

Item No. 10

APPLICATION NUMBER	CB/18/01795/FULL
LOCATION	Chapel Farm, Luton Road, Chalton, Luton, LU4 9UJ
PROPOSAL	Proposed energy storage facility to provide energy balancing services to the National Grid
PARISH	Chalton
WARD	Toddington
WARD COUNCILLORS	Cllrs Costin & Nicols
CASE OFFICER	Judy Martin
DATE REGISTERED	08 May 2018
EXPIRY DATE	07 August 2018
APPLICANT	Harmony Energy Storage
AGENT	PWA Planning
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	It is a major application and the Parish Council have raised an objection.
	Recommended for Approval

Summary of recommendation:

Battery energy storage systems are subject to locational constraints; the most important of which is the distance of the system from the connection to available capacity on the national grid.

In reference to renewable energy projects, Section 13 of the NPPF (para 147) states that very special circumstances may include the wider environmental benefits associated with increased benefits from renewable energy sources. The application puts forward a case for very special circumstances, which predominantly involves the benefits that the proposal would have in terms of facilitating renewable and low carbon technology and contributing to network resilience and energy security.

It is considered that substantial weight should be given to these factors, having regard to the local and national planning and energy policy support for projects that would contribute towards carbon reduction, network resilience and energy security.

Site Location:

The site is located on land to the east of Chapel Farm off Luton Road, Chalton. It currently comprises a field used for agricultural purposes and is in the Green Belt. The site is located directly adjacent to the M1 motorway. Access to the site would be taken from the existing access track which leads to the motorway drainage lagoon which lies immediately to the north of the site.

It is noted that the emerging plan allocates land to the west of the site (3.18ha) for new housing (NLP435: approximately 40 dwellings).

The Application:

It is proposed to develop an energy storage facility on the site which would comprise 77 no. banks of energy storage units, 20 no. transformers and a portable relay room /metering point. The development footprint is approximately 1.06ha and would be surrounded by a 2.4m palisade perimeter fence.

The batteries would be charged solely from renewable energy sources (predominantly wind and solar energy). The applicant has a Power Purchase Agreement with a major renewables provider to ensure that the electricity stored would be solely from renewable sources.

During the application revised plans were received. Arrangements for the 132/33kV transformer to be relocated to the nearby substation have been made by the applicant, rather than being incorporated into the proposed development. At 6.8m, the 132/33kV transformer was the highest portion of the proposals which means that the tallest element on site will now be the single relay room (4m).

During the determination of the application the applicant met with the Chalton Parish Council (10/10/18) to discuss the proposals and to respond to their concerns.

It is noted that the National Grid website is currently advertising that the Sundon Substation (400kv) has a high generation capacity of 11070 MW and a 'high' demand capacity of 720 MW /demand headroom of 175MW (ie a considerable potential for connection for Solar, wind, battery storage and other generation). Leighton Buzzard would appear to be the only other substation with capacity in Central Bedfordshire, however their generation and demand potential is currently advertised as being 'Low'.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (July 2018)

South Bedfordshire Local Plan Review Policies (2004)

Certain policies of the South Bedfordshire Local Plan (2004) were saved by the Secretary of State on 28th September 2007 and continue to be part of the development plan until the Council adopts a new Local Plan. There are however no policies in relation to energy production, general Green Belt developments, development outside of settlement areas that have been saved.

Central Bedfordshire Local Plan – Emerging

The Central Bedfordshire Local Plan has reached submission stage and was submitted to the Secretary of State on 30 April 2018. The National Planning Policy Framework (paragraph 216) stipulates that from the day of publication, decision-takers may also give weight to relevant policies in emerging plans unless material considerations indicate otherwise. The apportionment of this weight is subject to:

- the stage of preparation of the emerging plan;
- the extent to which there are unresolved objections to relevant policies;
- the degree of consistency of the relevant policies in the emerging plan to the policies in the Framework.

