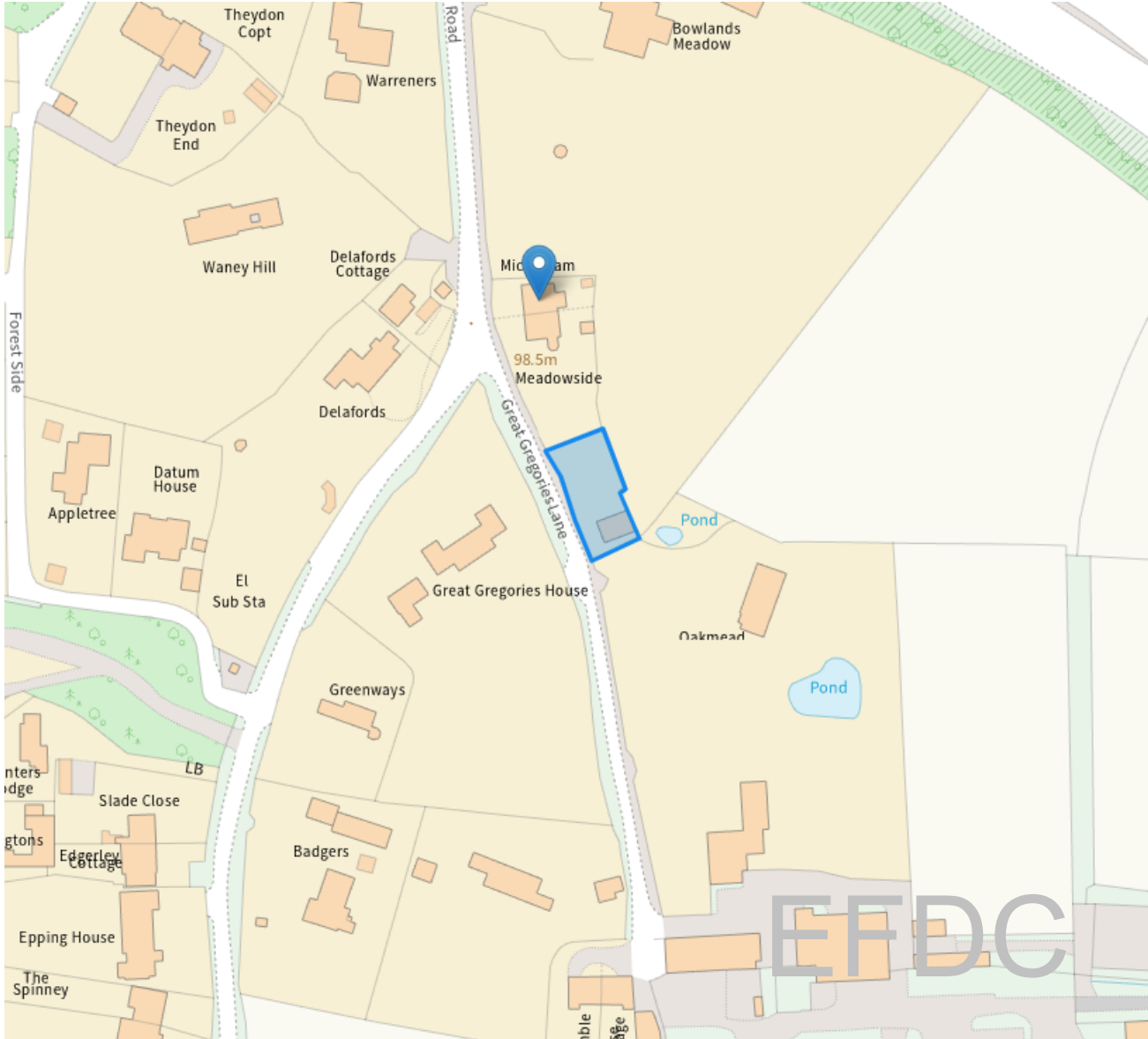




Epping Forest District Council

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Application Number:	EPF/1602/22
Site Name:	Mickleham, Theydon Road, Theydon Bois, Epping, CM16 4EE

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OFFICER REPORT

Application Ref: EPF/1602/22
Application Type: Full planning permission
Applicant: Mr Bond
Case Officer: Muhammad Rahman
Site Address: Mickleham, Theydon Road, Theydon Bois, Epping, CM16 4EE
Proposal: The change of use of an existing annex building to a separate dwelling.
Ward: Theydon Bois
Parish: Theydon Bois
View Plans: <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OFnz>
Recommendation: Approve with Conditions

This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council which is material to the planning merits of the proposal, and the Local Council confirms it intends to attend and speak at the meeting where the application will be considered (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).

