

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AL	12/09/2018
Planning Development Manager authorisation:	<i>AMN</i>	24/9/18
Admin checks / despatch completed		25/9/18

AMN

Application: 18/00930/FUL **Town / Parish:** Wix Parish Council

Applicant: Mr T Munson

Address: Green Farm Oakley Road Wix

Development: Erection of Class B8 storage building for use by existing parcel courier business and construction of concrete hardstanding.

1. Town / Parish Council

Wix Parish Council Wix PC has no objection to this application.

2. Consultation Responses

ECC Highways Dept
ORIGINAL COMMENTS Holding response – lack of information.

Tree & Landscape Officer The main body of the application site is in agricultural use. The boundary with the highway is demarcated with a hedgerow comprising indigenous species that acts as a good screen. The hedgerow contains two established trees; an oak and an Ash both of which are shown as retained.

Vehicular access would be by way of an existing gap in the hedgerow.

The development proposal does not threaten harm to the Oak or the Ash or the hedgerow itself

The site layout plans shows new hedgerow planting on the southern and eastern boundaries that will help to screen the proposed building and assimilate it into its setting.

The screening provided by the landscaping would be improved if trees were to be planted at approximately 7m centres for the full length of the new hedgerow. Acceptable species would be Oak, Field Maple, or Wild Service Tree ' other species would be acceptable and should be planted as 'feathered' trees or 'standards' with a minimum girth of 8 ' 10cm at time of planting.

This information could be provided by way of an amended plan; prior to the determination of the application or by way of a condition attached to any planning permission that may be granted.

ECC Highways Dept
AMENDED COMMENTS The Highway Authority has been requested to review the previous response made in respect of this application and provide additional comments if necessary.

The Highway Authority's previous comments regarding a request for additional information has not been addressed by the applicant, the provision of off street parking for the 40 employees, visitors and van parking for 17 vans. It is further observed that the removal of the

bank or bund between the existing buildings and the proposed new building for internal circulation may lead to the creation of an additional vehicular access to the site, which appears not to be provided with vehicular visibility splays commensurate with current standards. It is further understood that the application also includes the provision of sodium lighting which is not identified within the application details. The location of any sodium lighting and the proximity to the highway may introduce additional hazards to the highway user.

The Highway Authority respectfully request that the above mentioned matters are provided by the applicant to enable the application to be properly assessed.

Anglian Water Services
Ltd

ASSETS

Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Wix Water Recycling Centre that will have available capacity for these flows

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Section 3 - Used Water Network

The sewerage system at present has available capacity for these flows via a gravity discharge regime only without further consultation. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991.

We will then advise them of the most suitable point of connection.

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer. The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. We would therefore recommend that the applicant needs to consult with Anglian Water and the Lead Local Flood Authority (LLFA). We request a condition requiring a drainage strategy covering the issue(s) to be agreed.

Section 5 - Suggested Planning Conditions Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Surface Water Disposal (Section 4)

No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority. REASON To prevent environmental and amenity problems arising from flooding.

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FOR THE ATTENTION OF THE APPLICANT - if Section 3 or Section 4 condition has been recommended above, please see below information:

Next steps

Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy.

If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at our website

<http://www.anglianwater.co.uk/developers/pre-development.aspx>

Once submitted, we will work with you in developing a feasible mitigation solution.

If a foul or surface water condition is applied by the Local Planning Authority to the Decision Notice, we will require a copy of the following information prior to recommending discharging the condition:

Foul water:

Feasible drainage strategy agreed with Anglian Water detailing the discharge solution including:

Development size

Proposed discharge rate (Should you require a pumped connection, please note that our minimum pumped discharge rate is 3.8l/s)

Connecting manhole discharge location (No connections can be made into a public rising main)

Notification of intention to connect to the public sewer under S106 of the Water Industry Act (More information can be found on our website)

Feasible mitigation strategy in agreement with Anglian Water (if required)

Surface water:

Feasible drainage strategy agreed with Anglian Water detailing the discharge solution, including:

Development hectare size

Proposed discharge rate (Our minimum discharge rate is 5l/s. The applicant can verify the site's existing 1 in 1 year greenfield run off rate on the following HR Wallingford website -

<http://www.uksuds.com/drainage-calculation-tools/greenfield-runoff-rate-estimation>.

