

REPORT UPDATE

Application No: P/79/11/

Reason for the Update / Changes

Reason for Update/Changes:

Representations

1 Letter of Representation

Objection. The reason that the glass houses have not been erected is because there is no local operational need and they provide no benefit or diversification to the local economy. Suggest the reason is to simply gain financially in land value to the applicant. The glass houses radiate light at various times of the day and night and the new houses will also. Concerned about the water table and dispute the environmental impact studies. The reservoir will become polluted. If approved the land will become Brownfield and not sustainable for agriculture and there will be pressure for development.

Officers Comment:

Noted. It is a material consideration that approval has been granted. The reasons for the delay in commencement is set out in the report.

Note: The changes to recommendation, conditions and/or reasons show under Officers Recommendation at the end of the attached report.

Or

Note: The changes to recommendation, conditions and/or reasons are attached on the amended replacement recommendation sheet.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report/Recommendation.

P/79/11/

Recommendation Report for Planning Permission

REF NO: P/79/11/

LOCATION: Park Farm
Lower Bognor Road
Lagness

PROPOSAL: Renewal of unimplemented planning consent P/5/08 for new commercial plant nursery at Park Farm, Lagness. (This application is subject to an Environmental Impact Assessment).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The Scheme comprises a new glasshouse; split into one larger glasshouse (11.07 hectares) and a smaller separate glasshouse to the south (1.35 hectares). The combined glasshouse area totals 12.42 hectares. Within the larger glasshouse, there would be a pack house area and loading bay, internal offices and mechanical plant rooms. Ancillary development to the south of the glasshouse structure includes: a separate office building; hardstanding/car parking areas; water storage tanks; and shuttle paths. To the west of the new glasshouses there would be a 2.11 hectare external plant and tree storage area and a new reservoir constructed for storing rainwater.

A new access route would be created across farmland south of the site from Lower Bognor Road to the yard and car park. This new route would divert farm traffic within the farmland from an existing access road that is located in close proximity to Morrells Cottage, Park House and Park Farm Cottages to a new access road located away from the above residential properties amongst arable fields. Where the new route meets the existing Lower Bognor Road (B2166), the Lower Bognor Road would be straightened. The original road surface would then be broken up so that the land use would revert to agriculture surrounded by restored and replanted hedgerows.

An Environmental Statement was submitted under the approved application P/5/08 and a revised statement has been submitted with this application covering the following topics:- ecology and nature conservation, agricultural land use, access and recreation, cultural heritage, landscape and visual amenity, noise, air quality, water quality and drainage, and cumulative effects.

Due to the economic climate and the investment required for the re routing of part of the B2166 the applicant has

requested a time extension of 5 years.

SITE AREA	26.8 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development. Some trees and hedgerows by drainage ditches and along boundary of road (B2166).
BOUNDARY TREATMENT	Mainly open boundaries to the larger fields making up the main part of the site. Some trees and hedges along parts of other boundaries.
SITE CHARACTERISTICS	Agricultural fields with drainage ditches. Existing access, hardstanding and metal gate.
CHARACTER OF LOCALITY	Rural - Existing farm buildings to the north-east of site. Stable complex to south-east. Some residential cluster development around the entrance to the existing site.

RELEVANT SITE HISTORY

P/5/08/	New commercial plant nursery together with new vehicular access and alterations to Lower Bognor Road alignment	Approve Cond 08-04-2009
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REPRESENTATIONS

Representations received:

Pagham Parish Council
No objection

Aldwick Parish Council
Awaited

Chichester District Council
No comment

North Mundham Parish Council (Chichester District)
No comment other than to state the concerns raised on P/5/08:

Our particular concerns are focused on the possible impact of the traffic that the development may generate, both during the construction phase and in subsequent steady-state operation. Although the application is supported by copious documentation, this appears large in volume but sparing in detail. In particular, we can find no mention of any estimated traffic volumes setting out numbers and types of vehicle. On the basis that the site would be used even more intensively than the horticultural use hitherto, we believe it is likely these will be significant.

Specifically, we believe it is likely that the proposed development on this site, if it is permitted, will generate significant numbers of heavy lorry movements. We can find no mention of how it is proposed these movements would be managed. The relevance to our Parish is that one of the access routes from the site to the A27 runs through the Parish, along the B2166 and then to the A27 via either Vinnetrow Road or the B2145. These roads are already heavily used. Furthermore significant lengths of them are narrow, with steep and narrow verges which offer no safe refuge for pedestrians, cyclists, and those riding or leading horses.