Site and Surroundings

The site comprises of an ancillary detached single storey building serving the Host house Mickleham. The subject site is wholly within the Green Belt. It is not listed, nor in a conservation area.

Under EPF/0692/74 permission was granted to merge Meadowside and Mickleham into a single dwelling.

Proposal

The proposal is for the change of use of residential annexe to a single detached dwellinghouse.

Relevant Planning History

EPF/0692/74 - Conversion of Meadowside and Mickleham to form one dwelling - Approve with Conditions

EPF/0900/13 - Demolition of the existing garage and replacement with a garden room/annexe - Approve with Conditions

EPF/0313/14 - Demolition of the existing garage and replacement with a garden room/annexe. (Revisions to EPF/0900/13) - Approve with Conditions

Development Plan Context

Local Plan and Alterations 1998 & 2006 (LP)

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan currently comprises the Epping Forest District Council Adopted Local Plan (1998) and Alterations (2006).

The following policies within the current Development Plan are considered to be of relevance to this application:

CP2 Protecting the Quality of the Rural and Built Environment
CP7 Urban Form and Quality
H2A Previously Developed Land
U3B Sustainable Drainage Systems
GB2A Green Belt
DBE1 Design of New Buildings
DBE8 Private Amenity Space
DBE9 Loss of Amenity
LL10 Adequacy of Provision for Landscape Retention
LL11 Landscaping Schemes
ST4 Road Safety
ST6 Vehicle Parking

National Planning Policy Framework 2021 (Framework)

The Framework is a material consideration in determining planning applications. As with its predecessor, the presumption in favour of sustainable development remains at the heart of the NPPF. Paragraph 11 of the NPPF provides that for determining planning applications this means either;

a) approving development proposals that accord with an up-to-date development plan without delay; or
b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making, but policies within the development plan need to be considered and applied in terms of their degree of consistency with the Framework.

In addition to paragraph 11, the following paragraphs of the NPPF are considered to be of relevance to this application:

Paragraphs 126 & 130
Paragraphs 133, 147 - 150
Paragraph 180

Epping Forest District Local Plan Submission Version 2017 (LPSV)

Although the LPSV does not currently form part of the statutory development plan for the district, on 14th December 2017 the Council resolved that the LPSV be endorsed as a material consideration to be used in the determination of planning applications.

Paragraph 48 of the NPPF provides that decision-takers may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

The LPSV has been submitted for Independent Examination and hearing sessions were held on various dates from February 2019 to June 2019. On the 2nd August, the appointed inspector provided her interim advice to the Council covering the substantive matters raised at the hearing and the necessary actions required of the Council to enable her to address issues of soundness with the plan without prejudice to her final conclusions.

Following the Examination Hearing Sessions for the emerging Local Plan, the Council has prepared a number of changes, known as Main Modifications, to the Epping Forest District Local Plan Submission Version (2017) to address issues of soundness and/or legal compliance identified by the Inspector. These are put forward without prejudice to the Inspector's final conclusions on the Plan.

As the preparation of the emerging Local Plan has reached a very advanced stage, subject to the Inspector's Advice regarding the need for additional Main Modifications, the highest weight should be afforded to LPSV policies in accordance with paragraph 48 of Framework. The following policies below are relevant to the determination of this application;

SP2 Spatial Development Strategy 2011-2033
H1 Housing Mix and Accommodation Types
T1 Sustainable Transport Choices
DM2 Epping Forest SAC and the Lee Valley SPA
DM3 Landscape Character, Ancient Landscapes and Geodiversity
DM4 Green Belt
DM5 Green and Blue Infrastructure
DM9 High Quality Design
DM10 Housing Design and Quality
DM15 Managing and Reducing Flood Risk
DM16 Sustainable Drainage Systems
DM19 Sustainable Water Use
DM21 Local Environmental Impacts, Pollution and Land Contamination
DM22 Air Quality
P9 Roydon

Summary of Representations

Number of neighbours Consulted: 4. 1 Response Received
Site notice posted: Yes

GREAT GREGORIES HOUSE - Support

THEYDON BOIS PARISH COUNCIL – OBJECTION - The Planning Committee perceived that the only difference between the amended plans now submitted with this application and the original (superseded) plans is that one additional parking space has been added to the proposal – in response to comment by the Highway Authority that one parking space, as proposed on the original plans, was insufficient and could lead to vehicles parking on Great Gregories Lane.