For Brownfield sites being demolished, the site should be treated as Greenfield. Where this is not practical Anglian Water would assess the roof area of the former development site and subject to capacity, permit the 1 in 1 year calculated rate)

Connecting manhole discharge location

Sufficient evidence to prove that all surface water disposal routes have been explored as detailed in the surface water hierarchy, stipulated in Building Regulations Part H (Our Surface Water Policy can be found on our website)

3. Planning History

M	complete with three cross polar antennas, two dish antennas, one radio equipment housing and development ancillary thereto	on	
00/00312/FUL	Change of use from agricultural storage to small scale production and storage of timber garden products which are not to be sold from the premises	Approved	20.04.2000
92/01058/FUL	45' x 30' steel framed portal building to be used as grain store and general purpose [agricultural]	Approved	30.10.1992
05/01420/FUL	Erection of a single storey side extension to provide annex accommodation. Erection of rear conservatory.	Approved	06.10.2005
06/00628/FUL	UPVC fully double glazed conservatory to be used as a family room.	Approved	30.06.2006
12/01364/FUL	Single and two storey extensions and garage.	Approved	04.02.2013
13/01210/FUL	Construction of a 15 hectare solar park to include the installation of solar panels to generate electricity with associated plant buildings, perimeter fencing and other associated works.	Refused	07.02.2014
14/30329/PREAPP	Construction of a ground-mounted solar photovoltaic park involving the installation of solar panels on arrays (east-west) orientation, associated inverters, transformers, client control room, DNO sub station, access, landscaping, security fencing and CCTV. (Planning Application would be a resubmission of 13/01210/FUL).		23.10.2014
15/01721/FUL	Continued use of land and buildings for parcel courier business (Class B8) and agricultural use.	Approved	23.12.2016
16/01247/FUL	Rear extension to existing house together with erection of cart lodge.	Approved	17.10.2016

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2018

National Planning Practice Guidance

Tendring District Local Plan 2007

- QL1 Spatial Strategy
- QL9 Design of New Development
- QL10 Designing New Development to Meet Functional Needs
- QL11 Environmental Impacts and Compatibility of Uses
- EN1 Landscape Character
- ER7 Business, Industrial and Warehouse Proposals
- ER10 Small Scale Employment Sites in Villages
- ER11 Conversion and Reuse of Rural Buildings
- TR1A Development Affecting Highways
- TR7 Vehicle Parking at New Development
- Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
- SPL1 Managing Growth
- SPL3 Sustainable Design
- PP13 The Rural Economy
- PPL3 The Rural Landscape
- CP1 Sustainable Transport and Accessibility

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 48 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy. As of 16th June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) was examined in January and May 2018 and the Inspector's initial findings were published in June 2018. They raise concerns, very specifically, about the three 'Garden Communities' proposed in north Essex along the A120 designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033. Further work is required to address the Inspector's concerns and the North Essex Authorities are considering how best to proceed.

With more work required to demonstrate the soundness of the Local Plan, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications. The examination of Section 2 of the Local Plan will progress once matters in relation to Section 1 have been resolved. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph

48 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The application site is located to the east of the built up area of Wix on the southern side of Oakley Road and relates to Green Farm to the west. The site extends approximately 0.18 hectares in size and is in agricultural use. The boundary with the highway is demarcated with a hedgerow comprising indigenous species that acts as a good screen. The hedgerow contains two established trees; an oak and an Ash both of which are shown as retained.

Green Farm comprises of a Dutch Barn with two lean-to additional, several other barns and three portacabins with the western boundary adjoining the residential curtilage of Green Farm House. Green Farm is currently occupied by Tendring Express Services Ltd established approximately 2004. The business utilises two former agricultural buildings and operates its office from the portacabins present on the site. The land and buildings are leased from the farmer who still uses some of the buildings and land for agricultural storage purposes.

Description of Proposal

This application seeks full planning permission for the erection of a storage building for B8 purposes and construction of associated concrete hardstanding to be used in connection with the existing parcel courier business.

The proposed building extends 18 metres in width and 30 metres in depth with an eaves height of 6 metres and an overall height of just under 8 metres. The building is to be constructed in grey steel box profile sheeting and grey fibre cement roofing.

The hardstanding extends beyond the building by an additional 12 metres to the side and front and a further area connecting the site with the existing Green Farm site.

