

Parish: Alne
Ward: Easingwold
2

Committee date: 7 March 2019
Officer dealing: Miss Ruth Hindmarch
Target date: 8 March 2019

18/02577/OUT

Outline application with details of access and layout (all other matters reserved) for construction of three residential units with detached garages and associated infrastructure

At land to the north of Fold House, Main Street Alne

For Mr John Coning

This application is referred to Planning Committee as the proposal is a departure from the Development Plan

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 The application site is located to the east of Main Street at the northern extent of the village of Alne. There is currently an agricultural shed on land immediately adjacent the site located alongside Fold House, which is currently the last dwelling to the north of the village on the east side of Main Street. There is an extant permission for two dwellings on land immediately to the north of Fold House, the application site is adjacent the site for the two approved dwellings. The application site is currently in agricultural use.
- 1.2 The site lies to the north of the Development Limits of the village and the access is within the Alne Conservation Area, although the main part of the site is just beyond it. There are a number of mature trees along the western boundary of the site, within a grass verge; there is no proposal to carry out work to these trees.
- 1.3 Main Street is the historic centre of the village, although the village has developed beyond this over time to the north and south. Although the application site is beyond to the last dwelling on the east of Main Street, a number of properties lie further north on the west side of the street.
- 1.4 The proposal seeks consent outline consent for three dwellings. The matters for approval at this stage are access and layout. The remaining matters, i.e. appearance, landscaping, and scale would be for a later application if this is approved. The existing access to the site would serve the two dwellings and would also provide continued agricultural access to the land beyond the site.
- 1.5 Due to the level of the land rising up through the site there would be work required to level it off. Landscaping is proposed within the plots and would include buffer planting to the northern and eastern boundaries of the site.
- 1.6 During consideration of the application further information has been submitted to assess the heritage impact, information on ecology has been received and tree survey and assessment carried out.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 There is no relevant planning history on the site itself. The adjacent land (to the south) has been the subject of the following applications:
- 2.2 86/1007/OUT – Outline application for a dwelling; Refused 1 September 1986.

- 2.3 16/02629/OUT - Outline application with all matters reserved for the demolition of barn and construction of two detached dwellings; Withdrawn 21 January 2017.
- 2.4 17/00144/FUL – Demolition of barn and construction of two detached dwellings; Granted 28 April 2017.
- 2.5 17/01558/MRC - Variation of approved plans for plot 2 of 17/00144/FUL; Granted 22 September 2017.

3.0 RELEVANT PLANNING POLICIES

- 3.1 The relevant policies are:

Core Policy CP1 - Sustainable development
Core Policy CP2 - Access
Core Policy CP4 - Settlement hierarchy
Core Policy CP16 – Protecting and enhancing natural and man-made assets
Core Policy CP17 – Promote high quality design
Core Policy CP21 – Safe Response
Development Policy DP1 - Protecting amenity
Development Policy DP3 – Site Accessibility
Development Policy DP4 - Access for all
Development Policy DP8 –Development Limits
Development Policy DP9 – Development outside Development Limits
Development Policy DP10 – Form and character of settlements
Development Policy DP30 – Protecting the character and appearance of the countryside
Development Policy DP32 – General Design
Development Policy DP43 – Flooding and Floodplains
National Planning Policy Framework

4.0 CONSULTATIONS

- 4.1 Parish Council – Objects on the grounds that:
- (i) The site is beyond Development Limits;
 - (ii) There will be a negative impact on the Conservation Area;
 - (iii) It opposes ribbon development; and
 - (iv) It has concerns over impact on trees and ecology.
- 4.2 Highway Authority – No objection subject to conditions.
- 4.3 Yorkshire Water – No objection subject to conditions.
- 4.4 Environmental Health Officer – The applicant’s assessment of land contamination has not identified any potential sources of contamination on site. No objection subject to conditions.
- 4.5 Public comments – Two objections and one neutral response have been received and are summarised below.
- Change in the character of the area;
 - The proposal represents ribbon development;
 - There is little justification for development beyond current Development Limits;
 - Detrimental impact on the open character and appearance of the surrounding countryside;
 - Loss of view;

- Loss of privacy;
- Impact on wildlife, including protected species;
- The proposed entrance does not appear suitable for farm traffic, which should not be combined with residential access;
- Loss of prime agricultural land;
- Potential strain on amenities and traffic;
- Potential for further development; and
- Drainage issues.

