

PLANNING APPLICATION REPORT

Case Officer: Lucy Hall

Parish: Yealmpton **Ward:** Newton and Yealmpton

Application No: 2556/19/FUL

Agent:

Mr Peter Brodbelt
Roderick James Architects LLP
Discovery House
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Totnes
TQ9 5AL

Applicant:

Mr M Bastard
Shipsen Hill Barn
Yealmpton
Devon
PL8 2NN

Site Address: Land Adjacent to Bowden Hill, Yealmpton

Development: Proposed new single storey dwelling with internal double garage and associated landscaping

Reason item is being put before Committee

At the request of ward members, Cllr Baldry and Cllr Thomas for the following reasons: -

1. It is outside the settlement boundary.
2. It is not an exception site but lies in good quality farmland.
3. I have concerns for overlooking.
4. I am not satisfied about the safety visibility of the splay on to the highway.
5. There is no demonstrated housing need.
6. Unhappiness from local residents



Recommendation: conditional approval

Conditions

1. Standard 3 year time limit for commencement of development
2. Development to be carried out in accordance with approved plans
3. Program of archaeological works to be undertaken (pre commencement)

4. Landscaping (in interest of visual amenity, ecology and neighbours)
5. Removal of PD rights
6. Drainage – foul sewage
7. Drainage – surface water
8. Tamar EMS
9. Adherence with recommendations in ecology report
10. Garage to be retained for motor vehicles
11. Materials
12. Low Carbon to include details of air source heat pump
13. Unsuspected land contamination

Site Description:

The application site relates to a section of green field located on the northern edge of Yealmpton just beyond the limits of existing residential development on Bowden Hill. The site itself is rectangular and measures around 0.1ha. The site slopes gradually from north-east to north-west. There are existing dwellings located immediately to the south ‘High Close and May Cottage’ and to the west ‘Yealmstead’. Due to changes in topography the dwellings to the south are elevated to the site. Access is gained from an existing track on the south western side situated between the properties of Yealmstead and High Close.

The Proposal:

The application seeks full planning consent for the provision of a new single storey dwelling with integral double garage. The building is traditional in its form, with a pitch roof. External materials include render walls with stone plinth and timber cladding, natural slate to the main roof with zinc to the veranda and porch roof and aluminium windows.

The internal accommodation includes 3 bedrooms, all with en-suites, office, open plan kitchen/dining/living area, utility, snug and integral double garage.

Consultations:

- County Highways Authority no objection
- Environmental Health Section no objection subject to condition
- Drainage (SHDC) refer to standing advice
- Yealmpton Parish Council objection

‘The proposal is outside the village development boundary. Highways issues as Bowden Hill is a ‘rat run’ for commuters’

- Landscape (verbal discussion) no objection
- DCC Archaeology no objection subject to pre commencement condition

Representations:

The Council has received 17 letters of representation all raising objection to the application. The comments received can be summarised as follows: -

- Proposal is an unnecessary development, already too many houses within Yealmpton following Kitley development

- Site falls outside of the settlement boundary and should remain as an undeveloped green field
- Proposed development would spoil the area
- Result in loss of habitats
- Cause adverse harm to neighbours
- Proposal will result in the site being overdeveloped
- Scale of dwelling is too large and not in keeping with size of other properties within the area
- Proposal fails to comply with highway standing advice. Access is inadequate, with a narrow driveway and poor visibility due to insufficient splay.
- Applicant's cannot change the visibility splay as it falls outside his control, and nothing to prevent adjoining land owners erecting fences/planting which would restrict visibility even further.
- Existing access has only been opened up recently and has not been used by agricultural vehicles for a number of years.
- Bowden Hill is used as a 'rat run' and speeds are often in excess of 30mph. Potential for pedestrian or road traffic accidents
- Noise pollution from development will affect local wildlife
- Area could be of archaeological significance
- Approval would set undesirable precedent for future development within the fields
- Concerned about possible access into the field from 'Floodapool'
- Can the Council give assurances that the approval would not lead to further development within the field?
- Result in decreased property values
- Scale of proposed dwelling is akin to a 4 bed rather than a 3 bed and will not address housing needs within Yealmpton
- Proposed design does not compliment design of local dwellings
- Privacy of neighbouring properties will be compromised. Proposed hedge and tree planting will adversely affect light to neighbours internal spaces.
- Inadequate drainage information.
- Number of inaccuracies within the wildlife report.
- Missed opportunity for developer to enhance the biodiversity of the area with additional trees in the coppice opposite the development.
- Proposal fails to satisfy the NPPF

