency opportunities to be maximised; to mitigate the impacts of climate change; in the interests of sustainability; to use natural resources prudently in accordance with the National Planning Policy Framework (2023), Policy CS29 of the Dacorum Core Strategy (2013) and the expectations of Thames Water.

10. **Subject to the requirements of the other conditions of this planning permission the development hereby permitted shall be carried out fully in accordance with the following originally submitted plans with the numbering confirmed by the Agent's e mail dated 29 November 2023 to the local planning authority:**

Site Location Plan dm/p/20220124101
Proposed block plan - drawing No. 2
Existing plans and elevations - Drawing No. 20220124/03
Proposed dwelling plans and elevations - Drawing No.3
Proposed garage plans - Drawing No.1

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

Informatives:

1. Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.
2. Informatives recommended by the Council's Environmental and Community Protection Team
Working Hours Informative
Contractors and sub-contractors must have regard to BS 5228-2:2009 "Code of Practice for Noise Control on Construction and Open Sites" and the Control of Pollution Act 1974.

As a guideline, the following hours for noisy works and/or deliveries should be observed: Monday to Friday, 7.30am to 5:30pm, Saturday, 8am to 1pm, Sunday and bank holidays - no noisy work allowed.

Where permission is sought for works to be carried out outside the hours stated, applications in writing must be made with at least seven days' notice to Environmental and Community Protection Team ecp@dacorum.gov.uk or The Forum, Marlowes, Hemel Hempstead, HP1 1DN. Local residents that may be affected by the work shall also be notified in writing, after approval is received from the LPA or Environmental Health.

Works audible at the site boundary outside these hours may result in the service of a Notice restricting the hours as above. Breach of the notice may result in prosecution and an unlimited fine and/or six months imprisonment.
Construction Dust Informative

Dust from operations on the site should be minimised by spraying with water or by carrying out of other such works that may be necessary to suppress dust. Visual monitoring of dust is to be carried out continuously and Best Practical Means (BPM) should be used at all times. The applicant is advised to consider the control of dust and emissions from construction and demolition Best Practice Guidance, produced in partnership by the Greater London Authority and London Councils.

Waste Management Informative

Under no circumstances should waste produced from construction work be incinerated on site. This includes but is not limited to pallet stretch wrap, used bulk bags, building materials, product of demolition and so on. Suitable waste management should be in place to reduce, reuse, recover or recycle waste product on site, or dispose of appropriately.

Air Quality Informative

As an authority we are looking for all development to support sustainable travel and air quality improvements as required by the NPPF. We are looking to minimise the cumulative impact on local air quality that ongoing development has, rather than looking at significance. This is also being encouraged by DEFRA.

As a result as part of the planning application I would recommend that the applicant be asked to propose what measures they can take as part of this new development, to support sustainable travel and air quality improvements. These measures may be conditioned through the planning consent if the proposals are acceptable.

A key theme of the NPPF is that developments should enable future occupiers to make "green" vehicle choices and (paragraph 35) "incorporates facilities for charging plug-in and other ultra-low emission vehicles". Therefore an electric vehicle recharging provision rate of 1 vehicle charging point per 10 spaces (unallocated parking) is expected. To prepare for increased demand in future years, appropriate cable provision should be included in the scheme design and development, in agreement with the local authority.

Please note that with regard to EV charging for residential units with dedicated parking, we are not talking about physical charging points in all units but the capacity to install one. The cost of installing appropriate trunking/ducting and a dedicated fuse at the point of build is miniscule, compared to the cost of retrofitting an EV charging unit after the fact, without the relevant base work in place.

In addition, mitigation in regards to NO_x emissions should be addressed in that all gas fired boilers to meet a minimum standard of 40 mg NO_x/Kwh or consideration of alternative heat sources.

Invasive and Injurious Weeds – Informative

Weeds such as Japanese Knotweed, Giant Hogweed and Ragwort are having a detrimental impact on our environment and may injure livestock. Land owners must not plant or otherwise cause to grow in the wild any plant listed on schedule 9 of the Wildlife and Countryside Act 1981. Developers and land owners should therefore undertake an invasive weeds survey before

development commences and take the steps necessary to avoid weed spread. Further advice can be obtained from the Environment Agency website at <https://www.gov.uk/japanese-knotweed-giant-hogweed-and-other-invasive-plants>

3. Scheduled Ancient Monument
The applicant should be aware that any works that extend into the scheduled monument will require Scheduled Monument Consent.
4. Response from Thames Water

Waste Comments

Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection.

