

**4/02911/16/FUL - PROPOSED OAK-FRAMED BARN TO REPLACE EXISTING BUILDINGS (AMENDED SCHEME).
LONG LANE FARM, LONG LANE, BOVINGDON, HEMEL HEMPSTEAD, HP3 0NE.
APPLICANT: Mr Hunt.**

[Case Officer - Nigel Gibbs]

Summary

The application is recommended for approval.

The site is within the Green Belt. The use of the building for equestrian hobby purposes is an appropriate use in the Green Belt. Due to the size of the replacement building at 38% over the existing (8% over original buildings at the site) and the overall height of the building the proposal would represent inappropriate development in the Green Belt. There is however, a very real need for this entirely hobby based use to replace the existing immediate post 1945 buildings which cannot be refurbished, due to being beyond repair. The building's design is of high quality with the pitch and resultant height necessary to facilitate the use of clay peg tiles. There will be limited impact upon the openness of this part of the Green Belt. There is no other harm.

It is considered that such amounts to very special circumstances to outweigh the harm through the provision of what is essentially a modern enlarged replacement for the existing unusable buildings.

Site Description

Long Lane Farm is located on the south eastern side of Long Lane to the south west of the junction with Water Lane and Bovington Green. The site features a long established dwelling closely fronting the road and an elongated access to the farmyard behind featuring a range of old and modern buildings serving the animal livestock agricultural unit.

There are a cluster of very dilapidated buildings within the northern corner of the farmyard. These adjoin the rear gardens of the farmhouse and nos 1, 3 and 5 Long Lane Cottages to the immediate north-west with a dividing hedge.

The supporting statement has confirmed that these structures were originally a piggery, ceasing in about 1975. Since then the buildings have been used as stables but were becoming increasingly dilapidated until experiencing extreme storm damage in 2013. The statement confirms 'the resultant debris have been cleared but the remaining buildings have little practical use as the roof areas leak and the walls have become unstable'. The agent has confirmed the structures 'can be accurately described as redundant agricultural buildings'. The storm damaged buildings were 41 square metres.

Proposal

This is for the construction of a replacement timber clad clay tile steep pitched roof gable roof featuring a brick plinth, false upper loading door and no first floor. It will be located on the site / footprint of some of the very longstanding existing buildings and on the abutting land adjoining the north eastern boundary.

The 'L' shaped building will be 202 square metres with a maximum height of 8m. The eaves will be 1.5m high closest to the boundary with Long Lane Cottages. The Agent has confirmed that there will be 146 sqm of demolished buildings with 41 sqm previously demolished storm damaged buildings.

The building will accommodate 2 horse carriage bays, feed and hay stores, tack room, a covered cart/ carriage maintenance area and toilet. This is to serve as a store and workshop for

horse driven heritage carriages which are the applicant's hobby, providing weatherproof and safe accommodation for the carriages and associated equipment. The size is necessary to accommodate the various specialist equipment, room to work and to provide tack and feedstuff storage. Horses may also occupy part of the new area. The toilet will benefit the farm which lacks this external facility.

The supporting statement confirms that the proposal is not a commercial operation and is designed to appear 'traditional'. The application is supported by letters from the Traditional Gypsy Cob Association and The British Driving Society. These have been provided following the withdrawal of the first application, taking into account the building's importance.

These supporting letters confirm the applicant's longstanding family involvement in carriage driving and the very real need for the on-site accommodation for the horse drawn vehicles with an associated special heritage.

For purposes of clarification there is no proposed residential use, as referred to by the Bat Report.

The Bat Report has confirmed:

- No bats, evidence or suitable roosting locations could be found within or on the building and therefore it is unlikely that bats are using the building for roosting purposes.
- Potential Impact. None foreseen.
- Recommendations .No further survey is considered necessary, however the following should be observed: -
- If a bat is unexpectedly found at any time during the works, work must stop immediately and further advice sought from an ecologist.
- If works do not proceed within 12 months of this report an update will be necessary

Relevant Recent Planning History

Site

The application has been submitted following the withdrawal of the previous application for the proposal.

Tamarinda

This is a recently extended nearby dwellinghouse subject to Planning Permission 4/00517/15/FHA including two storey side and rear extensions involving a 54% increase in floorspace. The dwelling is located to the north of Long Lane Cottages.