Vehicular access would be by way of an existing gap in the hedgerow

Planning History

Planning permission was granted on 23rd December 2016 for the continued use of land and buildings by the parcel courier business together with the historic agricultural use under planning reference 15/01721/FUL. This was through the conversion of existing agricultural buildings supported by saved Policy ER11 of the adopted Tendring District Local Plan 2007 together with the siting of some modest portacabins for office accommodation within the existing complex.

Assessment

The main considerations are;

- Policy Considerations;
- Design, Appearance and Landscape Impact;
- Trees and Landscaping;
- Highway Safety and Parking;
- Residential Amenity; and,
- Representations.

Policy Considerations

Paragraph 83 of The National Planning Policy Framework 2018 (NPPF) states that planning policies and decisions should help build a strong, competitive economy by enabling the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.

Paragraph 124 of NPPF talks about achieving well-designed places stating that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 127 states that planning policies and decisions should

ensure that developments function well, are safe and accessible, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character including the surrounding landscape setting. Furthermore, Paragraph 170 states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing the landscape. Furthermore Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The preamble of saved Policy ER7 of the adopted Tendring District Local Plan 2007 explains how the Council wishes to support the growth of existing firms and will grant permission for extensions to established business premises in rural locations providing they have an acceptable impact on visual amenity. Saved Policy ER7 itself states that in rural locations permission may exceptionally be granted for extensions to existing businesses where new employment opportunities would be generated providing the proposals can be accommodated without an adverse impact on the landscape character of the countryside and satisfactory vehicular access and adequate car parking is provided.

Paragraph 127 of the NPPF requires that development should respond to local character and history, and reflect the identity of local surroundings. Saved Policy QL9 and EN1 of the Tendring District Local Plan (2007) and Policy SPL3 and PPL3 of the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) seeks to ensure that development makes a positive contribution to the quality of the local environment and does not harm the appearance of the landscape. Outside development boundaries, the Local Plan seeks to conserve and enhance the countryside for its own sake. Furthermore, saved Policy QL10 of the adopted plan states that all new development should meet functional requirements by ensuring that access to the site is practicable and the highway network will be able to safely accommodate any additional traffic the proposal will generate.

Emerging Policy SPL3 of the Publication Draft states that new buildings should be well designed and should relate well to its site and surroundings and minimise any adverse environmental impacts. Emerging Policy PPL3 of Publication Draft states that the Council will protect the rural landscape and refuse planning permission for any proposed development which would cause overriding harm to its character or appearance.

In summary, national and local plan policies support the proposed development for an expansion to the established business in a rural locations providing the proposals can be accommodated without an adverse impact on the landscape character of the countryside and satisfactory vehicular access and adequate car parking is provided which are both addressed in more detail below.

Design, Appearance and Landscape Impact

The supporting statement provided is accompanied by a plan (Appendix 1) showing the distribution and layout of the buildings and parking / outside pallet storage area for the courier business together with those buildings retained for agricultural use. This is the same plan considered under the 2016 planning approval and the agent has confirmed that this is a true representation of the site today. However, the supporting statement explains that since the end of 2016 the business has continued to grow such that the number of employees has increased by 25% to 40. This has exacerbated a problem with a lack adequate internal storage and hindered efforts to tidy up the existing yard. This information demonstrates that the Appendix 1 plan is no longer up to date and the site must be operating differently to accommodate the increase in staff and further outside storage.

The agent advises that the proposed storage building is intended to house all existing external storage associated with the courier business. It will allow vans to be on/off loaded within the buildings so improving working conditions for employees and better protecting the parcels. It is also hoped that freeing up space within the existing yard will reduce conflict with the existing adjacent agricultural operations. After numerous requests for a new layout plan showing how the new

building and hardstanding will be used in association with the existing buildings and outside space, no such plan has been forthcoming. This information could have gone some way in providing a justification for the large scale of the building. Whilst it is recognised that one of the aims of the development is to allow vehicles to on/off load within the building, the proposed building is over 400sqm larger in footprint than the 2 existing warehouse buildings indicated on the Appendix 1 plan. The proposed floor plans do not show how the internal space of the new building is to be used. There is a severe lack of information and justification for the building, its size and siting and how it will impact upon the use and layout of the existing site and buildings. The site and buildings are sufficient to accommodate the size of the business at present and the proposal will not result in any additional jobs. There are no economic benefits that would arise from the development.