Outside our own Parish, we observe that similar concerns would also apply along the Lower Bognor Road. We would also observe that heavy traffic emerging from the Lower Bognor Road onto the B2166 (Pagham Road) opposite the Royal Oak would present a significant additional hazard the junction is already difficult enough to negotiate safely in a small vehicle with reasonable acceleration. Furthermore, we can find no detail in the application which defines how the exit from the site itself onto the Lower Bognor Road will be made safe.

It is our contention that a quasi-industrial development of this magnitude should be supported by appropriate provision for the traffic that it will generate. The exit provided from the Chichester Food Park directly onto the A259, which takes traffic off Vinnetrow Road entirely, is an example of the sort of provision which we would wish to see. Indeed, in this case, it might be appropriate to ask whether the developers would be able to engineer a different exit entirely making use of other land within their control or that of their associated companies, so as to provide access directly on the A259.

2 letter of objection

As with the original application, Lower Bognor Road is unsuitable for the increased volume of HGV traffic this would bring. Environmentally we already suffer from serious light pollution from existing glasshouses in the area and the proposal would exacerbate this. Will disrupt the peace and quiet of the locality. Lagness is a small hamlet and the proposal will disrupt public footpaths. The applicant has now sold the business and therefore the development is no longer required. It will disrupt views to the South downs.

Comments on Representations received:

Chichester District Council
Noted

North Mundham(Chichester District)

Noted. Extensive traffic assessments were made with the original application and as a result the Highways Agency and County Highways are satisfied with the proposal and previously commented that a routing agreement onto the A259 would have no justification regarding highway safety or capacity reason and are satisfied that the proposal would be satisfactorily controlled by a condition concerning access onto the highway.

Others

Noted. A condition has been imposed to control internal and external lighting. Furthermore Environmental Health have powers to limit light pollution to acceptable levels. There is no right to a view and such views are not protected in this location. Purchasers of the former Langmeads salad business would have taken the approval into consideration when purchasing the business and it may be a condition of sale. The application should be determined on its merits. Public footpaths should be protected.

CONSULTATIONS

WSCC Local Development Divis.

Highways Agency
Environmental Health
Environment Agency
Portsmouth Water PLC
Natural England
Parks and Landscapes
Engineers (Fluvial Flooding)
Southern Water Planning
Chichester District Council
North Mundham Parish Council

Consultations responses received:

District Parks and Landscapes
No objection

Natural England
No objection. Imposed previous conditions.

Southern Water
No objections

Highways Agency
No further comments. No objection.

County Highways
No objection

County Archaeology
No objection subject to the previous archaeological condition being imposed for an archaeological investigation of the site to be undertaken. The potential archaeological significance of the site has been well set out in the Environmental Statement and Archaeological Desk Based Assessment. Measures to mitigate the impact of development were referred to in that statement.

Environment Agency
No objections subject to the previous conditions being imposed.

District Environmental Health
No further comments to these previously given:-

It is agreed as demonstrated in the conclusions in the Environmental Statement that emissions to air and noise impacts will not be significant.

It is noted that no external lighting is required. Should external lighting be required in the future a condition is required that details should be submitted to and improved by the Local Planning Authority.

District Engineers
All previous comments stand that the Environment Agency comments should be sought with regards to the layout, together with the sufficiency of the submitted design calculations, and the

designed storm storage capacity and overflow and off site flows. The storage capacity of the proposed reservoirs appears to fall within the lower limit (25,000 cubic metres above natural ground level) of the Reservoirs Act 1975 (Reservoir Safety Enforcement) which is enforced by the EA. Additionally design should be 1:100 year event plus 30% storage. There is concern that if the reservoir is full and in the event that it may cause flooding elsewhere. To mitigate this the design should include extra retention and a controlled overflow to Greenfield run off rates.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Outside the built up area boundary

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPC4	Landscape and Countryside Management
Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	GEN9	Foul and Surface Water Drainage
	GEN11	Inland Flooding
	GEN12	Parking in New Development
	GEN27	Landscape Diversity
	GEN29	Nature and Conservation Across the District
	AREA10	Strategic Gaps
	AREA17	Sites of Archaeological Interest
	DEV3	Horticulture

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas
PPG13	Transport
PPS23	Planning and Pollution Control
PPS25	Development and Flood Risk
PPS4	Planning for Sustainable Economic Growth

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area. Additionally it would make a positive contribution to the local

economy.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The site lies outside the built up area boundary and is agricultural land. National countryside policy supports agricultural development and diversification in that the enterprise is operating intensive horticulture of arable mixed salad crops.