Management of surface water from new developments should follow guidance under sections 167 & 168 in the National Planning Policy Framework. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The scale of the proposed development doesn't materially affect the sewer network and as such we have no objection, however care needs to be taken when designing new networks to ensure they don't surcharge and cause flooding. In the longer term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer networks.

Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The developer should liaise with the LLFA to agree an appropriate sustainable surface water strategy following the sequential approach before considering connection to the public sewer network. The scale of the proposed development doesn't materially affect the sewer network and as such we have no objection, however care needs to be taken when designing new networks to ensure they don't surcharge and cause flooding. In the longer term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer network.

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

WATER COMMENTS

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

5. Hertfordshire County Council Highway Informatives

AN 1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.

Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN 2) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the

Highway Authority to obtain their permission and requirements before construction works commence.

Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN 3) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

6. Ministry of Defence Response

MOD Safeguarding - SITE OUTSIDE SAFEGUARDING AREA (SOSA)

Proposal: Construction of a replacement dwelling and part demolition of garage.

Location: The Barn 1 Chipperfield Road Kings Langley Hertfordshire WD4 9JB
Grid Ref: Easting: Northing: 506361 202774

506380 202712

506397 202714

506387 202777

Thank you for consulting the Ministry of Defence (MOD) on the above proposed development. The consultation correspondence was received by this office on 18 July 2023.

The Defence Infrastructure Organisation (DIO) Safeguarding Team represents the Ministry of Defence (MOD) as a consultee in UK planning and energy consenting systems to ensure that development does not compromise or degrade the operation of defence sites such as aerodromes, explosives storage sites, air weapon ranges, and technical sites or training resources such as the Military Low Flying System.

This is a full application with amended information for the construction of a replacement dwelling and Bpart demolition of a garage. The dwelling will now have a ridge height of 9.2m, and the proposed triple garage will be a double bay garage.

After reviewing the application documents, I can confirm the MOD has no safeguarding objections to this proposal.

Assistant Safeguarding Manager
Ministry of Defence
Safeguarding Department
St George's House
DIO Headquarters
DMS Whittington
Lichfield
Staffordshire
WS14 9PY

The MOD must emphasise that the advice provided within this letter is in response to the data and information detailed in the developer's document titled "Planning Statement", "Proposed Garage Drawing" and "Proposed Dwelling Plans" dated April 2023. Any variation of the parameters (which include the location, dimensions, form, and finishing materials) detailed may significantly alter how the development relates to MOD safeguarding requirements and cause adverse impacts to safeguarded defence assets or capabilities. In the event that any amendment, whether considered material or not by the determining authority, is submitted for approval, the MOD should be consulted and provided with adequate time to carry out assessments and provide a formal response.

I trust this is clear however should you have any questions please do not hesitate to contact me.

7. Contaminated Land Informative 1
In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority with all works temporarily suspended until a remediation method statement has been agreed. This is because the safe development and secure occupancy of the site lies with the developer.
8. Contaminated Land Informative 2
Materials or conditions that may be encountered at the site and which could indicate the presence of contamination include, but are not limited to:

Soils that are malodorous, for example a fuel odour or solvent-type odour, discoloured soils, soils containing man-made objects such as paint cans, oil/chemical drums, vehicle or machinery parts etc., or fragments of asbestos or potentially asbestos containing materials. If any other material is encountered that causes doubt, or which is significantly different from the expected ground conditions advice should be sought.

9. Bats

If bats, or evidence for them, are discovered during the course of works, work must stop immediately, and advice sought on how to proceed lawfully from an appropriately qualified and experienced Ecologist or Natural England to avoid an offence being committed.

10. Birds

In order to protect breeding birds, their nests, eggs and young, development should only be carried out during the period October to February inclusive. If this is not possible then a pre-development (i.e. no greater than 48 hours before clearance begins) search of the area should be made by a suitably experienced ecologist. If active nests are found, then works must be delayed until the birds have left the nest or professional ecological advice taken on how best to proceed.

11. Other wildlife

Any excavations left open overnight should be covered or have mammal ramps (reinforced plywood board >60cm wide set at an angle of no greater than 30 degrees to the base of the pit) to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120mm must be covered at the end of each working day to prevent animals entering / becoming trapped.

The Meeting ended at 9.05 pm