The Committee also noted that this amendment has necessitated relocation of the 'proposed bin store and cycle store' – originally to be positioned directly behind the single parking space – to be now sited immediately behind the front boundary hedge.

Theydon Road is one of the main access roads into the village of Theydon Bois and links the parish with that of Epping. Being on the edge of settlement, all properties within the locality are situated within the

Green Belt, and in close proximity to Epping Forest. The host dwelling faces onto Theydon Road, whilst its annexe is located within the adjacent narrow turning of Great Gregories Lane, which enjoys a highly valued rural aspect. The lane leads one of the last working farms in the locality, now under the management of the City of London for the over-wintering of Longhorn cattle. Pleasant countryside views from the lane take in surrounding open fields and the Epping Forest Buffer Lands, which stretch to the south towards Theydon Bois village.

The Parish Council objects to this change of use application, which seeks to overturn Condition 3 attached to the Grant of Planning Permission under EPF/0313/14 – for the demolition of what was, at that time, an existing garage and its replacement with a larger annexe building. Condition 3 states:

“The proposed development shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwellinghouse known as Mickleham [underscore, our emphasis]. Reason: The site is situated in the Metropolitan Green Belt where the creation of new residential units is not normally permitted.”

If this current application were to be granted, there is concern that the new planning unit could also potentially be sub-divided again in the future, leading to the possibility of further infilling and encroachment into the Metropolitan Green Belt. There would also be a likely requirement for additional extensions and/or outbuildings to serve either the host dwelling or the new bungalow. The Planning Officer’s Report for EPF/0313/14 now seems to be prescient where it states that any concerns regarding future subdivision could be dealt with by Condition. There is no explanation given as to why this building could not remain as an annexe, since it was constructed for this purpose, and it is reasonable to conclude that its use is unlikely to have fallen dormant within such a limited timeframe.

The ‘Design and Access Statement’ submitted with this current application suggests that “Due to the mature hedgerows surrounding the property, only glimpses of the bungalow are possible from the street scene”. The Planning Committee noted that the additional parking space proposed with this amended application has necessitated the removal of the proposed bin store and cycle store from the driveway area to a position directly behind the front boundary hedgerow. The Committee is of the view that this hedgerow, which borders Great Gregories Lane along the whole frontage of Mickelham’s extensive curtilage, should be subject to a specific Condition, in order to ensure that it is retained at a minimum height of 1.5m and protected in perpetuity. The biodiversity and visual amenity benefits provided by the hedgerow are a key component of the uniquely pleasant rural feel of Great Gregories Lane.

However, by virtue of the fact that this application seeks to sub-divide the planning unit in order to create a separate dwelling, the Planning Committee considers that this change of use, for a building previously approved as an annexe because it was specifically deemed not to create a new property, would therefore do so and, as a result, would now constitute inappropriate development in the Green Belt, causing significant harm to its character and openness, contrary to Policies GB2A, GB7A, LL1 and LL2 of the adopted Epping Forest District Local Plan, 1998 (with alterations of 2006), and Policies DM3 and DM4 of the Epping Forest District New Local Plan (Submission Version 2017), and provisions of the NPPF (2021).

Notwithstanding the above objection, should approval be recommended for this proposal, the Planning Committee wishes to ensure that Permitted Development Rights – as now covered under The Town and Country Planning (General Permitted Development) (England) Order 2015 (with amendments, including those of 2020) - including Schedule 2, Part 1, Classes A, AA, B, C and E – are removed from both the host dwelling and the newly-created property.

Likewise, the Committee wishes to see that no additional built structures, such as fences or walls, are further added to sub-divide either property (except with respect to that indicated as a dividing hedge on the plans), and that no other crossovers onto Great Gregories Lane are permitted without consultation with the Local Authority, since this road is also a public highway. This therefore relates to the removal of

Permitted Development Rights under Schedule 2, Part 2, Classes A and B. Reason: To protect the visual amenity of the street scene and to allow the Local Authority to manage any further development.