5.0 OBSERVATIONS

- 5.1 The main issues to consider are: (i) the principle of development; (ii) the impact on the character of the area; (iii) the design of the proposal; (iv) the impact on residential amenity; (v) the impact on wildlife; (vi) access; and (vii) heritage.

Principle

- 5.2 The site falls outside of Development Limits of Alne and Policy CP4 states that all development should normally be within the Development Limits of settlements. Policy DP9 states that development will only be granted for development "in exceptional circumstances". The applicant does not claim any of the exceptional circumstances identified in Policy CP4 and, as such, the proposal would be a departure from the Development Plan. However, it is also necessary to consider more recent national policy in the form of the National Planning Policy Framework (NPPF).
- 5.3 To ensure appropriate consistent interpretation of the NPPF alongside Policies CP4 and DP9, on 7 April 2015 the Council adopted Interim Policy Guidance (IPG) relating to Settlement Hierarchy and Housing Development in the Rural Areas. This guidance is intended to bridge the gap between CP4/DP9 and the NPPF and relates to residential development within villages. The IPG has brought in some changes and details how Hambleton District Council will now consider development in and around smaller settlements and has included an updated Settlement Hierarchy.
- 5.4 The IPG states that the Council will support small-scale housing development in villages where it contributes towards achieving sustainable development by maintaining or enhancing the vitality of the local community and where it meets all of the following criteria:
1. Development should be located where it will support local services including services in a village nearby.
 2. Development must be small in scale, reflecting the existing built form and character of the village.
 3. Development must not have a detrimental impact on the natural, built and historic environment.
 4. Development should have no detrimental impact on the open character and appearance of the surrounding countryside or lead to the coalescence of settlements.
 5. Development must be capable of being accommodated within the capacity of existing or planned infrastructure.
 6. Development must conform with all other relevant LDF policies.
- 5.5 In the settlement hierarchy contained within the IPG, Alne is defined as a Secondary Village and therefore is considered a sustainable location for development; satisfying criterion 1 of the IPG that proposed development must provide support to local services including services in a village or villages nearby.

Impact on character

- 5.6 With regard to criterion 2 of the IPG, development must be small in scale and reflect the existing built form and character of the village. The proposal for three dwellings is in line with the requirement for development in villages to be small in scale. It is acknowledged the adjacent approval for two dwellings increases the scale of development however the overall number would be five which is at the upper end of the scale normally envisaged by the IPG. This proposal adjoins the previous approved scheme and the development as a whole is also closely related to the existing settlement being immediately adjacent to the edge of the village. The proposed layout and the illustrative street scene drawing indicate that the proposed dwellings would follow the established building line and would be in keeping with the existing built form. It is not considered that the development would constitute ribbon development; rather the three dwellings would be a small scale continuation of the linear form of development along Main Street. It is acknowledged any further development northward would raise concern in this respect.
- 5.7 Although beyond the current development limits, the application site is not the most northerly extent of the village as there are a number of other properties on the western side of Main Street that lie further north. As such, and subject to appropriate landscaping on the northern boundary, the perception of entering the village from the north would not alter significantly and the proposed dwellings would not appear isolated or detract from the character of the open countryside beyond.
- 5.8 There is a good level of landscaping adjacent the highway in front of the application site, this will remain and will therefore provide screening of the development when passing along the highway. Concerns have been raised regarding the impact of the development on these trees, given the layout of the proposal and the location of the trees it is not considered there would be any detrimental impact on the trees and the plans indicate the trees are to remain. A tree report is currently under preparation and an update will be provided to members.
- 5.9 The land levels within the site will be lowered in order to ensure the presence of dwellings on the site does not dominate the street scene, the dwellings will therefore have the same floor level as the two approved dwellings adjacent. An indicative street scene has been submitted that shows the changes however final details can be agreed via condition. The plans also indicate the northern boundary would have significant buffer planting and the eastern boundary would be planted with hedging. In terms of criteria 4 of the IPG and the impact on the open character of the surrounding countryside it is considered given the scale of the development together with the buffer planting it is considered the proposal satisfies this criteria. Furthermore, the proposal would not lead to a coalescence of settlements.