Relevant Planning History

None

ANALYSIS

Principle of Development/Sustainability:

This site is outside but adjoining the built form of Yealmpton. The JLP does not define settlement boundaries but does distribute the growth and development of delivering homes and jobs in accordance with a hierarchy of settlements which is identified in Policy TTV1. Yealmpton is identified as a smaller town and key village within policy, in recognition of the good level of services and facilities on offer within Yealmpton, and its spatial relationship with other sustainable settlements along the A379. The site is located close to existing residential properties on Bowden Hill and is considered to be well related to Yealmpton with easy access to the services and facilities within it.

Development in this location would accord with the spatial strategy of the JLP, which is to direct the majority of growth to the top two tiers of the settlement hierarchy, and only deliver development at the bottom two tiers of the hierarchy where a local need is being demonstrably met.

The JLP identifies and allocates strategic allocations within the top two tiers of the TTV settlement hierarchy. A notable exception in the strategy is the absence of housing allocations within or adjoining Yealmpton. The absence of housing allocations to support future growth of the village does not undermine the status of the village in the settlement hierarchy, and the contribution of small-scale, strategy compliant windfall proposals will make a valuable contribution to housing supply in this location.

The site is located close to existing residential properties on Bowden Hill and is considered to be well related to Yealmpton with easy access to the services and facilities within it. Therefore the principle of development on the site is considered to be acceptable subject to other policy considerations.

Housing Mix:

Concerns have been expressed about the scale of the proposed dwelling and that it would not meet the needs of the community. JLP policy SPT2.4 identifies a good balance of housing types and tenures to support a range of household sizes, ages and incomes to meet identified housing needs as one of the key components of a sustainable community. Policy DEV8 seeks to deliver a wide choice of high quality homes which widen opportunities for home ownership and redress existing housing imbalances. Albeit generous, the proposal is for a three bed property. The available housing data for Yealmpton indicates that it has a lower percentage of 3 bed properties compared with the South Hams average so in this respect the size of the building would not conflict with policy.

Design/Landscape:

Concerns have been raised regarding the proposed design approach and the scale of the dwelling when compared with neighbouring plots. Paragraph 124 of the NPPF states 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'. The need for good design, which respects its setting and the crucial role this plays in creating a sense of place and identity is reinforced within the Council's policies. Policy DEV20 requires proposals to have regard to the '*pattern of local development and the wider development context and surroundings*'. Policy DEV23 requires development to 'conserve and enhance landscape, townscape and seascape character and scenic and visual quality'. It goes on to say in DEV23.3 that the development should be of '*high quality architectural and landscape design appropriate to its landscape context*'.

The architectural design, scale and age of residential properties along Bowden Hill is diverse. However, perhaps as an indication of its edge of settlement location, the immediate context is bungalows and 1 ½ storey buildings, traditional in form with pitched roofs and generally clad in render. Hard landscaping such as paving for car parking areas generally fronts onto Bowden Hill, with private gardens to the rear. Where they do exist boundary treatments are typically soft such as hedges respecting its edge of settlement position.

With regards to the proposed development, the case officer has discussed it with the Council's landscape specialist. They raise no objections to the principle of development on the site, and consider that the low profile building which has a traditional bungalow form is respectful of its edge of settlement location and would not harm the character of the area.

The scale of the building is generous but because it is broken up the mass is not considered to be so readily apparent. While the plot is larger compared with some of its immediate neighbours, plot sizes along Bowden Hill vary and again in this context the development is not considered to be so out of keeping that a recommendation of refusal could be justified on this matter.

