

AGENDA ITEM NO. 9/2(h)

Parish:	West Walton	
Proposal:	Change of use of land from residential accommodation land / site of former dwelling to use as a caravan site for single family occupation (by a gypsy / traveller family)	
Location:	Former Pear Tree Cottage Harps Hall Road Walton Highway Norfolk	
Applicant:	Mr Frederick Cave & Mr Heath Stretton	
Case No:	19/00937/F (Full Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 23 August 2019 Extension of Time Expiry Date: 5 July 2024

Reason for Referral to Planning Committee – As per the instruction of the Planning Committee Sifting Panel (06.03.24).

Neighbourhood Plan: No

Case Summary

The application site is located on the eastern side of Harp's Hall Road, in the parish of West Walton, approximately 200m south of its junction with St Paul's Road South and approximately 2.3km by road to the A47. The site is approximately 1.8km from the development boundary of Walton Highway (which is presently combined with West Walton to form a Key Rural Service Centre) as the bird flies; however, by road it is approximately 3.2km from the development boundary and within the countryside as defined by the Site Allocation and Development Policies Plan (SADMPP) 2016.

The application site was formerly that of Pear Tree Cottage which was demolished several decades ago. It comprises an irregular shaped parcel of overgrown land approx. 500m² in size. To the north lies Harp's Hall set in substantial grounds, east lies a detached bungalow (Redways) with associated outbuildings plus substantial leylandii hedging in between, and there are agricultural fields to the west.

This application seeks planning permission to use the land as a caravan site for single family occupation by a gypsy/traveller family.

Key Issues

Background
Principle of development
Need for pitches
Impact upon appearance of the countryside
Access and highway implications
Flood risk
Other material considerations

**Planning Committee
01 July 2024**

19/00937/F

Recommendation

APPROVE

THE APPLICATION

The application site is located on the eastern side of Harp's Hall Road, in the parish of West Walton, approximately 200m south of its junction with St Paul's Road South and approximately 2.3km by road to the A47. The site is approximately 1.8km from the development boundary of Walton Highway (which is presently combined with West Walton to form a Key Rural Service Centre) as the bird flies; however, by road it is approximately 3.2km from the development boundary and within the countryside as defined by the Site Allocation and Development Policies Plan (SADMPP) 2016.

The application site was formerly that of Pear Tree Cottage which was demolished several decades ago. It comprises an irregular shaped parcel of overgrown land approx. 500m² in size. To the north lies Harp's Hall set on substantial grounds, east lies a detached bungalow (Redways) with associated outbuildings plus substantial leylandii hedging in between, and there are agricultural fields to the west.

This application seeks planning permission to use the land as a caravan site for single family occupation by a gypsy/traveller family.

The site lies in Flood Zone 3a of the Council-adopted Strategic Flood Risk Assessment and the application is accompanied by a Supporting Planning Statement including a site-specific Flood Risk Assessment.

PLANNING HISTORY

2/1983/0015A/ENF: Enforcement notice issued: 07/02/83: Material change of use of vacant land for the stationing of residential caravans for purposes of human habitation.

2/1983/0015B/ENF: Enforcement notice issued: 07/02/83: Operational development – erection of a seven feet high corrugated iron fence along the northern, southern and western boundaries of the land.

2/95/0462/CU: Application Refused: 01/06/95 - Siting of 3 residential caravans (Committee decision) - Appeal Dismissed 03/01/96.

RESPONSE TO CONSULTATION

Parish Council: OBJECT –

- 1) the site has previously been deemed unsuitable for a residential caravan site, a previous application being turned down and that decision upheld on appeal. The circumstances regarding the site remain unaltered such that it remains unsuitable for the location of a residential caravan site.
- 2) it is noted the application is for **Change of use of land from residential accommodation land / site of former dwelling to use as a caravan site for single family occupation (by a gypsy / traveller family) at Former Pear Tree Cottage Harps Hall Road Walton Highway Norfolk PE14 7DL** (emphasis added). The claimed status of the applicants/proposed occupiers is not a material consideration in this case as the

Planning Committee
01 July 2024

Gypsy and Traveller Accommodation Needs Assessment (GTANA) conducted in 2016 indicates the current provision is satisfactory and no new sites or pitches would be required in the foreseeable future.