Finally, the Committee noted the two other Conditions that were also added to the earlier Grant (specifically under EPF/0313/14), which should be carried over to any new proposal, as follows:

(Notwithstanding the detail on the approved plans) no outward opening gate shall be erected or installed at any time whatsoever. Any gate must be less than 1m high should open only inwards into the site, unless further consent is sought.

and:

The hedging on the boundary with Oakmead shall be permanently retained at a height of 1.5m or greater at all times. Reason: Failure to retain the hedging would result in an unacceptable loss of neighbour amenity, contrary to Policy DBE9 of the adopted Local Plan and Alterations.

Planning Considerations

The main issues for consideration in this case are:

- a. The impact on the Green Belt;
- b. The impact on the character and appearance of the area
- b. The impact to the living conditions of neighbours;
- c. Standard of Accommodation for future occupiers;
- d. Highway safety and parking provision;
- e. Trees and landscaping; and
- e. The impact on the Epping Forest Special Area of Conservation.

Green Belt

The proposal is associated with the separation of the building from an ancillary residential use to a primary residential use. Officers are of the view that ancillary buildings are not residential in nature and only become so by association with the main dwelling. Nor are they houses in their own right.

As such, the relevant exception to development would be Paragraph 150 d) of the Framework, which states; the re-use of buildings provided that the buildings are of permanent and substantial construction. It could be argued that Para 150 e) change of use may apply, however, the above exception is most relevant here.

The existing building has been present at its current location for a number of years and is of a permanent and substantial construction. No further external or internal works are proposed other than the addition of a bin/cycle store to the front of the site.

Therefore, it is considered that there would be no material impact to the openness of the Green Belt, both in spatial and visual terms from its use as a separate dwelling. So, the proposal is not inappropriate development within the Green Belt.

Officers note the concerns raised by the Parish, however, much of it is speculation as any proposals to sub-divide the site is subject to a further planning application.

Too add, in the interest of the Green Belt, it is necessary to remove further permitted development rights for additions/extension and outbuildings to the proposed dwelling and host house. This has been secured via a condition.

Character and Appearance

No external changes are proposed, so there would be no harmful impacts to the wider rural locality, although it is necessary to have further details of any future boundary treatments and landscaping. A condition has been added to such effect.

Some of the relevant conditions from the original consent EPF/0313/14 has been carried over to this application.

Living Conditions/Standard of Accommodation

The building is sited a significant distance from nearby neighbors to have any detrimental impact to them, and it would have ample external amenity space, and also meet the internal space standards for a 2-bedroom unit at some 63m², as set out in Policy DM10 of the LPSV. It would have a reasonable level of outlook and receive sufficient daylight & sunlight, due to its orientation facing southwest. The host house would have ample garden space retained.

Highway Safety & Parking Provision

The proposal would have adequate parking provision for the future occupiers, and no change is proposed to the existing accessway, nor has the highways officer raised objections to the proposal.

EFSAC

A significant proportion of the Epping Forest Special Area of Conservation (the EFSAC) lies within the Epping Forest District Council administrative area. The Council has a duty under the Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations) to assess whether the development would have an adverse effect on the integrity of the EFSAC. In doing so the assessment is required to be undertaken having considered the development proposal both alone and in combination with other Plans and Projects, including with development proposed within the Epping Forest Local Plan Submission Version (LPSV).

The Council published a Habitats Regulations Assessment in January 2019 (the HRA 2019) to support the examination of the LPSV. The screening stage of the HRA 2019 concludes that there are two Pathways of Impact whereby development within Epping Forest District is likely to result in significant effects on the EFSAC. The Pathways of Impact are effects of urbanisation with a particular focus on disturbance from recreational activities arising from new residents (residential development only) and atmospheric pollution as a result of increased traffic using roads through the EFSAC (all development). Whilst it is noted that the independent Inspector appointed to examine the LPSV, in her letter dated 2 August 2019, raised some concerns regarding the robustness of parts of the methodology underpinning the appropriate assessment HRA 2019, no issues were identified in relating to the screening of the LPSV or the Pathways of impact identified. Consequently, the Council, as Competent Authority under the Habitats Regulations, is satisfied that the Pathways of Impact to be assessed in relation to the likely significant effects of development on the EFSAC alone and in-combination with other plans and projects are:

- 1) Recreation activities arising from new residents (recreational pressures); and
- 2) Atmospheric pollution as a result of increased traffic using roads through the EFSAC.