The development pattern at the edge of the settlement is uneven. In its context the proposal would be seen against the backdrop of residential development and would read as part of the built environment rather than the countryside. The Council's landscape specialist was satisfied the proposal met the policy tests set out within JLP Policy DEV23. A landscaping condition is proposed to secure the details of the proposed hedge and boundary treatments, as well as other proposed planting.

Neighbour Amenity:

Paragraph 127 of the NPPF requires that developments should provide a high standard of amenity for existing and future users. JLP Policy DEV1 requires proposals to safeguard the health and amenity of local communities. DEV1.1 states *'ensuring that new development provides for satisfactory daylight, sunlight, outlook, privacy and the protection from noise disturbance for both new and existing residents, workers and visitors. Unacceptable impacts will be judged against the level of amenity generally in the locality.'*

The site sits within close proximity to a number of residential properties, but when assessing impact on amenity, careful consideration is afforded to Yealmstead, High Close and May Cottage which sit immediately beyond the southern and eastern boundary of the dwelling.

Yealmstead currently has an open boundary on its eastern side and therefore looks directly into the application site. The proposal includes planting on its western boundary, the details of which will be secured as part of the landscaping condition. Officers consider this screening is necessary to safeguard the amenity of both the occupiers of Yealmstead and any future occupants of the proposed dwelling. Yealmstead benefits from a generous rear garden and while they currently have an open boundary, planted screening between gardens is not an uncommon feature.

Officers are also satisfied that the amenity of High Close would not be compromised with the dwelling. This property is slightly elevated to the site and proposal dwelling, and there is an established hedge along the rear boundary which screens the garden from the site. While there might be opportunities to look at the site from windows within the property this is not considered to result in a loss of privacy for either High Close or the proposal dwelling.

May Cottage also has an open boundary on its northern side and enjoys views into the field beyond. To safeguard the privacy of these occupiers and the future occupiers tree planting and a hedge are proposed along this boundary. Concerns have been raised from the existing occupants of May Cottage about reduction to natural day light within their property from the presence of planting along the boundary. While this concern is noted, hedging along boundaries is a typical feature in the area and there is nothing to prevent the existing owner of the field undertaking planting along this boundary. Details of the heights that the new boundary hedge banks will be retained at will be requested as part of the landscape condition.

Highways/Access:

Almost all of the comments received from third parties and the Parish Council raise highway matters as a reason for objection. This is on the basis that the visibility splay is inadequate

and the applicant cannot change it because the splay falls on land which is outside of their ownership. There are also concerns with additional traffic on Bowden Hill which is used as a 'rat run', a situation which has exacerbated following the development at Kitley Place. The visibility splay does not conform to the standing advice guidance published by DCC and as such the case officer sought further advice from the highway authority. They have not raised any objections and this is on the basis they do not consider the access is any worse than others in the direct vicinity, no fatal or serious accidents have been reported to the Police in the last 3 years and on average the dwelling would generate around 3 vehicle movements per day coming out of the access. While the local concerns are noted, Officers are guided by the advice of specialist highway officers, and without an objection from the Highway Authority it would be difficult for officers to object on matters of highway safety.

Archaeology:

DCC Historic team have confirmed that the site lies on the north western boundary of an enclosure that could have its origins in the prehistoric or early medieval periods. The fieldnames recorded here in the mid-19th century Tithe Map of 'Yealmbury' indicate that there were earthworks in this area. In addition, the Historic Environment Record indicates the presence of ancient earthworks and prehistoric standing stones in the surrounding landscape, indicating human activity in this area from this period. As such, groundworks for the construction of the proposed development have the potential to expose and destroy archaeological and artefactual deposits associated with the known prehistoric and later heritage assets in this area. The impact of development upon the archaeological resource here should be mitigated by a programme of archaeological work that should investigate, record and analyse the archaeological evidence that will otherwise be destroyed by the proposed development. It is recommended that the application should be supported by a written scheme of investigation setting out a programme of archaeological works to be undertaken in mitigation for the loss of heritage assets with archaeological interest. Within their response the Historic Team advise that if the work is not undertaken prior to determination of the application it could be dealt with by way of a pre commencement condition. The applicant has indicated they have no objections with a pre commencement condition.