In this instance, the artificial and contrived sub-division of the adjacent agricultural field to accommodate an 8 metre high building with a 540 square metre footprint and a large area of hardstanding is considered contrary to the aims of the aforementioned national and local plan policies resulting in demonstrable harm to the character and appearance of the countryside.

It is accepted that the design of the building mimics that of the adjacent agricultural buildings and is set back from the highway somewhat, however, the proposal is not for agricultural purposes, is larger than the adjacent buildings and encroaches into the open countryside beyond existing buildings and boundaries of the farm and site complex. The siting of this bulky building within this open agricultural field and visual break in the built form fails to make a positive contribution to the landscape setting. No consideration appears to have been given to a more sympathetic siting within the existing complex or the option of an extension to the existing buildings explored. The application fails to provide a reasonable justification for the development and no economic benefits that would outweigh the visual harm. Furthermore, the development would set a precedent for the further erosion of the countryside as the business grows further.

The information provided relating to soft landscaping does not adequately demonstrate that a sufficient level of screening will be achieved, within a reasonable time scale. The chosen species selected may achieve a height of 8 metres when fully mature but this could take in excess of 20 years. Nevertheless, the siting and size of the building are considered unacceptable for the reasons set out above and landscaping would not overcome the overriding harm resulting from the development.

Trees and Landscaping

The development proposal does not threaten harm to the Oak or the Ash or the hedgerow itself

The site layout plans shows new hedgerow planting on the southern and eastern boundaries that will help to screen the proposed building and assimilate it into its setting.

The screening provided by the landscaping would be improved if trees were to be planted at approximately 7m centres for the full length of the new hedgerow. Acceptable species would be Oak, Field Maple, or Wild Service Tree ' other species would be acceptable and should be planted as 'feathered' trees or 'standards' with a minimum girth of 8 ' 10cm at time of planting.

This information could be provided by way of an amended plan; prior to the determination of the application or by way of a condition attached to any planning permission that may be granted.

Highway Safety and Parking

Paragraph 108 of the National Planning Policy Framework 2018 seeks to ensure that safe and suitable access to a development site can be achieved for all users. Saved Policy QL10 of the adopted Tendring District Local Plan 2007 states that planning permission will only be granted, if amongst other things, access to the site is practicable and the highway network will be able to safely accommodate the traffic the proposal will generate. Furthermore, saved Policy TR1a requires new development to be considered in relation to the road hierarchy to reducing and preventing hazards and inconvenience to traffic. These objectives are supported by emerging Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft June 2017.

Furthermore, the Essex County Council Parking Standards 2009 provides guidance on sufficient parking provision.

Essex County Council Highway Authority have been consulted. The application contained insufficient information to allow a full assessment of the development and further information was sought from the Agent. No such information has been submitted.

The application therefore fails to demonstrate that provision of off street parking for the 40 employees, visitors and van parking for 17 vans can be achieved. The additional hardsurfaced area linking the 2 sites is in an area shown as parking on the site layout plan. This parking area will therefore be lost and no replacement shown. There is a gap between the hedgerow and this is shown on the proposed plan as being left open. This may lead to the creation of an additional vehicular access to the site with no vehicular visibility splays provided.

It is further understood that the application also includes the provision of sodium lighting which is not identified within the application details. The location of any sodium lighting and the proximity to the highway may introduce additional hazards to the highway user.

In the absence of adequate information to address the above objections, and a request for such information from the Agent being denied, a refusal based on the highway safety and lack of parking is considered justified.

Residential Amenity

The proposed building is sited away from any nearby neighbouring dwellings and will not result in any adverse impact.

Representations

Wix Parish Council has no objection to this application.

No other letters of representation have been received.

Conclusion

For the reasons set out above, the proposed development is considered to result in a detrimental impact on the character and appearance of the landscape and fails to provide any justification for the need for the size of building. There are no public or economic benefits that outweigh the identified harm or warrant the development being considered in an exceptional light.

6. Recommendation

Refusal - Full

7. Reasons for Refusal

- 1 Paragraph 124 of National Planning Policy Framework 2018 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 127 states that planning policies and decisions should ensure that developments function well, are safe and accessible, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character including the surrounding landscape setting. Furthermore, Paragraph 170 states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing the landscape. Furthermore Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The preamble of saved Policy ER7 of the adopted Tendring District Local Plan 2007 explains how the Council wishes to support the growth of existing firms and will grant permission for extensions to established business premises in rural locations providing they have an acceptable impact on visual amenity. Saved Policy ER7 itself states that

in rural locations permission may exceptionally be granted for extensions to existing businesses where new employment opportunities would be generated providing the proposals can be accommodated without an adverse impact on the landscape character of the countryside and satisfactory vehicular access and adequate car parking is provided.