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1. Recreation activities arising from new residents (recreational pressures); and
2. Atmospheric pollution as a result of increased traffic using roads through the EFSAC.

Stage 1: Screening Assessment

This application has been screened in relation to both the recreational pressures and atmospheric Pathways of Impact and concludes as follows:

1. The site lies within the Zone of Influence as identified in the Interim Approach to Managing Recreational Pressure on the Epping Forest Special Area of Conservation' (the Interim Approach) adopted by the Council on 18 October 2018 as a material consideration in the determination of planning applications. In addition, the site lies within the parish of Theydon Bois. Consequently, the development would result in a likely significant effect on the integrity of the EFSAC as a result of recreational pressures.
2. The development has the potential to result in a net increase in traffic using roads through the EFSAC.

Consequently, the application proposal would result in a likely significant effect on the integrity of the EFSAC in relation to both the recreational pressures and atmospheric pollution Pathways of Impact.

Having undertaken this first stage screening assessment and reached this conclusion there is a requirement to undertake an 'Appropriate Assessment' of the application proposal in relation to both recreational pressures and atmospheric pollution.

Stage 2: 'Appropriate Assessment'

Recreational Pressures

The application proposal has the potential to increase recreational pressures on the EFSAC. However, the Council, through the development of the Interim Approach and identification of Infrastructure Enhancement Projects in the Council's Green Infrastructure Strategy, has provided a strategic, district wide approach to mitigating recreational pressures on the EFSAC through the securing of financial contributions for access management schemes, monitoring proposals and Infrastructure Enhancement Projects specifically related to development within the parishes of Loughton, Buckhurst Hill and Theydon Bois. Consequently, this application can be assessed within the context of the Interim Approach and the Green Infrastructure Strategy. The applicant has agreed to make a financial contribution in accordance with the Interim Approach and the Green Infrastructure Strategy.

Consequently, the Council is satisfied that the application proposal would not have an adverse effect on the integrity of the EFSAC subject to the satisfactory completion of a Section 106 planning obligation.

Atmospheric Pollution

The application proposal has the potential to result in a net increase in traffic using roads through the EFSAC. However, the Council, through the development of an Interim Air Pollution Mitigation Strategy (IAPMS), has provided a strategic, district wide approach to mitigating air quality impacts on the EFSAC through the imposition of planning conditions and securing of financial contributions for the implementation of strategic mitigation measures and monitoring activities. Consequently, this application can be assessed within the context of the IAPMS. The applicant has agreed to make a financial contribution in accordance with the IAPMS. In addition, the application will be subject to planning conditions to secure measures as identified in the IAPMS. Consequently, the Council is satisfied that the application proposal would not have an adverse impact on the integrity of the EFSAC subject to the satisfactory completion of a Section 106 planning obligation and the imposition of relevant planning conditions.

Conclusion

For the reasons set out above, having regard to all the matters raised, it is recommended that conditional planning permission be granted, subject to a s106 agreement to secure contributions toward the EFSAC including monitoring fees.

If you wish to discuss the contents of this report item please contact the case officer by 2pm on the day of the meeting at the latest.

Case Officer: Muhammad Rahman | mrahman@eppignforestdc.gov.uk. If no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

Conditions: (13)

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: 232-PL-11 Rev A, 232-PL-12 Rev A, 232-PL-13 Rev A, and 232-PL-14 Rev A.

Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.

- 3 Prior to first occupation, details of the proposed landscaping of the site, including retention of trees and other natural features and the proposed times of planting (linked to the development schedule), shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be carried out in accordance with the approved details and at the agreed times. If any plant dies, becomes diseased or fails to thrive within a period of 5 years

from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, and to enable full and proper consideration be given to the impact of the proposed development on existing trees, so as to safeguard and enhance the visual amenities of the area and to ensure a satisfactory appearance to the development, in accordance with policies LL10 and LL11 of the adopted Local Plan and Alterations 1998 & 2006, policies DM3 and DM5 of the Local Plan Submission Version 2017, and the NPPF.

- 4 Prior to first occupation of the development, a scheme to enhance the ecological value of the site shall be submitted to and agreed in writing by the Local Planning Authority. The ecological value shall be quantified using the Biodiversity Impact Assessment Calculator (BIAC) where appropriate. The scheme shall be implemented in full prior to the occupation of the development hereby approved.