- 3) Granting permission will enure for the benefit of the affected land in perpetuity and irrespective of who in the future comes to own or occupy it; considerations which may lead to granting permission on the claimed status of the applicants/proposed occupiers may not apply to any future owner, such considerations would therefore be misplaced.

Local Highways Authority (NCC): NO OBJECTION - it would be difficult to substantiate an objection to the application on highway safety grounds and therefore recommend certain conditions relating to access, gates set back 5m from road, 2.4m parallel visibility splay, parking and turning areas.

Environment Agency: NO OBJECTION – subject to conditions relating to mitigation measures in Flood Risk Assessment being implemented.

Internal Drainage Board: HOLDING OBJECTION – Recommend 5m wide maintenance strip left between drain and caravan. Also, advice offered on byelaw matters.

Environmental Health & Housing – Environmental Quality: NO COMMENTS relating to contaminated land or air quality.

Housing Development Officer: NO COMMENT – additional information required to demonstrate applicants meet the PPTS definition of gypsies and travellers.

District Emergency Planning Officer: NO OBJECTION – recommends signing up to EA's flood warning system and preparation of a flood evacuation plan.

REPRESENTATIONS

A total of **FIVE** items of correspondence received raising **OBJECTION** to the proposal on the following summarised grounds:

- There has been no house on the site since well before 2000;
- Site is well outside of the village;
- Within a flood zone and caravans are a more vulnerable type of accommodation;
- No mains drainage and dyke recently (June/July 2019) filled in to possibly make the site look bigger – IDB and Housing Standards involved;
- Loss of privacy as only separated from this plot by a row of conifers;
- Overdevelopment of the site;
- Visual impact; and
- Devaluation of properties in locality.

Cllr Julian Kirk: I live on Harps Hall Road and I am the Borough and County Councillor for this area. I object to this application, in the past it was used by travellers which resulted in sewage flooding in to the ditches and general waste everywhere. The plot is small, I remember when the original Peartree Cottage was there, it was knocked or fell down sometime in the 1960s / 1970s. The plot sits in front of a residential bungalow (Redways) if the application was approved the residential bungalow would become worthless.

LDF CORE STRATEGY POLICIES

CS12 - Environmental Assets

CS01 - Spatial Strategy

CS06 - Development in Rural Areas

CS09 - Housing Distribution

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

DM19 - Green Infrastructure/Habitats Monitoring & Mitigation

NEIGHBOURHOOD PLAN POLICIES

NATIONAL GUIDANCE

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

Planning Policy for Traveller Sites – sets out the Government’s planning policy for traveller sites. It should be read in conjunction with the National Planning Policy Framework.

PLANNING CONSIDERATIONS

In assessing this application, the following key issues are identified:

Background
Principle of development
Need for pitches
Impact upon appearance of the countryside
Access and highway implications
Flood risk
Other material considerations

Background

It will be noted from the History section above, that this site has been the subject of previous planning applications, appeal and enforcement action.

On 7th February 1983 two enforcement notices were served – one (Ref: 2/1983/0015A/ENF) relating to a material change of use of the land from vacant land to the stationing of

Planning Committee
01 July 2024

residential caravans for purposes of human habitation; the other (Ref: 2/1983/0015B/ENF) related to operational development – erection of a seven feet high corrugated iron fence along the northern, southern and western boundaries of the land. Copies are appended to this report. According to archived records, the caravans were removed and no further action taken, however the notices remain extant.

In 1995 a planning application was submitted under ref: 2/95/0462/CU for the siting of three caravans which was refused and then dismissed on appeal (once again copy attached to this report). It will be noted that the Inspector determined the appeal on the basis of new dwellings in the countryside, as occupation by gypsies was not referred to in either the original planning application or the appeal statement. It is also evident that the corrugated iron fencing was still there when the site was visited, and the appeal determined. This has however subsequently been removed.