Biodiversity:

A wildlife survey has been undertaken for the site and this confirms that there are no overriding wildlife objections to the proposal. The landscape proposals, which will be agreed in detail via a condition will ensure the proposal results in a net gain in biodiversity.

The site falls within the Zone of Influence for new residents have a recreational impact on the Tamar European Marine Site (comprising the Plymouth Sound and Estuaries SAC and Tamar Estuaries Complex SPA). This Zone of Influence has recently been updated as part of the evidence base gathering and Duty to Cooperate relating to the Joint Local Plan. A scheme to secure mitigation of the additional recreational pressures upon the Tamar European Marine Site can be appropriately secured by condition, and this approach has been agreed by Natural England.

Drainage:

It is stated within the application form that surface water would be discharged via a soakaway and foul via a septic tank. The site is considered to be within a low risk area, being outside Flood Zones 2&3 and not within a Critical Drainage Area and therefore a drainage assessment is not required. An indicative location for the soakaway is shown on the block plan. Officers are satisfied this demonstrates a workable scheme but the final design will

need to be agreed with the Council's drainage engineers. This can be agreed via a planning condition.

Low Carbon:

Policy DEV32 requires all development to minimise its use of natural resources over its lifetime, such as water, minerals and consumable products, by reuse or recycling of materials in construction. Developments should be considered in relation to the energy hierarchy of i) Reducing the energy load of the development ii). Maximising the energy efficiency of fabric iii). Delivering on-site low carbon or renewable energy systems and iv) Delivering carbon reductions through off-site measures. In addition the policy states 'Developments should reduce the energy load of the development by good layout, orientation and design to maximise natural heating, cooling and lighting, and reduce the heat loss area'.

The proposal includes an air source heat pump, the principle of which is considered to be acceptable in helping to deliver a low carbon development. However, details on this are limited and officers would like assurances that it would not cause harm to the amenity of the neighbouring occupiers. This can be secured via condition. Further information to secure further details of carbon reductions from the development will be requested as part of a planning condition.

Other Matters:

Concern is raised that approval of this application would set a precedent for further development within the field. Officers have discussed why in this instance the proposal put forward is considered to be acceptable. Each application must be considered on its own merits having regard to the policy context at that time.

Planning Balance:

This is considered a sustainable location and is well related to the settlement of Yealmpton which is identified within the Joint Local Plan as one of the main locations where development should be focused towards. While the dwelling is generous in its scale, Officers consider the proposed dwelling is well designed and will sit comfortably within the plot without causing harm to neighbouring occupants or appearing out of place in the context of the surrounding landscape. The Council has not received any technical objections to the proposal including from the Highway Authority, who recognise the splays do not meet the minimum requirement but in the context of the surrounding properties are satisfied that it would not result in a highway safety issue. The application is therefore recommended for approval subject to conditions.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004.

Planning Policy

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park) comprises the Plymouth & South West Devon Joint Local Plan 2014 - 2034.

Following adoption of the Plymouth & South West Devon Joint Local Plan by all three of the component authorities, monitoring will be undertaken at a whole plan level. At the whole plan level, the combined authorities have a Housing Delivery Test percentage of 166%. This requires a 5% buffer to be applied for the purposes of calculating a 5 year land supply at a whole plan level. When applying the 5% buffer, the combined authorities can demonstrate a 5-year land supply of 6.5 years at the point of adoption.

Adopted policy names and numbers may have changed since the publication of the Main Modifications version of the JLP.

The relevant development plan policies are set out below:

The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 21st 2019 and West Devon Borough Council on March 26th 2019.

