

DELEGATED REPORT

Report by Helen Pressley	Date of report: 01/09/2025	Ref: 71217/FUL
Registration: 11/06/2025	LDfC: 02/07/2025	Expiry Date: 06/08/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: PI
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: COUS

Proposal: Change of use of building from storage to residential

Location: Bassfield Farm, Manchester Road, Ramsbottom, Bury, BL9 5LY

Description

The site comprises a complex of converted buildings located off Manchester Road, accessed from a shared driveway from the main road. The application relates to a semi-detached building located to the east of the site, to the rear of No. 3 Bassfield Farm. The building is currently utilised for storage in association with No.3, however conversion works have commenced at the site approximately 15 years ago without the benefit of planning permission.

Planning permission is sought for the regularisation of existing works which comprises of the conversion of the existing storage building to a separate dwelling. Works include external alterations reducing the windows on the south and east of the dwelling and the creation of a 3no parking spaces. The proposed dwelling would have 2no bedrooms and a garden area to the south east of the dwelling.

Relevant Planning History

36402 - Conversion of agricultural building to residential use including extension at side - Approve with Conditions 05/05/2000

Publicity

Letters sent to neighbouring properties 11/06/2025

1 comment received in relation to:

- There are 3 outbuildings on these premises, where can I find further details of the actual building they are looking to convert?

Statutory/Non-Statutory Consultations

Traffic Section - Condition requested in relation to implementation of parking and bin storage.

Conservation Officer - No objections.

Waste Management - No response.

Drainage Section - No response.

Environmental Health - Contaminated Land - No comments to make regarding contaminated land and air quality.

United Utilities (Water and waste) - No response.

Greater Manchester Ecology Unit - No objections subject to the recommendations of the submitted Bat Survey, containing Bat Emergence data, being followed through the conversion process and a bat sensitive lighting scheme being secured by condition.

Pre-start Conditions - Not relevant

Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/2	Townscape and Built Design
EN6/3	Features of Ecological Value
EN7/5	Waste Water Management
OL1/4	Conversion and Re-use of Buildings in the Green Belt
HT2/4	Car Parking and New Development
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-P1	Sustainable Places
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-G9	The Green Belt
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Principle (Green Belt)

The application site falls within the Green Belt as designated by PfE policy JP-G9.

Paragraph 153 of the NPPF states that inappropriate development in the Green Belt is by definition, harmful and should not be approved except in Very Special Circumstances (VSC). Planning Authorities should ensure that substantial weight is given to any harm in the Green Belt. VSC will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 154 of the NPPF states that the construction of new buildings in the Green Belt should be regarded as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) 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;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.
- h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:
 - i. mineral extraction;

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

UDP Policy OL1/4 states that the conversion of and re-use of buildings in the Green Belt is not inappropriate and will be permitted providing that:

- It does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;
- any extension of re-used buildings, and any associated uses of land surrounding the building do not conflict with the openness of the Green Belt and the purposes of including land in it (e.g. because they involve extensive external storage, or extensive hardstanding, car parking, gardens, boundary walling or fencing);
- the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction; the form, bulk and general design of the buildings are in keeping with their surroundings; suitable access and likely traffic generation can be accommodated without creating a traffic hazard or the need for major road improvements or lengthy new routes;
- all the necessary services can be provided without extensive works; it can be established by the applicant, to the satisfaction of the local planning authority, whether or not the building contains any protected species, such as bats or barn owls. Where it is shown such species are present, measures to prevent damage to habitats will be required.

PfE Policy JP-G9 - The Green Belt confirms the extent of the Green Belt within the Borough and confirms the five purposes of including land within the Green Belt. The beneficial use of the Green Belt will be enhanced where this can be achieved without harm to its openness, permanence or ability to serve its five purposes. In particular, the enhancement of its green infrastructure functions will be encouraged, such as improved public access and habitat restoration, helping to deliver environmental and social benefits for our residents and providing the high quality green spaces that will support economic growth.

The existing building is constructed mainly from stone, with a flag roof. There is also a small flat roof extension to the south of the building. No extensions are proposed and the conversion works are limited to a reduction in glazing. It is therefore considered that the conversion of the building would fall under exception h) iv. of paragraph 154 of the NPPF and would therefore be acceptable in principle.