Principle of development

The application site lies approx. 1.8km outside the development boundary for Walton Highway, as defined by Policy DM2 and Inset Map G120 West Walton/Walton Highway of the Site Allocations and Development Management Policies Plan (SADMPP) 2016, and as such it is classified as 'countryside'.

Paragraph 8 of the NPPF identifies an environmental objective in order to achieve sustainable development. Planning should 'protect and enhance our natural, built and historic environment...'

National planning policy is clear that the countryside should be protected for its intrinsic character and beauty and should only be developed in exceptional circumstances.

Policy CS06 of the Core Strategy 2011 clearly states that "beyond the villages and in the countryside, the strategy will be to protect the countryside for its intrinsic character and beauty... The development of greenfield sites will be resisted unless essential for agricultural or forestry needs." Policy DM2 of the SADMPP 2016 defines development boundaries and supports this approach.

Reference to Gypsy & Traveller (G&T) sites is contained in Core Strategy Policy CS09, which states:

- "Sites for gypsies, travellers (or travelling show people) will be given permission where they:
- Are capable of being serviced by basic utilities;
- Meet an identified need;
- Avoid environmentally sensitive areas and areas at risk of flooding;
- Afford good access to main routes (including the A47 (T), A17, A10, A148/9 and A134); and
- Are located within reasonable distance of facilities and supporting services (such as school or health provision)."

These criteria will be addressed within this report.

Need for pitches

Previously anyone coming forward with a planning application for a new pitch or a site for use by G&Ts, or a plot for Travelling Showpeople, would need to demonstrate that the intended occupants meet the planning definition, i.e., they currently travel or have ceased travelling temporarily and that they comply with the criterion specified in Policy H of PPTS

(2015 now updated 2023) and Core Strategy Policy CS09 (above). This was considered to be important as it ensured that the local authority could control any future occupancy to meet the needs of travellers who comply with the national definition and considerations in light of the recent 'Lisa Smith' case.

The King's Lynn and West Norfolk Local Plan is emerging and the next stages of the examination are planned to continue in the coming months. The policies in the emerging Local Plan in themselves, because of the stage of preparation of the plan, should be attributed little weight. Existing Policy within the Core Strategy (Policy CS09) has no site allocations for Gypsy and Traveller accommodation to meet the identified need. The Core Strategy also pre-dates the National Planning Policy for Gypsy and Travellers.

To identify current needs, the Council have produced an updated Gypsy and Traveller Accommodation Assessment (GTAA June 2023). It provides up-to-date information on the accommodation needs of Gypsy, Traveller and Travelling Showpeople over the plan period to 2039.

The 2023 GTAA explains that many of the traveller sites in the Borough are occupied by extended family groups which contain concealed or doubled-up adults and/or occupied by teenagers. This helps to demonstrate elements of the underlying level of unmet need for pitches within the Borough. The GTAA identifies a local need for an additional 76 pitches within the period 2023-2027, and a future need to 2039 of 97 additional pitches.

So, the recent updated GTAA (June 2023) and an appeal decision (APP/V2635/W/22/3294180 – copy attached to this report) has indicated that there is a significant unmet need for sites. It was conclusive that the Council has failed to have a 5-year supply of deliverable sites, so there is significant weight afforded to the need for additional sites/pitches.

The PPTS (paragraph 27) states that if a local planning authority cannot demonstrate an up-to-date five-year supply of deliverable sites, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of planning permission.

The Council, as part of the examination of the Local Plan Review process, is seeking to address this matter/shortfall by issuing a Gypsy & Travellers and Travelling Showpeople Potential Sites and Policy Consultation (January 2024). This has been followed up by the Gypsy & Travellers Travelling Showpeople Proposed Site Allocations and Policy Consultation (May 2024). This site has not been put forward or allocated as part of this process so would be a windfall site. Approval could affect the allocation process by reducing numbers.

