

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AL	21/06/2019
Planning Development Manager authorisation:	SCE	21.06.19
Admin checks / despatch completed	ERL	24/6/19

Application: 19/00518/FUL **Town / Parish:** Wrabness Parish Council

Applicant: Mr & Mrs Collier

Address: Steeplefield Ash Street Wrabness

Development: Proposed demolition of existing 3 bedroom dwelling and erection of replacement 3 bedroom dwelling. Replacement doors to garage block.

1. Town / Parish Council

Wrabness Parish Council No objection to the application.

2. Consultation Responses

Suffolk Coastal Heaths Project

Thank you for consulting the AONB team on the above replacement dwelling proposal.

The site is located within the area put forward to Natural England for consideration as an extension to the Suffolk Coast & Heaths AONB. The Variation Order for the extension to the Suffolk Coast & Heaths AONB boundary was issued for public consultation on Tuesday 12 February 2019 for 28 days. The consultation has now ended.

<http://www.suffolkcoastandheaths.org/assets/About-Us/Boundary-Review/2017-MAP-whole-area-of-extension-50k-background.pdf>

The next and final stage of the process requires sign off from the Secretary of State. The AONB extension process has reached an advanced enough stage to carry weight in the planning decision making process. Natural England has advised that the proposal should be considered in the context that the area has been assessed as meeting the requirements for national designation and the process has entered the legal stage prior to designation.

In practice this means that decisions should be assessed against their impact on the natural beauty of the AONB and proposals coming forward should be seeking to conserve and enhance the natural beauty of the nationally designated landscape.

The AONB is not objecting to the principle of a replacement dwelling being delivered on this site as this use is already established.

We welcome that potential light spillage from the large glazed Entrance Hall and Conservatory will be managed by external shutters at ground level as stated in paragraph 5.14 of the Design and Access Statement. If the LPA is mindful to approve this scheme, the use of external shutters to manage light spillage should be secured by condition given the site's location within the AONB extension area.

Views from the north are fairly restricted by existing stands of

vegetation between the estuary and the site. This includes the thick hedge running along the PROW that passes immediately west of the site and by trees and shrubs in the garden curtilage. The Arboriculture Report submitted with the application indicates that a number of trees are to be removed as part of the scheme to open up views of the estuary. Given that the site is located within the proposed AONB extension area, any trees/shrubs removed should be replaced with suitable replacement native trees/shrubs. The need for a soft landscaping scheme should be conditioned if the LPA is mindful to approve this application. This is necessary to help conserve the landscape character and the natural beauty of the AONB extension area and to help soften the impact of the new dwelling in the local landscape.

ECC Highways Dept

The information that was submitted in association with the application has been fully considered by the Highway Authority.

The proposal is utilising the existing vehicle access for the replacement dwelling, therefore:

From a highway and transportation perspective the impact of the proposal is acceptable to Highway Authority subject to the following mitigation and conditions:

1. No unbound materials shall be used in the surface treatment of the proposed Private Drive within 6m of the highway boundary.
Reason: To ensure that loose materials are not brought out onto the highway, in the interests of highway safety and in accordance with Policy DM 1.

2. All double garages should have a minimum internal measurement of 7m x 5.5m.
Reason: To encourage the use of garages for their intended purpose and to discourage on-street parking, in the interests of highway safety and in accordance with Policy DM8.

3. The Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to first occupation and retained at all times.
Reason: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity in accordance with Policy DM8.

4. Areas within the curtilage of the site for the purpose of the reception and storage of building materials shall be identified clear of the carriageway.
Reason: To ensure that appropriate loading / unloading facilities are available to ensure that the highway is not obstructed during the construction period in the interest of highway safety in accordance with policy DM1.

The above conditions are to ensure that the proposal conforms to the relevant policies contained within the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

Informative 1: There shall be no discharge of surface water onto the Highway.

Informative 2: Steps should be taken to ensure that the Developer provides sufficient turning and off-loading facilities for delivery and site worker vehicles, within the limits of the site together with an adequate parking area for those employed in developing the site.

Informative 3: On the completion of the Development, all roads, covers, gratings, fences, barriers, grass verges, trees, and any other street furniture within the Site and in the area it covers and any neighbouring areas affected by it, must be left in a fully functional repaired/renovated state to a standard accepted by the appropriate statutory authority."

Informative 4: All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to:

SMO1 - Essex Highways
Colchester Highways Depot,
653 The Crescent,
Colchester
CO4 9YQ

Note:

The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.

Essex Wildlife Trust

No comments received.