The Parish Council comments were:

1.Objection. The proposed works exceed the 30% rule for properties in the Green Belt.

2.The Bovingdon Parish Council considered the revised scheme on the 5th May 2015 and made the following comments:

OBJECT - The Parish Council is encouraged that this proposal significantly improves the overall appearance of the property but are concerned that it does exceed the 30% rule for

properties in the Green Belt. The Council needs clarification that the special circumstances rule allows for a property to be aesthetically improved.

Support – the Parish Council confirmed on the 11.06.2015 that they support the proposals based on the additional information provided in an e-mail dated 2 June 2015 that set out how the development could be assessed in light of Green Belt policy.

Referral to Committee

This is referred to the DCC as the recommendation is contrary to the views of Bovingdon Parish Council.

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance

Dacorum Core Strategy

NP1 - Supporting Development
CS1 - Distribution of Development
CS5 - The Green Belt
CS8 - Sustainable Transport
CS9 - Management of Roads
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS25 - Landscape Character
CS26 - Green Infrastructure
CS29 - Sustainable Design and Construction
CS31 - Water Management
CS32 - Air, Water and Soil Quality

Saved Policies of the Dacorum Borough Local Plan

Policies 13, 51, 54, 58, 61, 63, 81 and 113

Appendices 3 and 8

Supplementary Planning Guidance / Documents

Environmental Guidelines (May 2004)
Conservation & Sustainable Drainage (June 2005)
Energy Efficiency & Conservation (June 2006)
Landscape Character Assessment (May 2004)

Advice Notes and Appraisals

Sustainable Development Advice Note

Constraints

Green Belt

Former Land Use
Air Safeguarding Area

Representations

Bovingdon Parish Council

Original Scheme

Objects. Inappropriate development in Green Belt. The proposed building is too high and too large. Affects the openness of the Green Belt.

Revised Scheme

BPC Planning Committee met and considered the amended scheme in respect of Long Lane Farm.

The Committee feel that the amended scheme does not address their original concerns and therefore, still object to the proposals as per our original comments, which were 'Inappropriate development in the Green Belt. The proposed building is too high and too large. It affects the openness of Green Belt.' If the building was of a similar size and height to the existing building then they may be minded to support the application. The applicants were not at the meeting.

Note: Following Parish Council's initial objection there was a revision to the scheme with more information. The LPA reconsulted the Parish Council upon the additional information/ plans which the Parish Council did not receive. This required a reconsultation including an updated drawing showing the corrected relationship between the existing and proposed development.

Strategic Planning

As this is an amended scheme SP do not plan to comment unless advised otherwise.

Building Control

No responses.

Scientific Officer

The site is located within the vicinity of potentially contaminative former and current land use as a farm. Consequently there may be land contamination issues associated with this site. It is recommended that the standard contamination condition be applied to this development should permission be granted. For advice on how to comply with this condition, the applicant should be directed to the Councils website (www.dacorum.gov.uk/default.aspx?page=2247).

Noise and Pollution

Original Scheme

Does not wish to restrict the grant of permission. There is no increase in activity or other issues than would be of environmental health significance.

Revised Scheme

On balance NP could not see sensible reasons to object given history and nature of the site.

NP has looked at this application from the standpoint of potential nuisance and concluded that given all of the circumstances that nuisance would be unlikely in this instance. Therefore NP

have no objections or comments except would like to see a condition prohibiting the burning of all animal waste on this site.

Health Food and Safety

No responses.

Hertfordshire Ecology

Original Scheme

There is no information regarding the buildings and structures which are to be demolished.

It is necessary to know if the buildings are suitable for either roosting bats or nesting birds. The applicant is requested to provide some photographs of the building and structures with particular regard to the roof and roof-space, plus any bargeboards, soffits, hung tiles or wooden cladding that the building may have.

Revised Scheme

The only issue may be the potential presence of bats or possibly nesting birds within the buildings to be demolished. There are limited bat records in the area but the site location and surrounding habitat suggests bats are highly likely to be present in the immediate area. However from the description it would appear there is limited likelihood of bats if their condition is poor, but there is no physical evidence to demonstrate this.

Consequently it is requested that photographs of the buildings to be demolished – both outside and inside – showing both roof and wall construction, before providing any formal recommendations. There is currently insufficient information to demonstrate bats are not present. HE is unprepared to advise that the LPA requires a bat survey without seeing something of the nature of the existing buildings and, consequently, the likely bat potential. The buildings are otherwise not visible from street view, but aerial photos do not suggest the buildings are particularly suitable.