However, this policy change is at an early stage and in determining this application significant weight must be attached to the unmet need identified above.

Impact upon appearance of the countryside

Paragraph 15 of the NPPF is quite clear in promoting a genuinely plan led system, empowering local people to shape their surroundings requiring up-to-date plans which provide a practical framework for which decisions on planning applications can be made. It seeks to ensure high quality development and a good standard of amenity seeking ways to enhance and improve places in which people live and recognises the intrinsic character and beauty of the countryside (Paragraph 180).

As stated above, the existing site is located adjoining development on Harp's Hall Road and is not an 'isolated' site in the countryside as defined in the Braintree DC case (2016).

The site is presently somewhat overgrown but has a backdrop to the east of an established leylandii hedge some 6m+ in height and similar to the north. Remnants of a fence line adjoins the road. The site is capable of accommodating the proposed development and incorporate hard and soft landscaping to assimilate it into its setting.

Whilst the introduction of a static caravan plus domestic paraphernalia would have an impact upon the appearance of this locality from the immediate vicinity, it would also be seen in context with West Walton Court (off Blunts Drove) situated approx. 400m to the west. Given its size it would be self-restrictive to a single pitch.

It is concluded that the impact upon the appearance of the countryside would not be so significant that it would not be outweighed by the established need identified above.

The proposal is therefore capable of complying with Policies CS06 and DM2 of the Development Plan.

Access and highway implications

Access to the site is proposed to be gained off Harp's Hall Road via an existing point of access.

The indicative site plan shows that a parallel visibility splay of 2.4m can be achieved to meet County standards and the site can accommodate a static caravan plus parking space for at least two vehicles.

The Local Highway Authority raise no objection to this scheme subject to certain conditions stated below.

The proposal accords with Policies CS08, CS11, DM15 & DM17 of the Development Plan.

Flood risk

The application site is identified as falling within Flood Zone 3a of the Council adopted Strategic Flood Risk Assessment and that of EA's mapping. However, the site is not within a Tidal Hazard Mapping area, and it is not at risk from fluvial flooding from the River Nene or River Great Ouse.

The application is accompanied by a site-specific Flood Risk Assessment which identifies that the site could potentially flood up to 0.5m above existing ground level and at a slow inundation rate. Mitigation measures are recommended of FFL above 0.6m and the caravan to be anchored down to prevent movement if flooded.

Our Emergency Planning Officer recommends signing up to the Environment Agency's Flood Warning System and the preparation of a flood evacuation plan – to be covered by an informative note rather than a condition due to enforceability issues.

The proposal passes Sequential testing as there are no other available comparative sites in a lower flood zone in this area.

The NPPF identifies caravans as 'highly vulnerable' to flood risk and Policy CS09 seeks to avoid sites in areas at high risk and should not be permitted in FZ3. Nonetheless, Paragraph 159 of the NPPF recognises that development may be necessary in areas of high risk and

risks can be managed through suitable adaption measures. Certain cases were quoted in the Marshland St James appeal attached to this report where the Inspector considered that the mitigation measures similar to this proposal were acceptable (i.e. floor level of caravan raised by 600mm above current land level).

Exception testing is also considered to be passed in that the development can be made safe for its lifetime with the above mitigation measures and there are wider sustainable benefits by an additional pitch going towards redressing the significant shortfall in supply of G&T sites.

Whilst caravans are not usually acceptable in areas at risk of flooding, a recent example of need outweighing flood risk at Wisbech St Mary was also tabled as part of the case against the Council in connection with the aforementioned informal inquiry. Albeit in adjoining Fenland DC the issues were similar and the Inspector concluded that need outweighed flood risk subject to appropriate mitigation measures being secured (PINS ref: APP/D0515/C/18/3196061).

The proposal is therefore compliant with Policies CS08 & CS09 of the Development Plan.

Other material considerations

Service by utilities

The site is served by water and electricity.