SPT1 Delivering sustainable development
SPT2 Sustainable linked neighbourhoods and sustainable rural communities
SPT3 Provision for new homes
SPT9 Strategic principles for transport planning and strategy
SPT10 Balanced transport strategy for growth and healthy and sustainable communities
SPT12 Strategic approach to the natural environment
SPT13 Strategic infrastructure measures to deliver the spatial strategy
TTV1 Prioritising growth through a hierarchy of sustainable settlements
TTV2 Delivering sustainable development in the Thriving Towns and Villages Policy Area
TTV26 Development in the Countryside
DEV1 Protecting health and amenity
DEV2 Air, water, soil, noise, land and light
DEV8 Meeting local housing need in the Thriving Towns and Villages Policy Area
DEV10 Delivering high quality housing
DEV20 Place shaping and the quality of the built environment
DEV23 Landscape character
DEV26 Protecting and enhancing biodiversity and geological conservation
DEV28 Trees, woodlands and hedgerows
DEV29 Specific provisions relating to transport
DEV31 Waste management
DEV32 Delivering low carbon development
DEV35 Managing flood risk and Water Quality Impacts

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG).

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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

2. The development hereby approved shall in all respects accord strictly with drawing numbers Bastard/5/P100 (location plan), Bastard/5/P101 Rev A (Block Plan), Bastard/5/P102 (ground floor plan), Bastard/5/P103 (elevations), Bastard/5/P104 (elevations) and Bastard/5/P105 (site section) received by the Local Planning Authority on 29.08.19.

Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.

3. No development shall take place until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

Reason: To ensure, in accordance with Policy DEV21 in the Plymouth and South West Devon Joint Local Plan 2014 - 2034 and paragraph 199 of the National Planning Policy Framework (2018), that an appropriate record is made of archaeological evidence that may be affected by the development

4. Within 3 months following commencement of development, full details of a hard and soft Landscape Scheme have been submitted to, and approved in writing by the Local Planning Authority. The Landscape Scheme shall be prepared by an appropriately qualified professional and shall include:

- details of earthworks associated with the development, including volumes of cut and fill and arrangements for disposal of any excess excavated material or importation of material;
- details, including design and materials, of ancillary structures such as bin stores and signage;
- details of lighting including function, location, design and intensity;
- details of new ground profiles including retaining bunds and banks;
- materials, heights and details of fencing and other boundary treatments;
- materials, heights, levels and extent of hard landscape treatment, including access points, tracks, roads and any hardstanding areas;
- the location, number, species, density, form and size of proposed tree, hedge and shrub planting including boundary treatment and the heights these features should be maintained at. ;
- the method of planting, establishment and protection of tree, hedge and shrub planting;

- maintenance schedules for the establishment of new planting and its ongoing management;
- a timetable for the implementation of all hard and soft landscape treatment

All elements of the Landscape Scheme shall be implemented in the first planting season following reasonable completion of the development [or occupation of the dwelling (whichever is sooner)] and maintained in accordance with the approved details unless otherwise agreed in writing by the local planning authority. Any plant that dies, is removed or fails to thrive within the first five years after implementation shall be replaced with a plant of the same specification unless otherwise agreed in writing with the local planning authority.

Reason: In the interest of public amenity and the conservation and enhancement of the local landscape character, residential amenity and ecology.

5. Notwithstanding the provisions of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking, re enacting or further amending that Order), no development of the types described in Schedule 2, Part 1, Classes A-H of the Order and Part 2 Class A shall be carried out on the site, other than that hereby permitted, unless the permission in writing of the Local Planning Authority is obtained.

Reason: To protect the character and appearance of the character and appearance of the surrounding area, to ensure adequate space about the dwellings, in the interests of amenity and to ensure the scale of the dwelling is retained in the interests of the housing needs of Yealmpton.

6. Notwithstanding the submitted details, prior to the installation of any part of the foul drainage scheme or before development continues above slab level, whichever is the sooner, full details of the works for the disposal of sewage shall be submitted to and approved in writing by the Local Planning Authority (LPA). Please note that a treatment plant should be used rather than a septic tank.

Reason: In the interests of the prevention of pollution.

