

AGENDA ITEM NO: 9/3(e)

Parish:	Wiggenhall St Germans	
Proposal:	Retention and continued use of existing workshops	
Location:	The Workshop At 159 Fitton Road Wiggenhall St Germans Norfolk PE34 3AY	
Applicant:	Mr Mario Daloia	
Case No:	25/02010/CU (Change of Use Application)	
Case Officer:	Helena Su	Date for Determination: 28 July 2026

Reason for Referral to Planning Committee – Referred to by Sifting Panel due to Parish Council objection

Neighbourhood Plan: No

Case Summary

This application is for the retention and continued use of a workshop at 159 Fitton Road in the parish of Wiggenhall St German. No building operations are proposed as part of the application.

The application site is approximately 0.21ha in size, located to the east side of Fitton Road, and approximately 441m from the junction of Fitton Road and The Granary which is located to the south. The site lies within the Parish of Wiggenhall St Germans but is closer in proximity to Wiggenhall St Mary Magdalen.

Key Issues

Planning History
Principle of Development
Form and Character
Impact on Neighbour Amenity
Highway Safety
Contamination
Flood Risk

Recommendation:

APPROVE

THE APPLICATION

This application is for the retention and continued use of a workshop (Use Class E(g)(iii)) at 159 Fitton Road in the Parish of Wiggenhall St Germans, which is classified as a Tier 5 settlement under policy LP01 of the Local Plan 2021-2040. The site lies approximately 1.4km from the development boundary of Wiggenhall St Germans and 780m from the development boundary of Wiggenhall St Mary Magdalen.

The application site is approximately 0.21ha in size, located to the east side of Fitton Road, and approximately 441m from the junction of Fitton Road and The Granary which is located to the south.

At the time of the site visit, the site comprised a single storey 'T' shape building finished in metal sheeting and brickwork. Along the site boundaries was an approximate 1.8m closed boarded fence along the north, west, and south boundaries, and an approximate 1m closed boarded fence along the east boundary.

The site is located in a limited row of residential dwellings, with agricultural fields beyond. The site is immediately south of a two-storey dwelling and north of a shared access track to the agricultural field to the east.

The Planning Statement states that the buildings are used for as a carpentry workshop involving small-scale joinery, fabrication and woodworking activities, storage of materials, hand tools, machinery, and completed/part completed items prior to dispatch. The Statement considers that the activities are small in scale - typical of a local trade business and operated by a limited number of personnel. However, no specific details of the number of personnel have been provided.

Moreover, in an email sent by the Planning Agent in March 2026, they confirmed the hours of operations are 8am - 5pm Monday to Friday, 8am - 12pm on Saturday, and no hours on Sunday and Bank/Public Holidays.

Based on these details, Officers consider the workshop to fall within Use Class E(g)(iii) (light industrial processes).

SUPPORTING CASE SUBMITTED BY THE APPLICANT/PLANNING AGENT

None submitted.

PLANNING HISTORY

20/00604/PACU5: Prior Approval - Refused: 07/07/20 - Prior notification of a change of use from Light Industrial (Class B1(c)) to dwelling house (Class C3) - Schedule 2, part 3, class PA (Delegated)

20/01300/LDE: Not Lawful: 13/09/23 - Certificate of Lawfulness: use of buildings for carpentry workshop/storage purposes (Delegated)

20/00001/UNAUTU (APPEAL DISMISSED - ENFORCEMENT NOTICE UPHELD)

2/87/0543/CU/F: Approved 07/05/87: Temporary approval until 31 May 1992: Change of use of disused farm building to workshop for the construction of sectional timber panels. (Delegated)

RESPONSE TO CONSULTATION

Parish Council: OBJECT with summarised comments:

- Residential amenity - Concerns about noise, dust and disturbance to nearby homes, likely need for Local Exhaust Ventilation under H&S rules.
- Highway safety - Worries about increased traffic on Fitton Road, unsuitable unmade access track, past HGV movements, and the site being within a 7.5 tonne weight restricted area.
- Area character - Fear that workshop activity could change the rural character, especially if operations expand.
- Environmental impacts - Questions over waste management, asbestos roof damage, disposal of wood waste, and doubts about the claim of no hazardous materials.
- Building condition - Buildings considered structurally unsuitable for business use and vulnerable to flooding.
- Planning history - Previous refusals and a dismissed appeal reinforce long-standing concerns about the site.
- Future precedent - Worries that required upgrades (e.g., LEV, environmental/HSE compliance) could pave the way for further industrial development in a rural residential/agricultural area.
- Community consultation - Belief that the community has not been adequately consulted, with engagement differing from earlier applications.