PPS7 SUSTAINABLE DEVELOPMENT IN RURAL AREAS

Paragraph 27 states that the government recognises the important and varied roles of agriculture and supports development that will enable farmer to :

- (i) become more competitive, sustainable and environmental friendly;
- (ii) adapt to new and changing markets;
- (iii) comply with changing legislation and associated guidance;
- (iv) diversify into new agricultural opportunities or;
- (v) broaden their operations to 'add value' to their primary produce.

It is considered that the proposal is in accordance with this policy as the enterprise farms intensive arable mixed salad crops.

HISTORY OF THE SITE

The site is part of Park Farm and represents approximately 15% of the total area of the enterprise, which is predominantly intensive horticulture of arable mixed salad crops.

The approval P/5/08 granted new glasshouses on 11.07 hectares and a second 1.35 hectare, pack house, loading bay, offices and plant rooms, water storage tanks and a reservoir for storing rainwater. A new access road would be created away from its existing position which is close to residential properties to the Lower Bognor Road farm gate, by the arable fields. During the application, extensive negotiations took place regarding highway implications regarding the access road and road improvements. County Highways resolved that junction improvements at the Lower Bognor Road/Pagham Road junction should be secured by a Grampian condition.

The glasshouses will capture passive solar energy for heating and will use recycled green waste as a source of peat free, sustainable compost. The location of the glasshouses was at the agreement of the Environment Agency to minimise the impact on the watercourse. The pack house is incorporated into the glasshouse, thus reducing the need for a separate structure within the countryside. The proposed office is brick with profiled sheet metal roof. A new reservoir for capturing surface water run off will be used to irrigate the crops.

The Environment Impact Assessment regarding Ecology and Habitats identified the site is of Local Interest as providing habitats for a variety of flora and fauna. Mitigation measures were identified to be implemented during construction and operation, including the retention, strengthening and enhancing of hedgerow and ditches. An assessment of noise was undertaken by Acoustic Associates. To mitigate identified noise a sound bund 1.8m high by 130m along the

access route near Park House is in accordance with B54142.

CURRENT APPLICATION AND FIVE YEAR TIME EXTENSION

The applicant has been unable to implement the above approval as the economic downturn and the market for household discretionary purchases decreased dramatically post the approval adversely affecting the ability of the applicant to justify at the time a move to new premises. The pre commencement condition to re route part of the B2166 adds considerably to the costs. The applicant therefore requests an extension to the commencement date to 5 years instead of 3 years due to the economic climate and the re-routing of part of the B2166 which entails considerable cost and considers that this extension will accord with the farms current five year business plan.

The Ministerial Statement Planning for Growth 31st March 2011 seek Local Planning Authorities not to impose unnecessary burdens on development and to consider the range of likely economic, environmental and social benefits of proposals. Also the guidance issued by the Communities and Local Government Office concerning Greater Flexibility for Planning Permissions in paragraph 29 states that the length of time for which each permission may be extended is now at the discretion of the Local Planning Authority to grant longer or shorter permissions if justified on planning grounds. In this case it is considered that the applicant is justified in being granted a 5 year extension as the farming enterprise provides employment within the district and it is recognised that in this economic downturn, financial viability to development is crucial to the amount of investment that local firms have available. The necessary changes to the access arrangements and junction layout represent a significant financial investment, it is therefore considered that the renewal of this unimplemented planning approval should be extended to 5 years from the date of this permission.

ENVIRONMENTAL STATEMENT

The surveys for the Environmental Statement for the approved application were undertaken in 2006/7 therefore a supplementary statement dated 4 November 2011 has been submitted with this application. This review has demonstrated that there have been no significant ecological changes to the character of Park Farm since 2006. Therefore there are no further mitigation measures required in addition to those already identified.