Drainage

Surface water disposal is indicated to be achieved via soakaways. Foul water disposal is indicated as connection to an existing septic tank or package treatment – both are covered by separate legislation (Building Regulations) and any byelaw matters would also be covered by separate legislation (Land Drainage Act (1991)).

Reference is made to the unauthorised infilling of a drainage ditch to the east and south of the site but this falls outside the site area and is a matter to be addressed by the IDB.

Accessibility

The site is reasonably well located to local services and facilities:

- Shell PFS & Starbucks 1.6km
- Worzals farm shop & restaurant 1.8km
- Walton Highway shops 2.5km
- North Cambs Hospital 4.4km
- Walsoken village centre/hall/Tescos Express 3.2km
- West Walton Primary & Marshland High School 3.5km
- Wisbech Town centre 4.7km
- Emneth village centre 4.2km
- Marshland St James Primary & Nursery School 2.3km

There is West Walton & Walton Highway to the north-west, Marshland St James to the east, Walsoken to the west with Wisbech beyond and Emneth to the south. Whilst not sustainable in relation to open market housing, all are relatively accessible to this type of development given the identified need in this locality.

It is also concluded that the site has reasonable access to main routes being 2.3km by road from the A47.

Design and layout

The indicative site plan shows a static caravan parallel to the rear/eastern boundary. No reference is made to a dayroom but that could come forward under a separate planning application. There is adequate space to accommodate a static caravan and parking for at least 2 vehicles. A site licence would be required under separate legislation from Environmental Health, and it is expected that this may be achievable with minor adjustments. This proposal therefore would accord with the former Designing G&T Sites – Good Practice Guide (2008) and Policies CS08, DM15 & DM17 of the Development Plan.

Amenity of neighbours

Whilst concerns from Cllr Kirk and neighbours have been raised with regards to amenity, given the separation distances involved and boundary treatments, there would be no justification to refuse this proposal on those grounds. Indeed, the Inspector in the 1995 appeal decision opined: "...I see no reason why the normal noise of living should discommode anyone. Any noise beyond that would be a matter of public order and subject to control other than planning legislation..."

Lighting can be secured via condition to ensure no adverse implications. It would also control impact upon wildlife. This would accord with Policy DM15 of the Development Plan.

Impact upon ecology

The site lies within an impact zone for the Islington Heronry SSSI but given the type of development proposed and separation distance involved, it would have no adverse impact. It also lies within a zone of influence of the following designated sites: the Wash, Brecks and North Coast.

A Habitats Regulations Assessment has been undertaken and GIRAMS payment has been sought. On similar proposals in this locality Natural England have confirmed that providing appropriate mitigation is secured there should be no additional impacts upon the European sites.

The proposal can therefore accord with Policies CS12 and DM19 of the Development Plan.

Crime and Disorder

There are not considered to be any tangible concerns regarding crime and disorder associated with this proposal.

Human Rights

Information regarding the proposed occupiers of the site has been submitted. The recent appeal decision indicated that the occupation of sites could be controlled via condition.

The interference with Article 8 of the European Convention on Human Rights (ECHR) rights of any proposed occupiers to respect for private and family life and the home is a qualified right and must be weighed against the wider public interest in the upholding of the law, including planning law which aims to protect the countryside by restricting inappropriate development. In this instance there is no conflict given the officer recommendation.

Devaluation of property

The difference in terms of valuation of adjacent property, be it either up or down, is not a material planning consideration.

Procedural issue

Given the conflict of opinion with the views of the Parish Council and inconsistency with the EA (earlier objection), the application was referred to the Planning Committee Sifting Panel on 06 March 2024. It was decided to refer the application to the Planning Committee for determination.

CONCLUSION

The proposal constitutes a 'windfall site' which would contribute towards the significant shortfall of sites required to meet the needs of the Gypsy and Traveller community identified in the recent Gypsy & Traveller Accommodation Assessment (June 2023).

The PPTS (paragraph 27) states that if a local planning authority cannot demonstrate an up-to-date five-year supply of deliverable sites, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of planning permission.