Highways Authority: NOT AGAINST THE PRINCIPLE OF DEVELOPMENT. Suggest that the access be upgraded and that the use of the site be conditioned accordingly.

Environment Agency: NO COMMENT.

Emergency Planning Officer: Because of its location in an area at risk of flooding and in line with best practice in business continuity, suggest that the occupiers:

' Should sign up to the Environment Agency flood warning system (0345 988 1188 or www.gov.uk/flood)

' Install services at high levels to avoid the impacts of flooding

' A flood evacuation plan should be prepared (more details at www.gov.uk/flood):

- This will include actions to take on receipt of the different warning levels.
- Evacuation procedures eg isolating services and taking valuables etc
- Evacuation routes

Environmental Health & Housing - Environmental Quality: NO OBJECTION to contaminated land.

Community Safety and Neighbourhood Nuisance (CSNN): Recommends conditions related to hours of operation, and a noise, dust and waste management plan.

REPRESENTATIONS: Five **OBJECTION** comments. Comments summarised as:

- Question site address.
- Inconsistent supporting statements - i.e flood risk assessment for commercial and residential use.
- The applicant states the proposal involves industrial/commercial activity, which conflicts with the land's agricultural status.

- Claims that workshop use has been "ongoing" are false; no lawful use has existed since 1992.
- Activities since 2019 have included vehicle dismantling, noise, burning materials, not carpentry.
- Statements about minimal noise and no disturbance are untrue; neighbours report significant impact.
- The site's appearance has been substantially altered (PVC windows, bright roof, tree removal, fencing, lighting).
- Question applicant's intention of developing the site for residential/commercial use.

KING'S LYNN AND WEST NORFOLK LOCAL PLAN 2021-2040

LP01 - Spatial Strategy and Settlement Hierarchy Policy (Strategic Policy)

LP06 - Climate Change (Strategic Policy)

LP07 - The Economy (Strategic Policy)

LP13 - Transportation (Strategic Policy)

LP18 - Design & Sustainable Development (Strategic Policy)

LP19 - Environmental Assets - Green Infrastructure, Landscape Character, Biodiversity and Geodiversity (Strategic Policy)

LP21 - Environment, Design and Amenity (Strategic Policy)

LP25 - Sites in Areas of Flood Risk (Strategic Policy)

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

- Planning History
- Principle of Development
- Form and Character
- Impact on Neighbour Amenity
- Highway Safety
- Contamination
- Flood Risk

Planning History:

In 1987, temporary permission was granted to change the use of an agricultural building to a carpenter's workshop until 31 May 1992, at this site, under planning reference

2/87/0543/CU/F. Temporary consent was granted to enable the Local Planning Authority (LPA) to retain control over the development in the interest of the amenities of the locality.

Based on the evidence submitted under planning reference 20/01300/LDE, enforcement reference 20/00001/UNAUTU and comments made by third parties, the carpentry use continued until 2019 and ceased around this time. The site was then occupied by a different owner and the use changed to the dismantling and selling of car parts, with a residential element, by virtue of the siting of a caravan in the building.

An enforcement notice was served on the owner of the site. The stated breach of planning control was "Without planning permission, the material change of use of the Land and building to use for residential purpose, including the siting of a caravan for residential purpose".

This enforcement notice was upheld at appeal and the Inspector stated that the site should: permanently cease the use of the land and building for residential purposes; permanently remove from the land and building, the residential caravan and other structures and residential paraphernalia integral to or part of the unauthorised change of use (including vehicle and vehicle parts); and to restore the land and building to their condition before the unauthorised material change of use took place by permanently removing windows on the south and east elevations, removing timber cladding from the east wing of the building, removing a stud wall, removing the timber closed-boarded fence enclosing the site and removing all materials and debris.