Reference should be made to the Central Bedfordshire Submission Local Plan which should be given limited weight having regard to the above. The following policies are relevant to the consideration of this application:

Policy SP4: Development in the Green Belt
 Policy CC2: Sustainable Energy Development
 Policy HQ1: High Quality Development

Supplementary Planning Guidance/Other Documents

1. Central Bedfordshire Design Guide (March 2014)

Relevant Planning History:

Case Reference	CB/17/00835/PAPC
Location	Chapel Farm, Luton Road, Chalton, Luton, LU4 9UJ
Proposal	Pre-Application Advice re: Proposed Energy Storage Facility
Decision	<p>Pre-App Charging Fee Advice Released which advised the following:</p> <p><i>Whilst the principle of the development might constitute 'very special circumstances' this can only really be assessed on the receipt of full plans. If 'very special circumstances' exist (which you will need to demonstrate) it is my opinion that the Council would be generally supportive of the application subject to further dialogue with the Highways Development Management Team.</i></p> <p><i>From a Highway Safety perspective, the submission does not detail the degree of traffic expected throughout the construction period or through its life or even how long the life expectancy of this plant is. In addition, it is not clear from the submitted details if the access will be by way of an existing track as its access to the public highway is not shown within the red line. However, if the point of access from the public highway is via the newly constructed junction with the B579 then in highway terms the Highways Officer would not object to this point of access.</i></p> <p><i>While at this point we are unable to confirm if a full Transport Assessment is required or just a Transport Statement if you can provide the above information the Highways Officer is happy to discuss this matter further with you.</i></p>
Decision Date	30/03/2017

Other applications of note:

Case Reference	CB/18/03461/FULL
Location	Electricity Sub Station Control Centre, Luton Road, Chalton, Luton, LU4 9UJ
Proposal	Development of the site for a gas powered electricity generator and related infrastructure.
Decision	Pending

Case Reference	CB/18/04055/FULL
Location	Land West of Luton Road and South of Fancott
Proposal	The installation of three gas-fuelled generators with radiator arrays, a DNO Building, HV Building, Transformers, Gas Kiosk, Client Building, CCTV cameras on 4m posts, Clean/Waste Oil Tank, and associated infrastructure for the generation of electricity during times of peak demand.
Decision	Pending

Consultees:
Parish Council

Summary of response from the PC (dated 25/6/18):

In the view of Chalton Parish Council this is an unacceptable development within the close area of Chalton village and fails to meet the very special circumstance required for the granting of planning permission.

Following the removal of the 6.8m high transformer pylon and main transformer from the plans the PC considers that there is a lack of information as to how the batteries would be connected to the substation. The applicant must submit full technical details of this power line together with its proposed route for the application to be properly considered;

The PC disagree with the applicant's statement that there will be little noise (transformers, fans etc);

With regards to the schedule of neighbours to be consulted the PC are concerned that major developments such as this can be submitted without the wider community being informed;

It is clear that the substation is and will continue to attract further applications in the future;

The proposal will in effect bring the substation into the Charlton village boundary area with its attendant noise and pollution coming directly into the village;

There is no report on safety;

The noise produced by the transformers will have a different characteristic to the at produced by vehicles using the nearby M1 motorway and consequently will add an additional factor to the noise pollution emanating from the motorway;

The PC consider that the planning statement is misleading (renewable energy source /

The financial viability of the power storage unit is for the sole benefit of the applicant. The PC understands that this is not a planning matter but consider that it should form part of a 106 levy;

The site lies in the Green Belt and reference is made to the criteria as cited in the NPPF / the neighbouring sites put forward for inclusion in the new Local Plan and a planning permission for Hillcrest (CB/17/02230/OUT);

The development measures some 130m x 45m and as can be seen on the block plan covers a significant proportion of the field in which it would be built. The BSU if built would we understand be the one of the largest of those built or about to be built in England.

Pollution Team	No objection subject to the specified condition
Ecology	No objection
National Grid Customer Support Team	No comments received
Highways England	No objection
Landscape Officer (reconsulted)	No objection subject to a landscaping condition
Highways Development Management	No objection subject to the specified conditions
Rights of Way	No objection as the site does not abut, nor affect any recorded public rights of way
IDB	The surface water drainage strategy (as submitted) is acceptable <i>in principle</i> however the Board suggest that conditions (requiring that the applicant's storm water design and construction proposals are adequate) are pre-commencement.
The Chalton Village Association	Very inappropriate development in the corner of a field close to park land it manages. Concerned that the large area (5850sqm) of the proposed development will drain more quickly into the river Flit and wish to be assured that there would be no flood risk. The CVA is also concerned about the route of the overhead power lines which would connect with the Sundon substation and which would pass close to the park land.