Principle (Residential)

The National Planning Policy Framework (NPPF) is a material planning consideration in planning decisions, and emphasises the Government's objective of significantly boosting the supply of homes. The Framework states that local planning authorities should identify and update annually a supply of specific deliverable sites to provide a minimum of five years' worth of housing, with either a 5% buffer to ensure choice and competition in the market for land, or a 20% buffer where there has been significant under delivery of housing over the previous three years. As set out in NPPF paragraph 78, the supply of housing must be assessed against the housing requirement set out in adopted strategic policies where these are less than five years old.

The joint Places for Everyone Plan was adopted with effect from 21 March 2024 and sets the up-to-date housing requirement for Bury against which the deliverable supply of housing land must be assessed. PfE Policy JP-H1 sets the following stepped targets for Bury:

- 246 homes per year from 2022-2025;
- 452 homes per year from 2025-2030; then
- 520 homes per year from 2030-2039.

Bury's Strategic Housing Land Availability Assessment sets out the latest housing supply position, which is made up of sites that have an extant planning permission and sites that have potential to obtain planning permission in the future. This shows that there are a number of sites within the Borough with the potential to deliver a significant amount of housing. However, not all of these sites will contribute to the deliverable land supply calculations as many sites will take longer than five years to come forward and be fully developed. The joint Places for Everyone Plan allocates significant strategic sites for housing within Bury and will accelerate housing delivery within the Borough to meet housing needs.

Following the adoption of Places for Everyone, the Council is able to demonstrate a deliverable 5 year supply of housing land with a 20% buffer (as currently required in Bury due to past under delivery) when assessed against the adopted PfE housing requirement.

The National Planning Policy Framework also sets out the Housing Delivery Test (HDT), which is an assessment of net additional dwellings provided over the previous three years against the homes required. Where the test indicates that the delivery of housing was substantially below (less than 75%) the housing requirement over the previous years, this needs to be taken into account in the decision-taking process. The latest results published by the Government (the 2023 measurement published on 12 December 2024) show that Bury has a HDT result of less than 75%, and therefore, this needs to be treated as a material factor when determining applications for residential development.

Therefore, paragraph 11(d) of the National Planning Policy Framework states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless:

- i. The application of policies in the Framework that protect areas, or assets of particular importance, provide a strong reason for refusing the development proposed; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

As a result of the latest published HDT result the 'tilted balance' applies and planning permission should be granted unless the above points Para 11(d) i or ii apply.

In this case, as the site is located within the Green Belt paragraph 11 (d)(i) applies and the tilted balance is therefore not applicable for this site.

The site is located within an established complex of residential properties and would therefore not conflict with the surrounding land uses. As such the proposal is considered to be acceptable in principle.

Design and Layout

PfE Policy JP-H4 - Requires new housing development to be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high quality design. Policy JP-H4 sets out minimum densities that should be considered. Therefore in accordance with Policy JP-H4 regard should be had to a minimum net residential density of 35 dwellings per hectare at this site. The application form states that the site is 1536 square metres, or 0.1536 hectares, which based on a total of 1 dwellings would result in a density of 6.5 dwellings per hectare. In this instance the proposal is a conversion of an existing

building dwelling, which would reflect the densities of the surrounding residential properties and would not be dissimilar in scale and density. Any additional dwellings, or subdivision of the existing property may have an impact on the site in terms of its Green Belt nature and as such the proposal is therefore considered to be acceptable.

UDP Policies H2/1 and H2/2 provide the assessment criteria for detailed matters relating to height, appearance, density and character, aspects and finishing materials for new residential developments. Policy EN1/2 seeks to ensure that development proposals would not have a detrimental effect on the visual amenity and character of a particular area. PfE Policy JP-P1 seeks to create a city region that consists of a series of beautiful, healthy and varied places. High quality design is fundamental to achieving this. PfE Policy JP-H3 seeks to provide an appropriate mix of dwelling types and sizes reflecting local plan policies and having regard to relevant local evidence. Development across the plan area should seek to incorporate a range of dwelling types and sizes, including for self-build.

1 and 3 Bassfield Farm are on the draft local list. The building to which this application relates is only partially included within this listing. Overall, the complex of buildings is described as long parallel ranges in farm with some right angled links and sett yards. 2 storey. Ground floor random and squared stone with ashlar details, part first floor in black and white half-timber. Stone slab roof. 3 first floor dormers crossing eaves on most northerly elevation. Modern window frames. Stone chimney stacks. Stone boundary wall and gate piers. Brick 2 storey semi-detached to south in grounds, part rendered and false half-timbering. Tall brick chimney. Generally hidden by trees. Given the above it is considered that the site has been identified as a non-designated heritage asset (NDHA).