Paragraph 127 of the NPPF requires that development should respond to local character and history, and reflect the identity of local surroundings. Saved Policy QL9 and EN1 of the Tendring District Local Plan (2007) and Policy SPL3 and PPL3 of the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) seeks to ensure that development makes a positive contribution to the quality of the local environment and does not harm the appearance of the landscape. Outside development boundaries, the Local Plan seeks to conserve and enhance the countryside for its own sake. Furthermore, saved Policy QL10 of the adopted plan states that all new development should meet functional requirements by ensuring that access to the site is practicable and the highway network will be able to safely accommodate any additional traffic the proposal will generate.

Emerging Policy SPL3 of the Publication Draft states that new buildings should be well designed and should relate well to its site and surroundings and minimise any adverse environmental impacts. Emerging Policy PPL3 of Publication Draft states that the Council will protect the rural landscape and refuse planning permission for any proposed development which would cause overriding harm to its character or appearance.

There is a severe lack of information and justification for the building, its size and siting and how it will impact upon the use and layout of the existing site and buildings. The site and buildings are sufficient to accommodate the size of the business at present and the proposal will not result in any additional jobs. There are no significant economic benefits that would arise from the development.

In this instance, the artificial and contrived sub-division of the adjacent agricultural field to accommodate an 8 metre high building with a 540 square metre footprint and a large area of hardstanding is considered contrary to the aims of the aforementioned national and local plan policies resulting in demonstrable harm to the character and appearance of the area.

It is accepted that the design of the building mimics that of the adjacent agricultural buildings and is set back from the highway somewhat, however, the proposal is not for agricultural purposes, is larger than the adjacent buildings and encroaches into the open countryside beyond existing buildings and boundaries of the farm and site complex. The siting of this bulky building within this open agricultural field and visual break in the built form fails to make a positive contribution to the landscape setting. No consideration appears to have been given to a more sympathetic siting within the existing complex or the option of an extension to the existing buildings explored. The application fails to provide a reasonable justification for the development and no economic benefits that would outweigh the visual harm. Furthermore, the development would set a precedent for the further erosion of the countryside as the business grows further.

The information provided relating to soft landscaping does not adequately demonstrate that a sufficient level of screening will be achieved, within a reasonable time scale. The chosen species selected may achieve a height of 8 metres when fully mature but this would take in excess of 20 years. Nevertheless, the siting and size of the building are considered unacceptable for the reasons set out above and landscaping would not overcome the overriding harm resulting from the development.

- 2 Paragraph 108 of the National Planning Policy Framework 2018 seeks to ensure that safe and suitable access to a development site can be achieved for all users. Saved Policy QL10 of the adopted Tendring District Local Plan 2007 states that planning permission will only be granted, if amongst other things, access to the site is practicable and the highway network will be able to safely accommodate the traffic the proposal will generate.

Furthermore, saved Policy TR1a requires new development to be considered in relation to the road hierarchy to reducing and preventing hazards and inconvenience to traffic. These objectives are supported by emerging Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft June 2017. Furthermore, the Essex County Council Parking Standards 2009 provides guidance on sufficient parking provision.

The application fails to demonstrate that provision of off street parking for the 40 employees, visitors and van parking for 17 vans can be achieved. The additional hardsurfaced area linking the 2 sites is in an area shown as parking on the site layout plan. This parking area will therefore be lost and no replacement shown. There is a gap between the hedgerow and this is shown on the proposed plan as being left open. This may lead to the creation of an additional vehicular access to the site with no vehicular visibility splays provided. It is further understood that the application also includes the provision of sodium lighting which is not identified within the application details. The location of any sodium lighting and the proximity to the highway may introduce additional hazards to the highway user.

Due to the lack of parking for staff, visitors and vans, lack of allocated turning areas, lack of visibility splays and lack of detail in relation to the proposed lighting the development is wholly unacceptable in highway safety terms being contrary to the aims of the aforementioned policies.

8. Informatives

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Agent. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.