Design

- 5.10 Main Street is characterised by large properties that front the road and are within generous plots, however there is not a single architectural style with small numbers of properties having developed over time. The proposed dwellings would also occupy large plots and would therefore be in keeping with the pattern of development in the area.
- 5.11 Although indicative at this stage a proposed street scene drawing has been submitted. The properties would be different in appearance but with unifying features, including chimneys and canopies over the front door. The final scale and appearance of the dwellings would be confirmed at reserved matters should this application be approved.

- 5.12 Although the majority of the site is not within the Conservation Area, it is immediately adjacent to it and the development could therefore impact upon it. The impact on the character of the Conservation Area will be considered below.

Residential Amenity

- 5.13 The proposed properties would be set back from the road with a substantial verge and mature tree planting, as such the amenity of neighbouring properties to the west of Main Street would not be adversely affected by the proposed development.
- 5.14 It is considered the layout shown would provide for sufficient space between the properties themselves and would protect the amenity of the approved dwellings adjacent subject to final design details that would be agreed at a later stage. The layout also shows there is sufficient amenity space available for the proposed dwellings.
- 5.15 Concern raised in relation to the loss of a private view is not a material planning consideration and cannot be afforded weight in determining the application.

Wildlife and Ecology

- 5.16 Concerns have been raised about the potential impact the proposal could have on wildlife, including Great Crested Newts, which are protected species. A site specific ecology assessment has not been carried out; however a report for the adjoining site was submitted during the assessment of that application. That report made recommendations in terms of compensation measures for bird species that should be incorporated into the design, a Great Crested Newt Mitigation and Compensation Strategy carried out and a dusk emergence survey for bats is undertaken.
- 5.17 Given the conclusions of this report it is considered that effective protection could be achieved through the imposition of appropriate conditions. It is considered appropriate to ensure a site specific survey is completed prior to works commencing on site and any mitigation or recommendations within that report are carried out, this can be controlled by condition as it is not considered there would be any significant impact on ecology.

Access

- 5.18 Access to the proposed dwellings would be taken from the existing access off Main Street, forming a shared private drive to serve the adjoining properties and the proposed dwellings. The access has been assessed by the Highway Authority and no concerns have been raised.
- 5.19 Ample parking is proposed for each property and this would meet the Highway Authority's standards and as such no objection has been raised. It is not considered the proposal would adversely impact the highway network and is therefore compliant with policy DP32.

Heritage assets

- 5.20 As the site lies adjacent to Alne Conservation Area there is a requirement under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 "that in exercising an Authority's planning function special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas". The National Planning Policy Framework from paragraphs 189 to 194 requires an assessment of the potential harm a proposed development would have upon the significance of a designated heritage asset. The following subsections

address the paragraphs of the NPPF that set out the approach to consideration of proposals relative to heritage assets.