Paragraph 207 of the NPPF states that when determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 216 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

A Heritage Assessment has been submitted as part of the application. This confirms that the proposed residential property appears to have been constructed at the same time as the houses, and that it is constructed from stone but does not share the same detailing. The Heritage Statement considers that the existing outbuilding has little significance to the listing, but that conversion of the outbuilding will help to ensure that it is maintained as part of the group of buildings. The Conservation Officer has been consulted as part of the application process and had raised no objections to the proposals set forward.

The external alterations proposed to facilitate the conversion are limited to removal of the glazing that has been introduced to the south and east of the building. The proposed new opening on the east elevation is considered to be suitably aligned and would not detract from the overall character of the building. The use of render to infill the remaining gable would replicated the render panel that is already in situ on this elevation. The proposed dwelling would have an area of private amenity space, and a driveway with off street parking proposed to the north of the dwelling.

PfE Policy JP-H3 also states that all new dwelling must:

1. Comply with the nationally described space standards (NDSS); and
2. Be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.

The proposal would result in a 2 bed, 4 person, 1 storey dwelling. The dwelling would meet the minimum gross internal floor area required, and the bedrooms meet minimum standards in terms of areas and widths. Built in storage can be provided within the utility room that would also meet minimum standards.

Part M4(2) compliance can be secured by condition.

Impact upon residential amenity

UDP Policy H1/2 states that the council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses. There are no adopted aspect standards for new build residential properties however, Supplementary Planning Document 6 provides guidance on aspect standards between residential properties and as such, would be a reasonable guide in this case.

For clarity the following aspect standards would be applicable:

- 20 metres between directly facing habitable room windows;
- 13 metres between an existing habitable room window and a proposed two storey blank wall
- 6.5 metres between an existing habitable room window and a proposed single storey blank wall
- 7 metres between a proposed first floor habitable room window and a directly facing boundary with a neighbouring property.

An existing stone wall is located to the north of the proposed dwelling, separating the proposed ground floor bedroom and dining room window from No. 3 Bassfield Farm. This would provide adequate screening to prevent any undue overlooking. This wall is located approximately 3.7metres from the habitable room windows which is below the 6.5 metres required by SPD 6, however this would be a relationship any future occupiers would be aware of prior to occupation as the property is already largely converted. The remaining north facing window would relate to a kitchen which is a non-habitable room as such aspects have not been applied.

The east facing windows would face towards the drive and garden associated with the proposed dwelling. The proposed south facing windows would relate to non-habitable rooms (wc and ensuite) and as such no undue overlooking is foreseen.

Access and Parking

UDP Policy EN1/2 - Townscape and Built Design requires the consideration of the design and appearance of access, parking and service provision. PfE Policies JP-C5: Streets for All and JP-C6: Walking and Cycling requires streets to be well designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport.

The site is located within zone 4 as set out within SPD 11. As such 2no. parking spaces are required for a 2 bed residential property. A parking plan has been submitted that 3no. spaces would be located within the curtilage of the site exceeding expectations set out within SPD 11. SPD 11 also requires one of these spaces to have an EV charge point which can be secured by condition.

No cycle storage is shown on the proposed site plan however there is adequate space within the site's curtilage to store bikes if required.

Ecology and Biodiversity

PfE Policy JP-G8 states that through local planning and associated activities a net enhancement of biodiversity resources will be sought. This is supported by UDP Policy EN6/3 that seeks to retain, protect and enhance the natural environment and seeks to retain features of ecological or wildlife value. Paragraph 187 of the NPPF states that the planning policies and decisions should contribute to and enhance the natural and local environment.

A 'Dusk Emergence Bat Surveys' report has been submitted following two emergence surveys on the existing building. As per the report, the results of surveys found no bats to be emerging from the building and therefore no bat roosts were identified. However, relatively large numbers of common pipistrelle bat passes were recorded and one brown-long eared bat. These bats were likely foraging or commuting near to the site which evidences that bats are present in the locality. The report presents a robust bat assessment with no further surveys needed to carry out the building works.

The recommendations provided in the report should be followed during the works (section 4.2) and GMEU would also recommend a sensitive lighting scheme to be implemented, given that bats are present in the locality. These details can be secured by condition.

Every grant of planning permission in England is deemed to have been granted subject to the biodiversity gain condition. Commencement and transitional arrangements, as well as exemptions, mean that certain permissions are not subject to biodiversity net gain.