SUMMARY

All the consultation responses to this application have raised no objections subject to the original conditions being imposed. As there have been no material changes since the previous approval was granted, it is recommended that the application is approved subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

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

- 2 The development hereby approved shall be carried out in accordance with the following

approved plans drawings 101 rev F, 104 rev A, 105 rev A all submitted on 9th January 2008 under planning reference P/5/08

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN 7 of the Arun District Local Plan.

- 3 Development shall not commence until drainage works have been carried out in accordance with details to be submitted to and approved by the Local Planning Authority. Infiltration rates for soakaways and SUDS systems are to be based on tests undertaken over the wetter winter period. The design should be based on BRE 365, and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the highest recorded groundwater table. It must also have provision to ensure that there is capacity in the system to contain below the lowest ground level the 1 in 100 year event plus 30% on stored volumes.
- Any Sustainable Urban Drainage Scheme (SUDS) or soakaway design must include 12 months of groundwater monitoring data to determine the typically highest annual groundwater table in support of the design.

Reason: To ensure that the development is satisfactorily drained and to ensure that if the reservoir is full overflow a controlled overflow to Greenfield runoff rates will mitigate against causing flooding elsewhere and in accordance with policies GEN7, GEN9 of the Arun District Local Plan.

- 4 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roof of the proposed office building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 5 No development shall take place unless and until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping/hard and soft/, which shall include indication of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. These landscaping details should address retention and enhancement of the ecological connectivity of the site, and include appropriate ecological enhancements, ideally in combination with the use of sustainable drainage designs such as wet grass swales, ponds and wetland areas, designed with wildlife in mind.

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 6 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 7 No development including site access, demolition or associated construction activities, shall take place on the site unless and until all the existing trees/bushes/hedges to be retained on the site have been protected by a fence in accordance with BS5837 (2005) and Section 9, to be approved by the Local Planning Authority for erection around each tree, group of trees and vegetation to a distance of 15m or to the Root Protection Area (RPA) as calculated in accordance with Table 2 of BS5837 (2005) to be agreed in writing by the Local Planning Authority. Within the areas so fenced off the existing ground must not be cultivated, nor must it be lowered or raised or added to by the importation and spreading of top soil unless agreed by the Local Planning authority. There must be no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without prior written approval of the Local Planning Authority.
- No trenching should occur within the protective fencing surrounding the Root Protection Area. If however there is no alternative but to locate the services then its encroachment into the Root Protection Area must be kept to a minimum and where the roots should be exposed using compressed air technology, such as the air spade to reduce damage caused by mechanical methods. If roots requiring severance to allow for the passage of services is necessary then an arboriculturist would be required to assess and determine whether the loss of the roots would be detrimental to the continued health and stability of the affected tree.

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with policy GEN7 of the Arun District Local Plan.

- 8 Written details of any internal or external lighting/floodlighting to the glasshouses shall be submitted to and approved in writing by the Local Planning Authority before they are installed at any time. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the amenities of the area in accordance with policies GEN7, GEN33 of the Arun District Local Plan.

- 9 Details of an Ecological Construction Method Statement in line with the Environmental Statement shall be submitted to and approved in writing by the local planning authority before the development is commenced.

Reason: In the interests of nature conservation in accordance with policy GEN29 of the Arun District Local Plan.

- 10 No development approved by this permission shall be commenced until a scheme for disposal of surface water including the provision and implementation of a surface water regulation system has been approved by and implemented to the satisfaction of the local planning authority.

Reason: To prevent the increased risk of flooding in accordance with policy GEN11 of the Arun District Local Plan.

- 11 No development or construction-related works (including driving of heavy machinery or

depositing/storing of any materials) shall occur within 5 metres of the top of the bank of the watercourses on site. Before any work begins on site, including vegetation clearance, a temporary fence should be erected 5 metres from the top of the stream banks, to prevent damage to this area during development. Upon completion of works, the fence should be removed, and the area incorporated into the overall landscape strategy for the site as a naturally vegetated buffer area.

Reason: The retention of a functioning, undisturbed watercourse channel is an essential requirement for the preservation of water corridor wildlife habitat and makes allowance for future watercourse migration, maintenance, improvement, and minor flood flows. When allowed to vegetate naturally, these areas provide an essential buffer to the watercourse from the effects of pollution and litter, and can create areas of ecological value and amenity benefit. In accordance with policy GEN11 of the Arun District Local Plan.