Other Representations: 33 received (22 objections, 9 in favour, 2 comments) which have been summarised as following:

Policy

- The site is in the Green Belt and would be visible from the road, contributing to the coalescence of Chalton to North Luton; the intrusion into the Green Belt would be considerable;
- There have been 2 previous applications for peak power generation units which were withdrawn on the basis of Green Belt issue;
- This is not an exceptional circumstance and therefore there is no justification on taking Green Belt land for this use;
- Harmony Energy rely upon the now out of date 2004 local plan rather than the recently submitted new local plan;
- The results of the call for sites which are incorporated into the draft plan assessed two possible residential developments in Chalton as being of high to moderate harm to the Green Belt;
- The site is not suitable as it is a parcel of land between residential properties;
- Assuming the local plan is adopted, will the land no longer be considered as Green Belt?

Health & safety

- The battery power storage facility would be too close to residential houses and the school;
- It is a health and safety risk in terms of noise & emissions;
- These batteries are known to catch fire;
- The noise pollution will add to that of the M1, the new link road and the existing power facilities;
- The transformers transmit a significant hum;
- What security /safety protections are proposed for any potential terrorist activity /other threat to this proposal

Consultation

- There was a lack of consultation. CBC only considering those neighbours designated by the red line on the applicants outline site map is difficult to accept that impartiality has been demonstrated; coupled with the lack of adequate notification to villagers this suggests a lack of total transparency, over a highly controversial infrastructure proposal, in the planning process at best and of collusion at worst;
- The lack of communication is abysmal;
- The application should have been given more publicity;
- The residents of Chalton should have a chance to hear more at a public meeting;
- Shouldn't there be a public enquiry over the proposal / Health & Safety assessment?
- The scale of the plans helps to mask the visual impact of the site as the visual impact of the site cannot be readily assessed or that at its nearest the site is within 150m of the Chalton Lower School boundary fence

Contradictions, omissions and deceptive statements in the documentation such as:

- A power connection to the Sundon substation is essential, but there is no information about this important technical requirement;
- It will take 15 years of growth from the proposed planting to screen the site;
- The site covers 10,632sqm (1.0 hectares) and should be classified as a major development;
- In recognition that they need to demonstrate 'very special circumstances' they have attempted to indicate some savings in CO₂;
- Contrary to 3.11-3.14 there are no mast or pylons in this area as they were all removed during the M1/A5 link road works;

Visual impact

- The site will be highly visible from the B579 which approaching the village from the South and also from the properties known as Hillside and Hillcrest

Environmental impacts

- Batteries simply store electrical energy and release it when required. If the batteries are powered from the electricity grid they will store energy with the CO₂ rating of 453kg CO₂/kWh. On the other hand, if they are able to connect directly to an offshore wind farm they will store energy with a rating of 11kg CO₂/kWh. Such developments should therefore be sited closer to a low carbon energy source rather than in the confines of a small village;

- Harmony Energy do not provide any information of the quantity of CO2 which would be generated in the manufacture of the 77 banks of Tesla batteries the 2- -2.5MVA, 1-25MVA transformer and other materials used in the construction of their development. How many years are required for their development to become carbon neutral?
- The proposal that the battery-storage will be powered and topped up by renewable energy sources, such as wind turbines and a solar array, suggests this development could be a trojan horse for further development;
- There is no indication of how long this facility will be in use and how it will be dismantled when redundant. The recycling of the materials should be considered as part of the planning process;
- There has seemingly not been an Environmental Impact Assessment.

Precedent

- If permission were granted for this development there is the potential to create a precedent which could allow previously withdrawn planning applications to be restated. If this were allowed Chalton village would become a group of houses located within industrial connections to the Sundon substation.

General

- Should any energy infra structure equipment be required there appears to be plenty of land on the UK Power Networks site to the north of this site which is more logical;
- Increased traffic;
- Would the development result in HGVs coming through the village (during constructions and for maintenance?);
- If it is approved construction vehicles should not be allowed to approach the site from the north or leave in that direction. The village has a lorry ban on the B579, so this condition must be applied;
- The proposer has submitted amendments because of an objection – the whole planning process hold no merit whatsoever;
- This is for the benefit to the applicant/landowner not the wider environmental benefits of this community;
- Chalton (a dumping ground for unnecessary services) has had enough changes over the last few years and I do not want to live opposite a National Grid Site;
- There are no payments to support village projects;
- Construction disruption;
- Alternative sites such as the area within the Electricity substation perimeter should be considered;
- The submission is very misleading ie scale of plans / photos /statements etc;
- The proposed battery storage would make it, at 49.5mw, the largest in the UK and Europe by some 850%; for comparison, the Leighton Buzzard battery storage facility, currently the largest in the UK and Europe, only has a reported 6mw output enough to power some 6,000 homes for 90 minutes.