Reason: To maintain and improve the biodiversity of the site and to mitigate any impact from the development hereby approved, in accordance with policy DM1 of the Local Plan Submission Version 2017, and the NPPF.

- 5 Prior to first occupation, the applicant/developer shall ensure that each dwelling has been provided with the necessary infrastructure to enable its connection to a superfast broadband network or alternative equivalent service.

Reason: To ensure the development contributes to supporting improved digital connectivity throughout the District and supports the wider aims and objectives for reducing car-led air pollution, improving the health and wellbeing of residents and visitors including the EFSAC, in accordance with policy CP1 of the adopted Local Plan 1998 & 2006, Policies D5, DM2, DM9, DM10 & DM22 of the Local Plan Submission Version 2017, and the NPPF.

- 6 Prior to first occupation of the development, measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.

Reason: The District is classed as being in an area of severe water stress and the reduction of water use is therefore required in the interests of sustainability and in accordance with policy CP2 of the adopted Local Plan and Alterations 1998 & 2006, policy DM19 of the Local Plan Submission Version 2017, and the NPPF.

- 7 Prior to first occupation, details and location of the parking spaces (including garages) for the proposed dwelling & host house equipped with active Electric Vehicle Charging Point(s) shall have been submitted to and approved in writing with the Local Planning Authority (LPA), unless otherwise agreed in writing with the LPA. The installation of EVCP shall be completed in accordance with the approved details and made operational prior to first occupation. The details must include details as follows:

- Location of active charging infrastructure; and
- Specification of charging equipment to be used.

Reason: To ensure the development contributes to supporting the Council towards a low carbon future and the wider aims and objectives for reducing car-led air pollution in regard to the EFSAC, in accordance with policy CP1 of the adopted Local Plan 1998 & 2006, Policies T1 & DM22 of the Local Plan Submission Version 2017, and the NPPF.

- 8 Notwithstanding the removal of part of the roadside hedge to facilitate the proposal, the remaining hedge/trees along the front boundary shall be retained in perpetuity. The hedge/ trees shall be kept at a minimum height of 1.5 metres, to ensure that the rural nature of street scene is retained. If any tree, shrub or hedge along the frontage is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, and to enable full and proper consideration be given to the impact of the proposed development on existing trees / hedges, so as to safeguard and enhance the visual amenities of the area and to ensure a satisfactory appearance to the development in accordance with policy LL10 of the adopted Local Plan and Alterations 1998 & 2006, policies DM3 and DM5 of the Local Plan Submission Version 2017, and the NPPF.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other order revoking and re-enacting that order) no development permitted by virtue of Classes A, AA, B & E of Part 1 & Classes A & B of Part 2 to schedule 2 shall be undertaken for the proposed dwelling & the host house, without the prior written agreement of the Local Planning Authority.

Reason: To ensure further consideration is given with regards to the effect on the Green Belt & highway safety, in accordance with policies ST4 & GB2A of the adopted Local Plan 1998 & 2006, Policies T1 & DM4 of the Local Plan Submission Version 2017, and the NPPF.

- 10 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with policies RP5A and DBE9 of the adopted Local Plan 1998 & 2006, and policies DM9 and DM 21 of the Local Plan Submission Version 2017, and the NPPF.

- 11 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.

Reason: To avoid the deposit of material on the public highway in the interests of highway safety, in accordance with policy ST4 of the adopted Local Plan and Alterations 1998 & 2006, policy T1 of the Local Plan Submission Version 2017, and the NPPF.

- 12 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site. Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped and an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced) shall be undertaken. If any contamination is found then the site shall be remediated. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use.

Reason: It is the responsibility of the developer to ensure the safe development of the site and to carry out any appropriate land contamination investigation and remediation works. The condition is to ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy RP4 of the adopted Local Plan and Alterations, and policy DM21 of the Local Plan Submission Version 2017, and the NPPF.

- 13 Any gates provided at the vehicular access shall be inward opening only and no higher than 1m, unless further consent is sought, in writing.

Reason: To enable vehicles using the access to stand clear of the carriageway whilst gates are being opened and closed in the interest of highway safety, in accordance with policies ST2 and ST7 of the adopted Local Plan and Alterations 1998 & 2006, policies T1 and DM9 of the Local Plan Submission Version 2017, and the NPPF.

Informatives: (2)

- 14 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 15 This permission is also subject to conditions and/or covenants of an accompanying Section 106 Agreement.