The provision some photographs are necessary as soon as possible to avoid the bird nesting period if the application is approved and demolition commenced – HE will be able to advise accordingly. Presumably no such photos have been provided despite the previous comments that have been made, although the nature of the buildings may not reflect some of the features quoted.

Response to Bat Survey

The report outlines an inspection of the building affected to assess any evidence of bats. The survey appears thorough and consequently reliable. No evidence for bats was found, and HE has no reason to dispute the findings. Recommendations are provided in the event that bats are discovered during the course of any works, but no further surveys are required.

Consequently HE considers the LPA is now in a position to determine the application having taken sufficient account of bats.

Hertfordshire Constabulary: Design Crime Prevention Design Service

Original Scheme

Comment

Value of items stored: mention is made in the application of the high value of the cart / carriages that will be stored. It is also noticed from the plan there is a tack room.

Security

No mention is made regarding security or alarms etc., and the carriages appear to be in open bays. Therefore HC is unable to form an opinion as regards security, for the proposed development.

It is hoped that this response will assist the LPA in considering its deliberations and will help the development achieve that aims of the National Planning Practice Guidance (NPPG) – Design section

- 010 – re Sec 17 of the Crime and Disorder Act 1998 – to prevent crime & disorder.
 - 011 – re taking proportionate security measures being a central consideration to the planning and delivery of new developments and substantive retrofits.
- & Dacorum Core Strategy policies:
- CS12 – re safe access, layout and security.

Revised Scheme

Designing Out Crime. No comment other than:

Physical Security – ADQ and SBD: Building Regulation, Approved Document Q (ADQ) requires that dwellings are built to “Prevent Unauthorised Access”. This applies to any “dwelling and any part of a building from which access can be gained to a flat within the building”. Achieving the Secured by Design (SBD) award meets the requirements of Approved Document Q (ADQ), and there is no charge for applying for the Secured by Design award. Further details are available from Hertfordshire Police Crime Prevention Design Advisors. HC would obviously be keen to see any development built to the physical security standards of Secured by Design which is the police approved minimum security standard, as this will reduce the potential for burglary by 50% to 75% and therefore demand on the Police as well as achieving ADQ.

Hertfordshire County Council: Highways

Decision

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission/does not object to the development, subject to the informative notes below.

Informatives:

1. Road deposits. Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. (Reason: To minimise the impact of construction vehicles and to improve the amenity of the local area).
2. Storage of Materials. All materials and equipment to be used during the construction shall be stored within the curtilage of the site unless otherwise agreed in writing by the Highways Authority prior to commencement of the development. (Reason: In the interests of highway safety and free and safe flow of traffic).

Analysis

1.Parking

No changes to existing parking are proposed.

2.Access

No changes are required to the existing vehicular crossover and no works are required in the highway. Long Lane is an unclassified local access road, subject to a 30mph speed limit with low pedestrian traffic and no accidents in the past 5 years.

Conclusion

The proposals would not have an unreasonable impact upon highway safety or capacity, subject to the conditions and informative notes above

Hertfordshire Fire & Rescue Service

In response to both consultations HFRS has examined the drawings and noted that the access for fire appliances and the provision of water supplies appears adequate. Further comments will be provided when HFRS is consulted under Building Regulations.

Thames Water

No responses.

Affinity Water

No responses.

Response to Neighbour Notification / Site Notice

Original Scheme

Kilmacrennan

No objections.

Tamarinda

There are no existing elevation and floor plans for this application including heights in order that the heights and proportions of the proposed construction can be ascertained.

What is the purpose of the 'false loading door and lifting mechanism' at the first floor level if there in first floor plan proposed?

Is the hay store only on the ground floor?

Please clarify if there are first floor plans for this application as it is implied in the drawings that this is going to be a used area due to its size, currently only ground floor plan shown.

Please confirm that there will be restrictions in place allowing no windows nor fixed glass panels (velux or similar) on any north east or north west elevations (including permitted development rights to do this at a later date).

Using the scale on the amended plan, at double storey height (8m approx at the roof apex) the building would appear over burdening and detract from the openness of the green belt location.