In the closure checklist, Enforcement confirmed that these works were carried out to the satisfaction of the LPA. The timber fence, however, remained in situ as the LPA considered there was a legitimate fall-back position for the fence and that insisting on its removal would be punitive and inappropriate as the LPA would not defend the removal of the fence to the magistrates court if the LPA were to prosecute.

Within the same year as the enforcement notice, a Prior Approval application, to change a light industrial building (Use Class B1(c)) to a residential dwellinghouse (Use Class C3) (planning reference 20/00604/PACU5) and a Lawful Development Certificate (LDC) for the use of the buildings for carpentry workshop/storage purposes, was submitted (planning reference 20/01300/LDE).

The Prior Approval application was refused as the Applicant failed to evidence that the building was solely used for light industrial use on the date referred to in paragraph PA.1(b) of the Town and Country (General Permitted Development) Order 2015, flood risk to future occupiers, and size of the curtilage.

The LDC was also refused. It was concluded that the use granted in 1987 was implemented and the temporary permission lapsed, but the use continued, and the business eventually petered out, closed, and vacated in 2019. Whilst the carpentry workshop/store operated beyond 31st May 1992 in breach of condition 1 of that consent, the use ceased and there was an unauthorised change of use in the interim (use of land and buildings for residential purposes, including the siting of a residential caravan for residential purposes). Any resumption of the carpentry workshop/storage use would be a fresh breach of the only enduring condition attached to the 1987 permission attracting another 10-year period to become exempt from enforcement action. The continuation of a use following expiry of a temporary use is not a "material change of use" as confirmed in *Avon Estates Ltd v Welsh Ministers and Anor* (2011 ECWA Civ 553) at Paragraph 14 of the Judgement and cannot gain immunity in the same way.

More recently, an Outline application for one self-build and custom dwellinghouse was refused under policy LP02 for residential windfall development, as the site lies does not adjoin the development boundary, and for failing the exception test when considering flooding.

In summary, the existing lawful use of the site and building would be agricultural. While the site has an unlawful Use Class E(g)(iii) use from 1987 until 2019. This use ceased in 2019. The Planning Agent and Applicant has not stated when exactly the site was used as a carpenter's workshop more recently.

Principle of Development:

Part 9 of Policy LP07 of the Local Plan 2021-2040 states that the Council will support proposals for alternative uses of employment land where it can be demonstrated that:

- a. use of the site for employment purposes gives rise to unacceptable environmental or accessibility problems particularly for sustainable modes of transport; or
- b. an alternative use or mix of uses offers greater potential benefits to the community in meeting local business and employment needs, or in delivering the Council's regeneration priorities such as the Town Investment Plan or similar future replacement or equivalent strategies.

Rural based economy is also supported in paragraphs 88 and 89 of the NPPF.

Paragraph 88 states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas through the conversion of existing buildings and the development and diversification of agricultural and other land-based rural businesses.

Paragraph 89 of the NPPF states that planning decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable.

The LDC (20/01300/LDE) established that any resumption of the carpentry workshop would be a fresh breach of the only enduring condition attached to the 1987 permission attracting another 10-year period to become exempt from enforcement action. Hence, the submission of this planning application to continue the use of the site as a carpenter's workshop. The last lawful use of the site is agricultural, which is a rural based enterprise.

The use of the site as a carpenter's workshop is not considered to give rise to unacceptable environmental problems which could not be dealt with via condition or legislation (i.e Environmental Protection Act 1990). This will be discussed in detail in the following report.

Regarding accessibility problems, the Local Highway Authority do not object to the scheme. While the LHA expressed the desire to upgrade the existing track which the site utilises, the concluded they could not substantiate an objection. This will also be discussed in detail in the report.

The application complies with part 9a of Policy LP07, subject to conditions.

Although retaining the carpenter's workshop may not align with broader Council regeneration priorities (such as the Town Investment Plan) under Part 9b of Policy LP07, it still has the

potential to meet local business and employment needs. While the Planning Agent has not disclosed the exact number of staff, the facility provides rural employment opportunities. This directly supports the policy's aim to enable a flexible approach to employment-generating development in rural areas.

The principle of development, for the retention of a carpenter's workshop, is therefore considered to have a comply with policy LP07 of the Local Plan 2021-2040 and provisions in the NPPF.