- 12 An archaeological investigation of the site shall be carried out at the expense of the developer in accordance with a specification to be submitted to and agreed by the Local Planning Authority in writing before the commencement of any building works.

Reason: The site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with policy AREA 17 of the Arun District Local Plan.

- 13 Before the occupation of any building hereby permitted, full details of the following shall be submitted to and approved in writing by the local planning authority at the junction of Lower Bognor Road/Pagham Road:-

- a) the proposed trimming back/removal of the evergreen hedge
- b) the trimming back of vegetation within visibility splays
- c) the increase of the high friction surfacing northwards from the junction on the Pagham Road
- d) the installation of verge marker posts
- e) the installation of an advanced warning sign of "Junction Left" within the eastern verge area north of the preceding bend

All works shall be carried out in accordance with the agreed specifications before the buildings are occupied.

Reason: In the interests of highway safety in accordance with policy GEN7 of the Arun District Local Plan.

- 14 A Travel Plan shall be submitted to and approved in writing by the local planning authority before development is commenced.

Reason: To ensure that the need to travel is minimised in accordance with policy PPG 13 Transport.

- 15 The buildings shall not be occupied until the parking spaces shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the

accommodation of vehicles clear of the highways in accordance with policy GEN7 of the Arun District Local Plan.

- 16 The use of any land for car parking shall not be commenced until it has been laid out, surfaced and drained and such land shall not be used thereafter for any purpose other than the parking of vehicles.

Reason: To ensure a satisfactory standard of development in accordance with policy GEN7 of the Arun District Local Plan.

- 17 The access from the site to the public highway shall be designed, laid out and constructed with kerb radii, visibility splays and sight lines in all respects in accordance with plans and details to be submitted to and approved by the Local Planning Authority before any other operation or use authorised by this permission is commenced.

Reason: In the interests of road safety in accordance with policy GEN7 of the Arun District Local Plan.

- 18 The buildings hereby permitted shall not be occupied until provision has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority to prevent surface water discharging onto the public highway.

Reason: In the interests of road safety and to accord with approved policy in accordance with policy GEN7 of the Arun District Local Plan.

- 19 The proposed new road shall be laid out to include visibility splay lines at both sides of its junction with Lower Bognor Road. These splay areas are to be defined by:-

(i) A line 2.4 metres long measured along the centre line of the proposed estate road from the line of the nearer edge of the carriageway of Lower Bognor Road.

(ii) A line 120 metres long measured along the nearer edge of the carriageway of Lower Bognor Road from its intersection with the centre line of the proposed road.

(iii) The straight line joining the termination of the above lines.

No other work shall be carried out on the site until the above-mentioned splay areas have been provided and thereafter these said splay areas shall be kept free from any obstruction over 0.6 metres above the level of the carriageway of Lower Bognor Road.

Reason: In the interests of road safety in accordance with policy GEN7 of the Arun District Local Plan.

- 20 No work shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details approved by the Local Planning Authority and such facility shall be retained in working order and operated throughout the period of work on the site to ensure that vehicles do not leave the site carrying earth and mud on their wheels in a quantity which causes a nuisance or hazard on the road system in the locality.

Reason: In the interests of road safety in accordance with policy GEN7 of the Arun

District Local Plan.

- 21 INFORMATIVE: The applicant is advised to enter into a Section 38/278 (111) legal agreement with West Sussex County Council, as Highway Authority, to cover the realignment of the Lower Bognor Road and new development junction. The applicant is requested to contact the Implementation Team Leader, West Sussex County Council, County Hall, Chichester, West Sussex, PO19 1RQ (tel 01243 642105)
- 22 INFORMATIVE: Please note that all works relating to crossing the watercourse will require the prior consent of the Environment Agency under Section 23 of the Land Drainage Act 1991.
- 23 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.
- 24 INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0845 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.
- 25 INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on the visual amenity of the surrounding area and its character, or highway safety and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

SOUTH EAST PLAN: C4

LOCAL PLAN: GEN3, GEN7, GEN9, GEN11, GEN12, GEN27, GEN29, GEN33, AREA10, AREA17, DEV3

NATIONAL POLICIES: PPS1, PPS7, PPG13, PPG16, PPS23, PPS25

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.