Support

- With the allocation of part of Chapel Farm for housing this is an excellent use for the remainder of the land;
- The development will be viewed against a back drop of the M1 and the substation;

- My daughter goes to the school next door to Chapel Farm. It is important for my daughter's future that there is a good electricity supply;
- I can see how it is in the national interest to have these types of energy storage;
- Pleased about the tree planting;
- Supportive of renewable energy that helps to lower CO2 emissions. The plant fits in with the local landscape and is not in open countryside;
- As a society, we need to be open to progress and efficient management of energy supply is critical to our way of life;
- The response from the PC is disappointing;
- In a previous application (CB/17/03220/full) the PC actually recommended 'battery storage' as a solution;
- I live in Leighton Buzzard where there is a battery store site and I am pleased that more similar projects are starting to develop as they will help in grid balancing;
- Supportive of projects that enhance the national infrastructure.

Considerations

1. Background

Battery storage technology allows surplus electricity to be stored until it is required, at which point it can be released into the national grid to meet peak demand. The system is designed to cover peak periods of demand and can respond to variations in grid frequency, providing balance to network demand.

- 1.2 Among the benefits of battery storage technology is that energy generated from renewable sources can be stored until it is required, rather than being wasted if there is no demand at the time of generation. This helps reduce the requirement for more traditional, carbon heavy energy generation, therefore decarbonising the electricity network and reducing carbon emissions overall. It also allows resilience to be built into the electricity network and enhances national energy security.

2. Principle of Development / impact on the openness of the Green Belt

- 2.1 The site is located within the South Bedfordshire Green Belt and therefore Section 13 of the NPPF is a key consideration in the determination of this application. Section 13 of the NPPF states that the essential characteristics of Green Belt are their openness and their permanence.

It explains that the Green belt serves five purposes, which are:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Section 13 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It explains that substantial weight should be given to any harm to the Green Belt and that 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.

Paragraphs 145 and 146 set out lists of types of development which are not considered to be inappropriate development within the Green Belt. The proposal, considered as a whole, does not fall within any of these lists and therefore constitutes inappropriate development within the Green Belt. As such very special circumstances need to be demonstrated to quantify the harm to the Green Belt.

2.2 Very special circumstances

As described in the Planning Statement, battery energy storage systems are subject to locational constraints; the most important of which is the distance of the system from the connection to available capacity on the national grid.

The application puts forward a case for very special circumstances, which predominantly involves the benefits that the proposal would have in terms of facilitating renewable and low carbon technology and contributing to network resilience and energy security.

It is considered that substantial weight should be given to these factors, having regard to the local and national planning and energy policy support for projects that would contribute towards carbon reduction, network resilience and energy security. In reference to renewable energy projects, Section 13 of the NPPF states that very special circumstances may include the wider environmental benefits associated with increased benefits from renewable energy sources.

Section 10 of the NPPF states that, when determining planning applications, local planning authorities should:

- not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
- approve the application (unless material considerations indicate otherwise) if its impacts are (or can be made) acceptable.

National Planning Policy Statement En-1, the Overarching National Policy Statement for Energy emphasises the importance of decentralised energy systems for energy security and the need to increase electricity capacity within the system, including technology which can support the growth of low carbon energy generation sources.

2.3 The Sustainable Growth / Climate Change Officer has confirmed that the proposed battery storage development will help to balance supply and demand of power and assist in achieving the network resilience to supply interruption. The National Infrastructure Commission's report 'Smart Power' (March 2016) identified storage of power as a key part of energy network. The development is supported by paragraph 148 of the NPPF (July 2018) that supports the transition to a low carbon future and supports renewable and low carbon energy and associated infrastructure.

The Sustainable Growth / Climate Change Officer concludes that this development will help to balance energy supply from renewable sources with demand patterns and therefore can be considered as sustainable energy development.

The development is supported from sustainability and climate change point of view and it is considered that any adverse impacts can be addressed satisfactory (including cumulative landscape and visual impacts) as stated in paragraph 151 of the Framework can be mitigated by a landscape condition.