Form and Character:

Policies LP18, LP19, and LP21 of the Local Plan 2021-2040 seek to ensure that all development in the borough is high quality design and conserves and enhances the amenity of the wider environment, reinforcing the distinctive character areas identified in King's Lynn and West Norfolk Landscape Character Assessment. This involves assessing the scale, height, massing, materials and layout of a development to ensure it responds sensitively and sympathetically to the local setting and pattern of adjacent streets including spaces between buildings through high quality design and use of materials.

The BCKLWN's Landscape Character Assessment (2007) designates the site as within The Fens - Open Inland Marshes. This is characterised strikingly flat and low-lying; the area offers panoramic views in most directions with wide open skies and a strong sense of openness and continuity throughout the area. Rows of poplar trees are a focal and ecological feature in this area. Where appropriate, the landscape guidelines consider sensitive farm diversifications, in keeping with local settlement pattern and character.

The need to respond sensitively and sympathetically to local character is reiterated in paragraph 135 of the NPPF which states that planning decisions should ensure development will function well and add to the overall quality of the area for its lifetime, are visually attractive, sympathetic to local character and history, maintain a strong sense of place, optimise the potential of the site, and create safe, inclusive and accessible places.

Finally, paragraph 187 of the NPPF seeks to ensure planning policies and decision should contribute and enhance the natural and local environment by protecting and enhancing valued landscapes and recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.

As previously stated, at the time of the site visit, the site comprised a single storey 'T' shape building finished in metal sheeting and brickwork. The building was historically an agricultural building and through the passage of time, is now a workshop. Along the site boundaries was an approximate 1.8m closed boarded fence along the north, west, and south boundaries, and an approximate 1m closed boarded fence along the east boundary.

No building operations are proposed as part of the planning application. The building on site would remain as existing.

The Parish Council and third parties considers that the proposal would introduce activities which would not be in keeping with the rural character.

The site was historically agricultural and from 1987, changed to a carpenter's workshop. Planning history indicates that this workshop use continued, pass the grant of temporary consent until 1992, and the continued use until 2019. As such, the workshop uses forms part of the character in this part of Fitton Road.

Moreover, the site is enclosed by an approximately 1.8m closed boarded fence to the north, south and west boundaries. Activities related to carpentry tend to take place in-doors. Any outdoor storage would have limited visual impact on the setting and character of Fitton Road given the screening around the site.

The retention of the site as a carpenter's workshop would therefore have no impact on the form and character of this part of Fitton Road, as the site has always been related to an employment use (whether for agriculture or as a carpenter's workshop), and would accord with policies LP18, LP19 and LP21 of the Local Plan 2021-2040 and the NPPF.

Impact on Neighbour Amenity:

This part of Fitton Road comprises a small number of residential dwellinghouses. These are No 151, No 155, No 163, and No 165 Fitton Road, closest to the site. No 175, Sunnyside Farm, No's 179 and 181 Fitton Road are located approximately 185m south of the application site.

Due to the location and nature of the application, the impacts on the neighbours would come from the use of the land and potential for noise and disturbance. The Parish Council and third-party comments raised concerns about historic noise issues related to the site, particularly during the time the site was unlawfully used for the breaking down of vehicles in 2020. This application is not related to the breakdown of vehicles, but for a carpenter's workshop.

Based on the information provided by the Planning Agent, the nature and level of operations is said to be low. The Officer considers that impacts related to noise and disorder can be controlled via conditions.

The Planning Agent confirmed the hours of operations are 8am - 5pm Monday to Friday, 8am - 12pm on Saturday, and no hours on Sunday and Bank/Public Holidays.

Community Safety and Neighbourhood Nuisance (CSNN) raised no objection to the principle of development, subject to conditions related to hours and days of operation (08.00hrs to 18.00hrs on weekdays, 09.00hrs to 16.00hrs on Saturdays, and at no time on Sundays, Bank or Public Holidays) and the submission of a noise, dust and waste management plan to be submitted two months following the date of approval.

It is noted that the opening hours suggested by CSNN do not fully align with the hours which the Planning Agent stated, with CSNN recommending longer hours. Given the site lies within a cluster of residential dwellings, it is considered that the hours requested by the Applicant are acceptable and appropriate in this location, subject to being controlled by condition. This is notwithstanding CSNN's suggestion that longer hours could be permitted.