- 5.21 The designated heritage asset which will be affected by this proposal is the Alne Conservation Area. A conservation area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
- 5.22 Given the distances involved it is considered there are no listed buildings or non-designated historic assets which will be affected by this proposal.
- 5.23 The Alne Conservation Area report, dated 1985, does not provide an overview of the character of the Conservation Area. The report suggests that the character of the village is one of a historic core along the grass verged Main Street, with the subservient secondary Back Lane to the north and Monk Green to the south.
- 5.24 The significance of the heritage asset lies in its special architectural or historic interest. The aim of the Conservation Area at Alne, at the time of designation, as set out in the original Alne Conservation Area report, dated 1985, was to and remains to protect the features such as the trees, open spaces, buildings and building patterns which give the area its special attraction.
- 5.25 Officers consider that the significance of the Conservation Area in 2019 lies in the historic layout of the village, the use of traditional high quality materials and legibility of how past occupants used and interacted with buildings and open spaces.
- 5.26 The NPPF2 at paragraph 190 requires the Local Planning Authority to identify and assess the particular significance of any heritage asset that may be affected by a proposal.
- 5.27 The significance of the heritage asset affected by the proposal is development of dwellings on land adjacent the Conservation Area that is currently largely open and contributes to the setting of the heritage asset.
- 5.28 The application site together with the adjacent development site is used for agriculture, with a dilapidated barn and storage of farm implements and machinery. The site is located at the northern end of the village and is surrounded by open farmland and to the west is a substantial band of mature trees with a deep grass verge which provides an attractive setting to the conservation area and entrance to the village as a whole.
- 5.29 The development seeks to reflect the character of the Conservation Area. The existing verge and planting to the front, which is an important feature when entering the Conservation Area and the village, would be retained. The development would use the existing access and the linear form of the dwellings would be in keeping with the predominant character. It is considered the proposal would have a degree of harm on the setting of the Conservation Area as there would be loss of existing open land and the replacement with dwellings; however it is considered given the scale and layout of the proposal this harm would be less than substantial.
- 5.30 Paragraph 194 of the NPPF states that any harm to, or loss of, the significant of a designated heritage asset should require clear and convincing justification. Paragraph 196 states where a development proposal will lead to less than substantial harm this harm should be weighed against the public benefits of the proposal.
- 5.31 The level of harm is considered to be limited. The public benefits of providing new housing in a sustainable location such as this include economic benefits both during construction and subsequently through having additional households in the village

accessing businesses and services in the district. In addition there is a social contribution to village life of additional habitants. Through the reserved matters application the design and materials of the dwellings could be controlled to ensure they are high quality and complementary to the Conservation Area. The additional planting proposed would have a positive visual impact and would provide wildlife habitats serving as environmental benefits.

- 5.32 As required by NPPF the less than substantial harm has been weighed against the public benefits. It is found that the less than substantial harm to the setting of the Conservation Area is outweighed by the public benefits.

Drainage

- 5.33 The proposed development is in an area of low flood risk as assessed by the Environment Agency (Flood Zone 1) and there is no susceptibility to surface water flood risk as assessed by the Environment Agency.
- 5.34 The applicant has stated that they would use a sustainable drainage system with soakaways for surface water disposal. The design of the surface water system can be conditioned so design and layout is approved prior to work commencing on site. The applicant would have to provide details of future maintenance arrangements for the lifetime of the development and include design measures to ensure that flood risk is not increased elsewhere.
- 5.35 In terms of foul water the applicant has indicated they would use the mains sewer. Yorkshire Water has raised no objection to this and is under a duty to provide a satisfactory means of disposal of domestic foul sewage. Yorkshire Water has not indicated insufficient capacity of the foul public sewerage system.

Planning Balance

- 5.36 The proposal would create three further homes in a sustainable location without causing significant harm to the appearance of the settlement and without harm in terms of highway safety or the capacity of local infrastructure. It is acknowledged there would be limited harm to the setting of the Conservation Area; however, given the benefits outlined above and the design and landscaping features that can be secured through a reserved matter application, on balance the proposal is considered acceptable.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations permission is **GRANTED** subject to the following conditions:
1. Application for the approval of all of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this decision and all of the development hereby approved shall be begun before the expiry of whichever is the later of the following: i) Three years from the date of this permission; ii) The expiration of two years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.
 2. The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s) numbered LP, 1151 01 01 Rev A and 1151 01 02A received by Hambleton District Council on 30 November 2018 unless otherwise approved in writing by the Local Planning Authority.