- 2.4** At a local level (Emerging Local Plan) the pre-ambule to Policy CC2 para 16.3.3 states that *“the Council also recognises that the energy market is rapidly evolving, and it is expected that new technologies and infrastructure will emerge throughout the lifetime of this policy. For example, since the Renewable Capacity Study was completed there have been significant advances in Battery Storage and smart metering.*

Para 16.3.4 states: because of the importance of the transition to decentralised renewable and low carbon emery system for the UK, the council will be positive in its support for applications that related to energy technologies and infrastructure as long as they are compliant with national energy policy, have no unacceptable adverse impacts that cannot be mitigated and will benefit local communities. In particular, community energy projects and those that the community backing are encourage and will be supported by the Council.

Under Policy CC2 (Sustainable energy development) the *‘Council recognises the environmental, social and economic benefits of renewable or low-carbon energy and sustainable energy infrastructure.*

The Council will positively support energy development which:

- Are located in the suitable areas where negative impact can be most effectively mitigated through design, scale and sitting of the project;*
- Are located and designed so as to have no unacceptable adverse impacts on heritage assets, sensitive landscapes and townscapes, noise, pollution and harm to visual amenity;*
- Can demonstrate engagement with affected stakeholders, including communities, in order to understand and address issues for objection;*
- Can provide environmental benefits and is supported by local communities’.*

2.5 Landscape Character Assessment (Barton Le Clay Vale & Houghton Regis-North Luton Rolling Chalk Farmland)

Revised details were submitted during the determination of the application whereby the applicant proposes to relocate taller elements of infrastructure off-site, to the north towards Chalton STW's / Sundon Sub Station, and restricts the tallest development within application site to 4m in height. As such the Landscape Officer considers that there is the potential to assist in mitigating development via structural landscaping.

The area associated with the application site (Chapel Farm) includes an allocated site within the emerging CBC Local Plan offering potential for future development including housing and / or employment. As such the Landscape Officer requests that any landscape mitigation associated with application proposals takes this in to account.

No objection is raised by the Landscape Officer (to the revised scheme with the tall infrastructure located off-site) subject to a detailed landscape which provides adequate and effective landscape mitigation for the application site and accesses and which assists in enhancing landscape character.

- 2.6** In conclusion, substantial weight is given to the harm that the proposal would have on the Green Belt by reason of inappropriateness and a limited loss of openness. However, it is considered that the substantial weight should be attributed to the social, economic and environmental benefits of the development as they relate to the management of energy, coupled with the proximity of the site an existing substation with available capacity when considered cumulatively and the mitigating impacts of the development on the openness of the Green Belt by a landscaping plan, would outweigh the identified harm to the Green Belt.

The principle of the development is therefore considered to be acceptable in accordance with national and local planning policy.

3. Neighbouring Amenity

The closest dwellings are those located at Chapel Farm itself and those within the village of Chalton, the closest of which is 250m to the southwest off Luton Road. The proposed development would therefore not have any impacts on residential amenity in terms of built form. The proposal does have the potential to generate noise, and it is therefore considered necessary to impose the condition recommended by the Public Protection Team to ensure that the development does not result in unacceptable levels of noise and disturbance to neighbouring residents.

4. Other Considerations

4.1 Public Protection

The applicant has confirmed that there are no emissions associated with the proposed development other than noise.

There is no noise from the charging/discharging of the batteries themselves, however, there are two sources of noise associated with the proposals; the inverters (the kit that converts current from direct to alternating) and the cooling fans in the battery power-pack units. Neither source of noise is constant. The inverters only operate when the batteries are charging/discharging. The fans only operate when the ambient temperature reaches 20 degrees. With an ambient temperature of 20 degrees, power-pack fan speeds would be 20% of their maximum and their noise levels would not be discernible above normal background noise levels and certainly not where background noise levels are high as they are at Chapel Farm. Even with a significant increase in ambient temperature to 30 degrees, power-pack fan speeds would only be 40% of their maximum. UK day time/night time temperatures mean that the proportion of time fans are in operation during the day will be low, and at night they are unlikely to operate at all.

Further to discussions with the agent on noise emissions and the submission of noise data for the proposed installation, the Public Protection is satisfied that noise levels produced will be satisfactory in this location. To secure this, the Public Protection Officer has recommended a condition on noise to be attached to any grant of permission.

4.2 Highways Development Management

No objection is raised by the Highways Officer subject to the specified conditions.

4.3 Ecology

The site appears to be a grazed agricultural field with no hedgerows or other semi-natural features present. The proposal will result in the loss of 0.69Ha of this field but new native hedgerows are proposed as screening. No objection is raised by the Ecology Officer as it is considered that it could deliver a net gain for biodiversity.