The use of the site as workshop took place until 2019, with an interim use (breaking down of vehicles and residential caravan). CSNN have verbally confirmed that the last complaint made against this site was in 2020. These complaints related to the interim use and of bonfires and potential for contamination, which was investigated and subsequently closed by the Council's Environment Quality team. CSNN has confirmed that no complaints have been received since.

In any case, any instances of excessive or unreasonable noise could fall within the scope of separate legislation, including the Environmental Protection Act 1990, which provides established mechanisms for addressing statutory nuisance.

Although Officers consider the workshop would fall within Use Class E(g)(iii), which is light industrial processes compatible with residential area without causing a nuisance to neighbours, a condition for a noise, dust and waste management plan was requested by CSNN. This condition is considered necessary given the lack of details currently provided by the Applicant and to ensure the continuation of the site for this use would not be detrimental to the neighbours along Fitton Road.

Therefore, subject to conditions, the proposal would accord with policy LP21 of the Local Plan 2021-2040 when considering impact to neighbour amenity.

Highway Safety:

The site is accessed via a shared track to the south of the site. This track is owned by Eau Bank Farm and the Applicant has demonstrated that they have easement over it.

During the initial round of consultations, the Local Highway Authority (LHA) raised questions about the site access, including red line boundary, and more information about the level of operations.

On receipt of an amended red line boundary which included the track within the application site, the LHA, considered that access to the site could be made safe, with a condition for the track to be upgraded in accordance with Norfolk County Council's light industrial access construction specification for the first 5m, measured back from the near channel edge of the adjacent carriageway.

Furthermore, based on the information provided by the Applicant, the LHA considered that the workshop, being used for carpentry would tend to generate lower traffic compared to other uses within that use class (other uses may include office, shop, indoor gym - which fall within Use Class E). As such, raises no objection to the principle of the carpentry use.

The LHA also suggested a condition to upgrade the existing track within the red line boundary. However, this part of the site is not in the ownership of the Applicant. Therefore, Officers do not consider this condition would meet the test for conditions, namely not being reasonable as the Applicant could not comply with the condition without consent from the landowner.

Officers have sought clarification from the LHA regarding the condition to upgrade the track as the Applicant does not own the track. The LHA advised that as Fitton Road is not a busy trafficked road, and that given the existing use would generate some traffic, they would not be able to substantiate an objection on highway safety grounds if the condition to upgrade the track was not imposed.

The LHA expressed that it would be desirable for the access to be serviced where it meets Fitton Road. However, given the depth of the highway verge and proximity to existing ditches along Fitton Road, on balance, this would not be necessary to make the proposal acceptable.

Based on comments from the LHA, the development would not result in any highway safety impacts in accordance with policy LP21 of the Local Plan 2021-2040.

Contamination:

The Parish Council and third parties have expressed some concern regarding the use and contamination on the site. Specifically, they report concerns regarding waste management,

an asbestos roof damage, disposal of wood waste, and doubts about the claim of no hazardous materials.

The Environment Quality (EQ) team have considered the information submitted with the planning application, which suggests that there is no known contamination. EQ also considered the use of the surrounding land, which is largely agricultural.

As the proposal seeks to retain the use of the building and land as a carpenter's workshop, EQ raised no objection to contaminated land.

Furthermore, under the Environmental Protection Act 1990 and subordinate Statutory Instruments it is the duty of the business to ensure that they have suitable provisions in place for the disposal of waste arising from their business - this is known as a Waste Duty of Care. There are mechanisms in place to ensure that businesses cooperate with this duty either through CSNN or the Environment Agency. This addresses comments related to the business' waste management.

Flood Risk:

Policy LP25 of the Local Plan 2021-2040 states that where sites are at risk of flooding, a site-specific flood risk assessment that considers flood risk from all sources and demonstrates that the proposed development will be safe for its lifetime and satisfactory demonstration that any design or development features necessary to address flood risk issues are compatible with heritage assets in the vicinity is required.

The site is within Flood Zone 3 and a Tidal Breach area. A Flood Risk Assessment (FRA) has been submitted. While the Environment Agency were consulted, they had no comments to make.

A carpenter's workshop would be considered a 'less vulnerable' type of development, where the EA's standing advice advises that this type of development would be appropriate.

Considering flood risk, the development is considered appropriate, in accordance with EA's guidance.