Revised Scheme

Tamarinda

In reference to our previous objection, having a non-residential farm building at 8m in height (double its existing height) is still over-burdening and detracting from the openness of the green belt location.

The amended planning application shows an existing building of 6.5 metres in height which is not the case as the present buildings are only 4 metres in height. The assumption is that the farm buildings were 6.5 metres in height but there is no reference to the original planning application of these buildings. The correct plans (drawings) should be attached to this application for reference to verify that the original building was 6.5 metres in height because as it stands the new building is twice the height of the existing buildings.

We have lived at Tamarinda since June 2013 and viewed the property in April 2013 and do not recall seeing farm buildings at 6.5 metres in height.

If there is no intended first floor use, is there a reason for the design to be at 8 metres in height?

It would be a more supportable application if the building height was lowered to meet the green belt restrictions and the application needs.

Regarding the drawings attached to the application, there is no drawing with reference number 1539/2 provided.

It would still need to be confirmed that there will be restrictions in place allowing no windows nor fixed glass panels (velux or similar) on any north east or north-west elevations (including permitted development rights to do this at a later date).

5 Long Lane Cottages

No objection.

The building will enhance the outlook as compared with the existing construction which is slowly disintegrating. At the rear of existing property there was a construction which the owners had operated a rescue centre for various types of wounded birds and, including an owl at one stage. It is hoped that this information will enable the local planning authority to grant permission.

Considerations

The main issues are the principle with regard to the Green Belt and the countryside implications, design and the compatibility with the local residential environment.

This is set against the use of the site for agriculture and the historical association of equestrian uses with the countryside. Unless horses are used for horse drawn ploughing, equestrian uses fall outside the planning definition of agriculture.

Policy and Principle: The Green Belt Implications

National Planning Policy Framework

Under para 89 a LPA should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this include:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;

- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; and
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

Para 90 confirms that certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These include the re-use of buildings provided that the buildings are of permanent construction.

Para 87 confirms that as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Para 88 explains that when considering any planning application, LPAs should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Also Paragraph 81 confirms that once Green Belts have been defined, LPA's should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.

Dacorum Core Strategy Policy CS5 Green Belt

This specifies amongst a range of matters:

The Council will apply national Green Belt policy to protect the openness and character of the Green Belt, local distinctiveness and the physical separation of settlements.

Within the Green Belt, small-scale development will be permitted: i.e.

- (a) building for the uses defined as appropriate in national policy;
- (b) the replacement of existing buildings for the same use;
- (c) limited extensions to existing buildings;
- (d) the appropriate reuse of permanent, substantial buildings; and
- (e) the redevelopment of previously developed sites*, including major developed sites which will be defined on the Proposals Map

provided that:

- i. it has no significant impact on the character and appearance of the countryside; and
- ii. it supports the rural economy and maintenance of the wider countryside.

Dacorum Borough Local Plan Saved Policy 81: Equestrian Activities

This specifies:

New commercial equestrian facilities will not be permitted in the Green Belt unless they can be accommodated in existing buildings and there is no adverse impact on the openness of the Green Belt.

Small scale facilities will normally be permitted in the Green Belt and Rural Area, provided they meet the following criteria:

- (a) equestrian facilities should be well located in relation to existing and proposed rights of way for equestrians;

(b) equestrian facilities should be carefully integrated into the rural landscape by siting adjacent to existing buildings or features such as trees, woodlands or hedgerows;

(c) any new buildings should be compatible in scale and design with the countryside setting and ancillary to the overall equestrian use;

(d) the scale of activity should respect the countryside setting and quality of the surrounding area;

(e) opportunities to extend or add links to the bridleway network and improve riders' safety should be taken;

(f) careful attention should be paid to the design, maintenance and management of jumps and other equipment (including the desirability of removing these items when they are not in use); and

(g) availability of sufficient grazing in relation to the number of loose boxes and stable units.

Proposals should not result in subdivision of fields into small paddocks with stables and fencing in each area.

The Green Belt / Countryside Implications: Assessment

With reference to these policies the proposal is 'Green Belt' compliant in the following ways:

- The equestrian/ outdoor recreational use is appropriate in the Green Belt,
- It replaces existing buildings used for agricultural/ equestrian purposes, and
- The proposal is non-commercial.