The de-minimis exemption applies to this site, as less than 25 square metres of habitat would be lost through the proposal as the proposal involves the conversion of an existing building.

Planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system. Wherever possible measures to enhance the site for biodiversity should be secured as part of this planning application, and could include integration of a bat and bird box onto the building which can also be secured by condition.

Carbon and Energy

PfE Policy JP-S2 sets out the steps required to achieve net zero carbon emissions.

Much of the work that has already been done will not have adequate thermal insulation which would need to be retrofitted. The glass wall to the living room would be replaced by a masonry wall with cavity insulation. The conversion works would need to comply with Part L of the latest Building Regulations and as such would comply with the policy considerations set out above.

Digital Connectivity

PfE Policy JP-C2 requires all new development to have full fibre to premises connections unless technically infeasible and / or unviable.

The property is some distance from the road however the applicant has confirmed that full fibre broadband will be installed if feasible.

Response to representations

Plans have been available on the website in relation to this scheme, that show which building is proposed to be converted.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to the drawings received on Location Plan, Existing and Proposed Site Plan amended 25/06/2025, Bassfield Farm Parking Layout received 26/06/2025, 24/787/01A, 24/787/02A, 24/787/03, 24/787/04 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.
- 3 The external finishing materials for the proposal hereby approved shall match those of the existing building.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
- 4 The use hereby approved shall not be commenced unless and until the access, parking and bin storage arrangements indicated on the approved plans have been implemented and thereafter maintained.
Reason. To minimise the standing of vehicles on the highway and to ensure adequate off-street car parking provision, in the interests of road safety pursuant to Development Plan Policies JP-C5 Streets for All, JP-C6 Walking and Cycling, EN1/2 Townscape and Built Design, H2/2 The Layout of New Residential Development and HT2/4 Car Parking and New Development.
- 5 Prior to occupation of the development hereby approved the applicant shall install bat boxes or bird boxes within or around the existing building.
Reason. To secure the satisfactory development of the site and ensure enhancements and net gains for biodiversity pursuant to policies JP-G8: A Net Enhancement of Biodiversity and Geodiversity and EN6/3 - Features of Ecological Value of the Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 6 The proposal shall be carried out in accordance with the recommendations set out within paragraph 4.2 of the approved Dusk Emergence Bat Surveys (ERAP Jun 2025) Reference 2025-176. All mitigation measures shall be fully implemented prior to the commencement of the works and remain in situ on the site for an agreed period of time.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to Development Plan Policies JP-G8 - A Net Enhancement of Biodiversity and Geodiversity and EN6/3 – Features of Ecological Value of the Development Plan and Section 15 of the National Planning Policy Framework.

7 In the event that any new external lighting is implemented as part of the proposal, prior to installation of the lighting, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority and shall be designed in line with best practice guidelines and implemented in accordance with the agreed details.
Reason. In order to ensure that no harm is caused to a Protected Species and to ensure that impacts on foraging and commuting bats will be avoided pursuant to Development Plan Policies JP-G8 - A Net Enhancement of Biodiversity and Geodiversity and EN6/3 – Features of Ecological Value of the Development Plan and Section 15 of the National Planning Policy Framework.

8 The dwelling hereby approved shall be built in accordance with the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations.
Reason. To secure the satisfactory development of the site pursuant to Places for Everyone Joint Development Plan Policy JP-H3: Type, Size and Design of New Housing.

9 Prior to occupation the applicant shall provide:

- 1 no. electric vehicle (EV) charging point (minimum 7kW*) per dwelling.

Certification and photographic evidence of the installation of the agreed electric vehicle charge points shall be submitted to Local Planning Authority for approval prior to the development being brought into use. The infrastructure shall be maintained and operational in perpetuity.

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

Reason. To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable and to safeguard residential amenity, public health and quality of life with respect to Local Air Quality, in accordance with paragraphs 112e, 117e, 187e and 199 of the National Planning Policy Framework (December 2024) and Places for Everyone Policy JP-S5 (Clean Air).

10 The development hereby approved shall be carried out in accordance with a Sustainable Drainage Scheme based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). The Scheme shall be implemented prior to first occupation and thereafter maintained.

Reason. To promote sustainable development and reduce flood risk pursuant to Development Plan Policies JP-S4 - Flood Risk and the Water Environment, EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP 01/09/2025		DM - 03/09/2025	