The Emergency Planner has suggested that the Applicant should sign up to the EAs flood warning system, install services at high level to avoid the impact of flooding, and prepare a flood evacuation plan, which should include actions to take on receipt of the different warning levels, evacuation procedures e.g. isolating services and taking valuables etc, and evacuation routes. As the site is in a tidal breach area, it is considered a condition to ensure a flood evacuation plan, is submitted to the LPA and subsequently displayed on-site for the safety of the personnel on site, in accordance with Policy LP18 and LP25 of the Local Plan 2021-2040 and provisions in the NPPF.

Other matters:

Climate Change: LP06 of the Local Plan 2021-2040 requires all development to recognise and contribute to the importance of future proofing against the challenges of climate change to support the transition towards meeting the Government target of becoming a net zero economy by 2050.

The proposal would utilise an existing building, which has been used as a workshop for many years prior and limited amounts of work is required to continue using the site for that purpose.

CONCLUSION:

Paragraph 48 of the NPPF and Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The application seeks to retain an existing carpenter's workshop (Use Class E(g)(iii)) along Fitton Road in the Parish of Wiggenhall St Germans. In light of the considerations outlined above, and subject to conditions for a dust, noise and odour management plan, use class, and operational hours, the development would accord with the provisions of the NPPF and policies LP06, LP07, LP18 and LP21 of the Local Plan 2021-2040.

The application is therefore duly recommended for approval, subject to conditions.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be carried out in accordance with the following approved plans: Mapping (06/03/2026)
- 1 Reason For the avoidance of doubt and in the interests of proper planning.
- 2 Condition Within two months of the date of this planning permission, a management scheme to protect neighbouring residents from noise, odour, dust and waste issues will be submitted to and approved in writing by the Local Planning Authority.

The scheme shall include measures to reduce the potential negative impacts of the workshop activities and demonstrate methods that will be used to control emissions of noise, odour and dust, and will state the arrangements in place for the storage and collection of waste from the workshop. The scheme shall be implemented as approved and thereafter maintained as such.

- 2 Reason In order that the Local Planning Authority may retain control over the development in the interests of the residential amenities of the locality in accordance with the NPPF and policies LP07 and LP21 of the Local Plan 2021-2040.
- 3 Condition No machinery shall be operated, no process shall be carried out, no deliveries shall be taken at or dispatched from the site, and no commercial waste collections shall be made outside the hours of 08.00hrs to 18.00hrs on weekdays, 09.00hrs to 16.00hrs on Saturdays, and at no time on Sundays and Bank or Public Holidays.
- 3 Reason In order that the Local Planning Authority may retain control over the development in the interests of the residential amenities of the locality in accordance with the NPPF and policies LP07 and LP21 of the Local Plan 2021-2040.
- 4 Condition The premises shall be used as a carpenter's workshop under Use Class E(g)(iii) only (as defined within the Town and Country Planning (Use Classes)(Amendment) Order 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) and shall not be used for any other purpose, including any use permitted under Schedule 2, Part 3 'Changes of Use' of the Town and Country Planning (General

Permitted Development) Order 2015, as amended, or any order revoking and re-enacting that Order with or without modification.

- 4 Reason In order that the Local Planning Authority may retain control over the use of the premises where an alternative use otherwise permitted by the above mentioned Order would be detrimental to the amenities of the locality and neighbours, in accordance with Policy LP21 of the Local Plan 2021-2040 and provisions in the NPPF.
- 5 Condition Within two months of the date of this planning permission, a Flood Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan must include, but is not limited to, the following details:
 - Procedures and designated actions corresponding to different Environment Agency flood warning levels.
 - Evacuation protocols, including isolation of utility services and securing valuables.
 - Designated safe evacuation routes away from the site.

The approved Flood Evacuation Plan shall be fully implemented following the approval of the details and strictly maintained for the lifetime of the development.

Within 1 month of the Local Planning Authority's written approval, evidence demonstrating that the approved Flood Evacuation Plan is permanently displayed in a prominent location on-site shall be submitted to the Local Planning Authority.

- 5 Reason In order to prevent an increased risk of flooding within a Tidal Breach area, in accordance with the principles of the NPPF and Policies LP18 and LP21 of the Local Plan 2021-2040.