In summary the proposal is 38% over the floorspace of the existing buildings and 8% over the existing buildings and those subject to the previous storm damage, being also significantly higher than the existing buildings to be demolished. Therefore as the proposed replacement is materially larger it is contrary to Green Belt policy representing inappropriate development which is by definition harmful.

Therefore it can only be supported if there are very special circumstances which outweighs the harm and there is no other harm. In exercising a measured consideration of the proposal it is reasonable to take into account the following:

- That whilst the existing buildings could not be re used /refurbished due to its existing very poor condition there would be no objection under Green Belt policy to their replacement with one of the same size. This is a robust case of a need to provide a new building -with some additional floorspace - replacing very dilapidated buildings of probably immediate post 1945 construction which have gone beyond their reusable condition.
- The extra floorspace is due to the Applicants operational hobby requirements with equestrian recreational uses supported in the Green Belt with the height necessary to facilitate the use of clay tiles. The height is not for operational reasons.
- There is no opportunity to provide the necessary accommodation within the limited residential curtilage of the farmhouse.
- The increased floorspace. As clarified the proposal represents an 8% increase over all the original buildings as compared to the 38 % over the existing. At 8% development would not be much larger in terms floor space, notwithstanding the additional height. As a

comparison the LPA's historic approach to replacement dwellings/ extensions to dwellings a 30% increase is normally an acceptable/ proportionate enlargement in terms of floorspace. In this respect as confirmed, the LPA recently granted permission for 54% increase to the nearby Tamarinda . This included two storey front and side extensions. In this case it was assessed that '...given the residential character of the immediate area the proposals are not considered to detract from the character or openness of the Green Belt'

- The proposal will have limited impact upon openness of this part of the Green Belt. This is due to the development's relationship with the established farm complex, being discreet in relation to public views from Long Lane, consolidating their existing footprint. This takes into account the fall-back position of the size/ footprint of the very longstanding buildings to be replaced. For comparison - whilst each application has to be considered upon its individual merits - it should be observed that again in the case of the development at Tamarinda this is considered to have a much greater impact upon the openness of this part of Green Belt as compared to the proposal. The proposed building's extra height is not an overriding issue in the context of its relationship with established farmyard buildings where there are buildings of similar height. A lower pitched roof incorporating modern tiles would be of lesser design quality and sustainable.
- It has no significant impact on the character and appearance of the countryside upgrading the site. This is due to its location within the historic group of farmyard buildings, consolidating/ reinforcing the long established farmyard layout.
- It supports the rural economy, with the possible future use for agriculture.
- There are no known environmental problems arising from the historical closeness of the farm with the adjoining very long established housing in Long Lane.
- There is no proposed first floor which is subject to an agreed condition.

It is concluded that there are sound very special circumstances which outweigh the harm.

Impact upon Residential Amenity

This is in the context of Dacorum Core Strategy Policy CS12 and the NPPF's paragraph 133. There are no apparent implications for the adjoining/ nearby dwellings.

As confirmed there are no known environmental problems arising from the historical closeness of the farm with the adjoining very long established housing in Long Lane. The Environmental Health Team's Noise & Pollution Unit raise no objections. It is understood that the hobby workshop purposes will not involve noise generated activity in the repair / maintenance of the cart equipment. It is unknown whether there will be the shoeing of horses through on site furrier works. However this should be limited.

The building's position, size and window design will no harmful effect upon the adjoining dwellings.

Access/ Highway Implications

There are no objections. This is with due regard to the advice Hertfordshire County Council Highways and Hertfordshire Fire & Rescue Service.

Ecological Implications/ Biodiversity

There are no objections with due regard to the Bat Report findings and limited opportunities. Hertfordshire Ecology has not recommended the incorporation of 'bat/ wildlife friendly measures ' in the design with regard to biodiversity benefit.

Drainage/ Contamination

Conditions are recommended.

Crime Prevention/ Security

There are no objections raised by Hertfordshire Constabulary.

Exterior Lighting/ Light Pollution/ Visual Impact at Night

A condition is recommended in this sensitive E1 Lighting Zone.

Sustainable Construction

This should be addressed under Building Regulations.

Environmental Impact Assessment

This is not necessary.

Conditions

A range of conditions are necessary.

RECOMMENDATION - That planning permission be **GRANTED** for the reasons referred to above and 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 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 The building hereby permitted shall only be used for non commercial equestrian or agricultural purposes and therefore excludes any residential use.**

Reason: To safeguard the Green Belt and the residential amenity of the locality in accordance with Policies CS5 and CS12 of the Dacorum Core Strategy and for the avoidance of doubt.