7. Notwithstanding the submitted details, prior to the installation of any part of the surface water management scheme or before development continues above slab level, whichever is the sooner, full details of the most sustainable drainage option shall be submitted to and approved in writing by the Local Planning Authority (LPA). Design steps as below:

- Soakaway testing to DG 365 to confirm the use of soakaways or to support an alternative option. Three full tests must be carried out and the depth must be representative of the proposed soakaway. Test results and the infiltration rate to be included in the report.
- If infiltration is suitable then the soakaway should be designed for a 1:100 year return period plus an allowance for Climate change (currently 40%).
- If infiltration is not suitable then an offsite discharge can be considered. Attenuation should be designed for a 1:100 year return period plus an allowance for Climate change (currently 40%).

- The offsite discharge will need to be limited to the Greenfield runoff rate. This must be calculated in accordance with CIRIA C753. The discharge must meet each of the critical return periods. Full details of the flow control device will be required.
- The drainage details of the car park and access will be required. If it is proposed to be permeable then it should be designed in accordance with CIRIA C753. Full design details and sectional drawing showing the specification and make up will be required.
- A scaled plan showing full drainage scheme, including design dimensions and invert/cover levels of the soakaways/attenuation features, within the private ownership. The soakaways should be sited 5m away from all buildings and highways to accord with Building Regulations and 2.5m from all other site boundaries for best practice.
- The drainage scheme shall be installed in strict accordance with the approved plans, maintained and retained in accordance with the agreed details for the life of the development.

Reason: To ensure surface water runoff does not increase to the detriment of the public highway or other local properties as a result of the development.

8. Prior to first occupation of any residential unit, a scheme to secure mitigation of the additional recreational pressures upon the Tamar European Marine Site, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full prior to first occupation.

Informative: This condition can be satisfactorily addressed by means of a pre-occupation contribution towards improved management within the Tamar European Marine Site (informed by the SAMMS list).

Calculated at the time the contribution is triggered. At that time the Applicant should contact the Council's Development Management team to arrange payment of the contribution.

Reason: The development lies in the Zone Of Influence of the Tamar European Marine Site (comprising the Plymouth Sound and Estuaries SAC and Tamar Estuaries Complex SPA) where it is considered there would be a likely significant effect from this development, when taken in combination with other plans and projects, upon these European designated sites. To ensure that the proposal may proceed as sustainable development, there is a duty upon the Local Planning Authority to provide sufficient mitigation for any recreational impacts which might arise upon the European designated sites. In coming to this decision, the Council has had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017 and the requirements of policies SPT12, SPT14 and DEV26 of the Plymouth and South West Devon Joint Local Plan.

9. The recommendations, mitigation and enhancement measures of the Ecological Report, by Butler Ecology (July 2019), shall be fully implemented prior to the commencement of the use hereby approved and adhered to at all times. In the event that it is not possible to do so all work shall immediately cease and not recommence until such time as an alternative strategy has been agreed in writing with the local planning authority.

Reason: To safeguard the interests of protected species.

10. The garage and/or hardstanding hereby permitted shall remain available in perpetuity for the parking of motor vehicles in association with the use of the dwelling, and the garage shall not be used for any habitable accommodation.

Reason: To ensure that the off-street parking facilities remain available in the interests of highway safety and to ensure the scale of the dwelling is retained in the interests of the housing needs of Yealmpton.

11. Prior to their installation details / samples of facing materials, and of roofing materials to be used in the construction of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with those samples as approved.

Reason: In the interests of visual amenity.

12. Prior to development above slab/dpc level details of how the development will meet with the objectives of Policy DEV32 of the Plymouth and South West Devon Joint Local Plan shall be submitted to and approved in writing by the Local Planning Authority. The information should include details of the proposed air source heat pump including exact measurements and technical specifications. The development shall be carried out in accordance with the approved details and maintained in perpetuity thereafter.

Reason: To demonstrate that the development that the development can deliver low carbon development in accordance with Policy DEV32 of the Plymouth and South West Devon Joint Local Plan and in the interests of safeguarding residential amenity.

13. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.

Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.

Reason: No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.