3. No development shall commence until details of all the reserved matters have been submitted to and approved by the Local Planning Authority: (a) design and external appearance of each building, including a schedule of external materials to be used; (b) the landscaping of the site and (c) the scale (including the number) of buildings overall.
4. No construction in the relevant area (s) of the site shall commence until measures to protect the public water supply and sewerage infrastructure that is laid within the site boundary have been implemented in full accordance with measure that have been submitted to and approved by the Local Planning Authority. No trees or other landscape features shall be planted within 5 metres of any water main or sewer laid within the site boundary. If the required protection measures are to be achieved via diversion or closure of the water main (s) or sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have been undertaken.
5. The site shall be developed with separate systems of drainage for foul and surface water on and off site.
6. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.
7. An Ecology Appraisal shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Any mitigation measures and/or ecological enhancements recommended within the report shall be implemented and retained as detailed within the report.
8. There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.
9. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements; (a) The crossing of the highway verge and/or footway shall be improved in accordance with Standard Detail number E2.
10. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved (a) have been constructed in accordance with the submitted drawing (Reference 02A); and (b) are available for use unless otherwise approved in writing by the Local Planning Authority. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
11. There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of

wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority agrees in writing to their withdrawal.

12. Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of: (a) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway; and (b) on-site materials storage area capable of accommodating all materials required for the operation of the site. The approved areas shall be kept available for their intended use at all times that construction works are in operation.
13. This decision grants permission for no more than 3 dwellings. The size of each dwelling in the reserved matters submission shall reflect the mix and size requirements as expressed in the Size, Type and Tenure SPD.
14. The following land contamination investigation, remediation and verification conditions must be addressed sequentially.

The outcome of the investigations will indicate the further site investigation, remediation and verification that may be required. In all instances if contamination is found or suspected at any time during development that was not previously identified all works shall cease and the Local Planning Authority shall be notified in writing immediately. No further development shall be undertaken until a detailed site investigation and risk assessment, having regard to current best practice, has been carried out. Where remediation is necessary a Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority before any further development occurs. (See Notes for Applicant CL2 and CL4.)

15. No development shall commence until a 'Phase 1' Preliminary Risk Assessment (including Desk Study, Site Walkover and Conceptual Site Model), having regard to current best practice, has been submitted to and approved in writing by the Local Planning Authority. (See Note for Applicant CL1.)
16. No development shall commence until a 'Phase 2' intrusive site investigation and risk assessment, having regard to current best practice, has been submitted to and approved in writing by the Local Planning Authority. (See Note for Applicant CL2.)
17. No development shall commence until a 'Phase 3' Remediation Strategy, having regard to current best practice, has been submitted to and approved in writing by the Local Planning Authority unless the outcome of the 'Phase 2 Investigation' shows that remediation is not required. (See Note for Applicant CL4.)
18. No further development shall commence until the approved remediation scheme has been implemented.
19. In the circumstances that remediation has been required the development shall not be occupied until a Verification Report, having regard to current best practice, has been submitted to and approved in writing by the Local Planning Authority. (See Note for Applicant CL5.)

20. Prior to development commencing detailed cross sections shall be submitted to and approved in writing by the Local Planning Authority, showing the existing ground levels in relation to the proposed ground and finished floor levels for the development. The levels shall relate to a fixed Ordnance Datum. The development shall be constructed in accordance with the approved details and thereafter be retained in the approved form.