The Council, as part of the examination of the Local Plan Review process, is seeking to address this matter/shortfall by issuing a Gypsy & Travellers and Travelling Showpeople Site Allocations and Policy Consultation (May 2024). This clearly demonstrates a significant need by the proposed allocation of 10 pitches as an extension to West Walton Court (Site GT14). However, that is at an early stage and in determining this application significant weight must be attached to the unmet need identified above.

The proposal compares favourably when judged against the criteria of Policy CS09 of the Core Strategy and 2 a)-j) of the new policy contained within the Proposed Site Allocations and Policy Consultation. Indeed, the flood risk implications are lesser on this site, in terms of flood depth and inundation rates, compared to Tall Trees allocation GT65 at Salters Lode/Downham West.

There are no insurmountable technical objections that cannot be secured via condition.

The proposed development is capable of complying with Policies CS06, CS08, CS09, CS11 & CS12 of the Core Strategy (2011), Policies DM2, DM15, DM17 & DM19 of the SADMPP (2016) plus the emerging policy contained in the Gypsy and Travellers and travelling Showpeople Proposed Site Allocations and Policy Consultation (May 2024). The application is therefore recommended for approval subject to certain conditions stated below.

RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

Planning Committee
01 July 2024

- 2 Condition: The development is hereby permitted in accordance with the following approved plans: Location Plan received on 28 May 2019.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The site shall not be occupied by any persons other than Gypsies and Travellers, defined as: persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
- 3 Reason: To define the terms of the permission, as the site lies within the countryside where the Local Planning Authority would not normally grant permission for new dwellings. This permission is granted in recognition of the special need for the pitch in accordance with Policy CS09 of the Core Strategy (2011).
- 4 Condition: On the site hereby approved (and defined by the red line on Drawing: Location Plan received on 28 May 2019) there shall be no more than one pitch, which will contain no more than one static caravan and one touring caravan (as defined in the Caravan Sites & Control of Development Act 1960 and the Caravan Sites Act 1968) stationed at any time.
- 4 Reason: To define the terms of this permission in accordance with the provisions of the NPPF and Policy CS09 of the Core Strategy.
- 5 Condition: No commercial activities shall take place on the land, including the storage of materials.
- 5 Reason: To define the terms of this permission as commercial use would engender additional traffic implications on this rural road network plus parking implications and in the interests of the amenity of adjoining residences; in accordance with Policies CS08 & CS11 of the Core Strategy (2011) and Policies DM15 & DM17 of the SADMPP (2016).
- 6 Condition: The development shall be implemented in accordance with the following flood risk mitigation measures:
- Finished floor level of the permanently sited static caravan shall be set at no lower than 600mm above existing ground level; and
 - Securely anchored to concrete ground bases.
- These measures shall be maintained thereafter.
- 6 Reason: To protect occupants and prevent movement of the caravans at times of increased risk of flooding in accordance with the provisions of the NPPF, Policy CS08 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).
- 7 Condition: Prior to installation of any external lighting scheme, it shall have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented as agreed.
- 7 Reason: In the interests of the amenity of the locality and to accord with Policy CS06 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

- 8 Condition: Prior to the first occupation of the development hereby permitted the vehicular access shall be upgraded in accordance with the Norfolk County Council residential access construction specification TRAD 5. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 8 Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety and traffic movement and accord with Policy DM15 of the SADMPP (2016).
- 9 Condition: Any access gates / bollard / chain / other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway.
- 9 Reason: In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened and accord with Policy DM15 of the SADMPP (2016).
- 10 Condition: Prior to the first occupation of the development hereby permitted 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.
- 10 Reason: In the interests of highway safety in accordance with the principles of the NPPF.
- 11 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site vehicle parking / turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 11 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety and accord with the provisions of Policies DM15 & 17 of the SADMPP (2016).
- 12 Condition: Prior to the first use or occupation of the development hereby approved, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels, boundary treatments and hard surface materials. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 12 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 13 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that 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 as those originally planted, unless the Local Planning Authority gives written approval to any variation.

- 13 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.