- 3 There shall be no additional floor space formed within or external alterations to building hereby permitted.**

Reason: To safeguard the Green Belt and the local environment in accordance with Policies CS5 , CS12 and CS29 of the Dacorum Core Strategy.

- 4 The building hereby permitted shall be constructed in the specified materials.**

Reason: In the interests of the visual amenity in accordance with Policies CS5 and CS12 of the Dacorum Core Strategy.

- 5 **Prior to the commencement of the development hereby permitted a Phase I Report to assess the actual or potential contamination at the site shall be submitted to and approved in writing by the local planning authority. If actual or potential contamination and/or ground gas risks are identified further investigation shall be carried out and a Phase II report shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development. If the Phase II report establishes that remediation or protection measures are necessary a Remediation Statement shall be submitted to and approved in writing by the Local Planning Authority.**

For the purposes of this condition:

A Phase I Report consists of a desk study, site walkover, conceptual model and a preliminary risk assessment. The desk study comprises a search of available information and historical maps which can be used to identify the likelihood of contamination. A simple walkover survey of the site is conducted to identify pollution linkages not obvious from desk studies. Using the information gathered, a 'conceptual model' of the site is constructed and a preliminary risk assessment is carried out.

A Phase II Report consists of an intrusive site investigation and risk assessment. The report should make recommendations for further investigation and assessment where required.

A Remediation Statement details actions to be carried out and timescales so that contamination no longer presents a risk to site users, property, the environment or ecological systems.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors in accordance with Policies CS31 and CS32 of the Dacorum Core Strategy.

- 6 **All remediation or protection measures identified in the Remediation Statement referred to in Condition 5 shall be fully implemented within the timescales and by the deadlines as set out in the Remediation Statement and a Site Completion Report shall be submitted to and approved in writing by the local planning authority prior to the first occupation of any part of the development hereby permitted.**

For the purposes of this condition a Site Completion Report shall record all the investigation and remedial or protection actions carried out. It shall detail all conclusions and actions taken at each stage of the works including validation work. It shall contain quality assurance and validation results providing evidence that the site has been remediated to a standard suitable for the approved use.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies CS31 and CS 32 of the Dacorum Core

Strategy.

Informative:

Paragraph 121 of the NPPF states that all site investigation information must be prepared by a competent person. This is defined in the framework as 'A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.'

Contaminated Land Planning Guidance can be obtained from Regulatory Services or via the Council's website www.dacorum.gov.uk

- 7 **Prior to the commencement of the development hereby permitted details of a surface water drainage system shall be submitted to and approved in writing by the local planning authority. The development shall be carried out and thereafter retained fully in accordance with the approved details.**

Reason: To ensure that the site is subject to an acceptable drainage system serving the development in accordance with the aims of Policies CS12 and CS31 of the Dacorum Core Strategy and to protect groundwater to accord with the requirements of Policies CS31 and CS32 of the Dacorum Core Strategy.

- 8 **Details of all exterior lighting to be installed to serve the building hereby permitted shall be submitted to and approved in writing by the local planning authority. The exterior lighting shall be installed and thereafter retained fully in accordance with the approved details.**

Reason: To safeguard the local environment in accordance with the requirements of Policies CS5, CS12, CS24 , CS29 and CS32 of the Dacorum Core Strategy and Policy 113 and Appendix 8 of the saved Dacorum Borough Local Plan.

- 9 **Subject to the requirements of other conditions of this planning permission the development hereby permitted shall be carried out in accordance with the following plans:**

1539/ 1, 1539/ 2A, 1539/3A

Reason: To safeguard and maintain the strategic policies of the local planning authority and for the avoidance of doubt.

NOTE 1: ARTICLE 35 STATEMENT

Planning permission has been granted for this proposal. The Council acted pro-actively through early engagement with the agent 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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

INFORMATIVES

Bats

UK and European Legislation makes it illegal to:

Deliberately kill, injure or capture bats;

Recklessly disturb bats;

Damage, destroy or obstruct access to bat roosts (whether or not bats are present).

Contacts:

English Nature 01206 796666

UK Bat Helpline 0845 1300 228 (www.bats.org.uk)

Herts & Middlesex Bat Group 01992 581442