The reasons are:

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Development Plan Policies CP1, CP2, CP4, CP16, CP17 and CP21.
3. To ensure that the external appearance of the development is compatible with the immediate surroundings of the site and the area as a whole.
4. In order to allow sufficient access for maintenance and repair work at all times
5. In the interest of satisfactory and sustainable drainage
6. To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the foul sewer network
7. In the interests of protecting the ecology of the area.
8. In the interests of highway safety
9. To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience
10. To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development
11. To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
12. To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.
13. To ensure that the scope of the decision reflects the proposal made and that the development meets local needs in terms of the size and type of dwellings in accordance with Hambleton Local Development Framework Policy DP13 and the Size, Type and Tenure SPD.
14. To ensure safe development of the site and to protect human health and the environment.
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18. To ensure safe development of the site and to protect human health and the environment.
19. To ensure safe development of the site and to protect human health and the environment.
20. To protect the amenity of the neighbouring residents and to ensure that the development is appropriate to the character and appearance of its surroundings in accordance with Policies CP1, DP1, CP17 and DP32 of the Hambleton Local Development Framework.

Informatives

1. Please note that the proposed development is liable under the Community Infrastructure Levy Charging Schedule, adopted by Hambleton District Council on 7 April 2015. Details of the charging schedule are available on the Council website. www.hambleton.gov.uk.
2. You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.
3. Contaminated Land Notes for Applicants
 - CL1 - Preliminary Risk Assessments should have regard to current best practice and the advice and guidance contained in CLR11 Model Procedures for the Management of Land Contamination (Environment Agency, 2004). Further advice is contained in the Yorkshire and Lincolnshire Pollution Advisory Group (YALPAG) Technical Guidance for Developers, Landowners and Consultants "Development on Land Affected by Contamination", version 9.2 March 2018.
 - CL2 - Detailed site investigations should have regard to current best practice and the advice and guidance contained in CLR11 (Environment Agency, 2004), British Standards including BS10175: 2011 "Investigation of potentially contaminated sites – Code of Practice" and BS5930: 1999 "Code of practice for site investigations", and the National Planning Policy Framework (NPPF) 2012.
 - CL4 - Remediation Strategies should have regard to current best practice and the advice and guidance contained in CLR11 (Environment Agency, 2004). Further advice is contained in the YALPAG Technical Guidance for Developers, Landowners and Consultants "Development on Land Affected by Contamination", version 8.2 February 2017. Remediation Strategies should include an options appraisal, objectives for remediation, proposed remediation works, proposed verification works, permits or consents required, contingency measures and unexpected contamination, and timescales.
 - CL5 - Verification reports should have regard to current best practice including CLR11 (Environment Agency, 2004) and YALPAG Technical Guidance for Developers, Landowners and Consultants documents "Development on Land Affected by Contamination", version 9.2 March 2018, "Verification Requirements for

Cover Systems", version 3.4 (YALPAG 2017), and "Verification Requirements for Gas Protection Systems, version 1.1 (YALPAG, 2016). Verification reports should contain the details and objectives of all the remediation works undertaken on site. This should include a description of all remediation works carried out including photographs, certificates and transfer notes, plans showing areas remediated, volume and location of materials affected by contamination and treated or disposed of either on or off-site, volume and source of clean materials re-used or imported onto site, justification for any deviation from the agreed remediation strategy, details of any unexpected contamination encountered, details of verification sampling including laboratory results and comparison with agreed remediation criteria, evidence of appropriate installation of gas protection systems, and conclusions demonstrating that all pollutant linkages have been broken.

4. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, the following bins and recycling box conforming to European Standard EN840 should be provided by the developer for the exclusive use of the occupants of that dwelling:

1 x 240 litre black wheeled bin for general waste
1 x 240 litre black wheeled bin with a blue lid for mixed household recycling; and
1 x 55 litre blue recycling box for glass bottles and jars.

In order to guarantee EN840 compliance the Council will only collect from bins and boxes sourced from Hambleton District Council - Waste and Streetscene.

If the developer does not pay for bins and boxes, each new resident will be required to pay for them. In the event that no payment is made, the Council will not collect waste and recycling from the dwelling concerned.

Further details of the Council's Waste and Recycling Collection Policy and the charges for bins and boxes is available at www.hambleton.gov.uk or by telephoning 01609 779977.