4.4 Other issues raised through the consultation process not addressed above:

- The proposed development does not fall within the requirements for screening under the EIA Regulations.
- The applicant would be happy to accept a condition requiring that the development is removed, and the site restored at the end of its operational life. The process of dismantling the equipment can be controlled by condition on permission granted.
- The consultation process for the application was carried out in accordance with article 15 of the Development Management Procedure Order (as amended). The Local Planning Authority consulted over the planning application in the appropriate manner with Royal Mail letters and the posting of a site notice.
- Chalton village has a lorry ban on the B579 which controls the vehicle movements through the village. Whilst the applicant is happy to accept a condition to this effect such a condition is not considered to be enforceable. This matter is covered by other legislation.
- With regards to the previous submission of peak power generation units each planning application is dealt with on its own merits;
- The proposed development is not considered to be at any greater risk of terror activity than other development. Notwithstanding this, the proposed development would be surrounded by a 2.4m high-security fence and CCTV would be in operation. The batteries are located within sealed units;
- There are large electricity pylons in the vicinity of the site;
- The applicant has stated *“that there are already a number of schemes of a similar scale installed and already operational in the UK. Examples include Stratera Energy’s 50MW Pelham project, EDF’s 49MW project at West Burton B and Low Carbon’s 40NW project near Kent which are all fully operational. Furthermore, there are gigawatts of other projects that are in various stages of development which will be built before Chapel Farm, with Harmony Energy alone having already secured full planning permission for a further five 49.5MW fully consented projects in other areas of the UK”*.

4.5 Human Rights Issues & Equality issues:

Based on the information submitted there are no known issues raised in the context of Human Rights/Equalities Act 2010 and as such there would be no relevant implications with this proposal.

Recommendation:

That Planning Permission be Approved subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 001(revG) General arrangement battery container layout; Location plan; Block plan.

Reason: To identify the approved plan/s and to avoid doubt.

- 2 **No development shall take place until a landscaping scheme to include all hard and soft landscaping and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.**

Reason: To ensure an acceptable standard of landscaping.
(Sections 12 & 15, NPPF)

This pre-commencement condition has been agreed with the applicant as it is necessary in order to ensure that no unnecessary harm is caused by the commencement of development works.

- 3 **Development shall not begin until details of the junction between the access way and the highway have been approved by the Local Planning Authority and no building shall be occupied until that junction has been constructed in accordance with the approved details.**

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway.

This pre-commencement condition has been agreed with the applicant as it is necessary in order to ensure that no unnecessary harm is caused by the commencement of development works.

- 4 **Prior to commencement of development storm water details (design and construction) shall be submitted to and approved in writing by the Local Planning Authority. Storage must be provided for all storm events up to and including the 1 in 100 year event + 40% allowance for climate change.**

Reason: To ensure an acceptable scheme. The proposed means of surface water discharge is direct to a watercourse under the IDB's control and the Board will not accept discharge rates greater and the QBAR rate for the site impermeable area.

This pre-commencement condition has been agreed with the applicant as it is necessary in order to ensure that no unnecessary harm is caused by the commencement of development works.

- 5 **Development shall not begin until details of turning areas suitable for a heavy goods vehicle has been approved by the Local Planning Authority and no building shall be occupied until those turning areas have been constructed in accordance with the approved details.**

Reason: To enable vehicles to draw off, park and turn outside the highway limits thereby avoiding the reversing of vehicles on to the highway.

This pre-commencement condition has been agreed with the applicant as it is necessary in order to ensure that no unnecessary harm is caused by the commencement of development works.

- 6 The maximum gradient of the vehicular access shall be 10% (1 in 10).

Reason: In the interests of the safety of persons using the access and users of the highway.

- 7 The proposed vehicular access shall be constructed and surfaced in accordance with details to be approved in writing by the Local Planning Authority for a distance of 25m into the site, measured from the highway boundary. Arrangement shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of the highway.

- 8 Noise resulting from the use of the plant, machinery or equipment associated with this permission shall not exceed the existing background level when measured or calculated according to BS4142:2014.

Reason: To protect the amenity of nearby premises.

- 9 The development hereby permitted shall be removed and recycled and the site restored at the end of its operational life.

Reason: For the avoidance of doubt and to protect the openness of the Green Belt (Section 13, NPPF)

- 10 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted site location plan and block plan and the plan numbered 001 Rev G.

Reason: To identify the approved plan/s and to avoid doubt.

INFORMATIVE NOTES TO APPLICANT

1. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the National Planning Policy Framework (NPPF).
2. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

DECISION

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