Natural England

This application has triggered one or more Impact Risk Zones, indicating that impacts to statutory designated nature conservation sites (European sites or Sites of Special Scientific Interest) are likely. Natural England's consultation response to this planning application is provided in the form of an advice note tailored for this type of development proposal (attached). We anticipate that this will contain sufficient guidance to enable you to make an informed decision regarding impacts to designated sites. If the planning application does not contain the necessary detail, we recommend that you request this from the applicant before reaching a decision.

May we respectfully remind you of your responsibilities to take into account the advice of Natural England under the above legislation, and your biodiversity duties under s40 of the NERC Act 2006. We will monitor planning decisions made using these advice notes, and may contact you again to ensure outcomes are being delivered effectively. Should you have any queries about how to apply the guidance, please contact us again.

If you do not already use them, we strongly recommend referring to our Sites of Special Scientific Interest Impact Risk Zones (available on Magic and as a downloadable dataset) prior to consultation with Natural England. Further guidance on when to consult Natural

England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Natural England has not assessed this application for impacts on protected species. We have published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice. Natural England and the Forestry Commission have also published standing advice on ancient woodland and veteran trees which you can use to assess any impacts on ancient woodland.

Please note that Natural England has only provided comments in relation to impacts on statutory designated nature conservation sites. This should not be taken to imply that there are no other more local impacts to biodiversity or other natural environment interests, and it is for the local planning authority to determine whether or not this application is consistent with national and local policies on the protection and enhancement of the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

For any queries relating to the specific advice in this letter only please contact me using the contact details below. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Tree & Landscape Officer

The application site contains several mature trees that feature prominently in the public realm

In order to show the likely impact of the development proposal on the trees on the land the applicant has provided a full tree survey and report. This information is in accordance with BS5837: 2012 Trees in relation to design, demolition and construction: Recommendations.

The report identifies the retention of the best trees on the land and the removal of some of the less desirable species, such as the large hedging conifers described in the tree report as Cupressus Macrocarpa although they may actually be Cupressocyparis X Castlewellan and trees that are not in good condition.

Section 3 of The Design and Access Statement makes reference to the Tree Report and indicates that the proposed position of the replacement dwelling will not affect the Root Protection Areas (RPA's) of retained trees. This is also demonstrated on the Tree Survey Plan and The Developable Area Plan.

If planning permission is likely to be granted then a condition should be attached to secure compliance with the Tree Survey and to produce an Arboricultural Method Statement to show how the trees will be physically protected for the duration of the construction phase of any development that may be granted

Additionally, should planning permission be likely to be granted then a condition should be attached to secure details of soft landscaping, including tree planting to soften, enhance and partially screen the

appearance of the new dwelling.

3. Planning History

00/01423/FUL	Detached garage for private use	Refused	25.10.2000
01/00432/FUL	Demolition of existing garage and construction of new detached garage/workshop	Approved	27.04.2001
91/00039/FUL	Side single storey extension.	Approved	28.02.1991
08/01598/FUL	Erection of 2 No. rear dormer windows.	Approved	02.02.2009
19/00518/FUL	Proposed demolition of existing 3 bedroom dwelling and erection of replacement 3 bedroom dwelling. Replacement doors to garage block.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

EN1 Landscape Character

EN3 Coastal Protection Belt

EN5A Area Proposed as an Extension to the Suffolk Coasts and Heaths AONB

EN6 Biodiversity

EN11A Protection of International Sites European Sites and RAMSAR Sites

COM6 Provision of Recreational Open Space for New Residential Development

TR7 Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

SPL1 Managing Growth
SPL3 Sustainable Design
HP5 Open Space, Sports & Recreation Facilities
LP3 Housing Density and Standards
LP4 Housing Layout
PPL3 The Rural Landscape
PPL2 Coastal Protection Belt
PPL4 Biodiversity and Geodiversity

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 (2019) 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 relates to the property known as Steeplefield located on the northern side of Ash Street, within the Parish of Wrabness. The properties along the Ash Street are a mix of styles, mainly detached properties on wide, generous plots. The application site measures approximately 45m by 47m.

The existing dwelling is a three bedroom house in poor condition and believed to have been constructed in the latter half of the 18th century, so approximately 250 years old. The original house had no foundations and, as a consequence of ground movement, has needed to be

underpinned twice in the last 30 years. This problem is ongoing with evidence of cracked and bowed walls. The property is not listed nor does it lie within a conservation area.

The existing house and associated generous terrace area sits approximately centrally within the largely grassed plot with a dried-up pond to the north east and small infilled well to the north west in the rear garden area. There are several trees on the site but none are protected. To the east of the house there is a more recent double garage with access from Ash Street/Church Road with a small studio room above. There is also a small shed immediately behind the garage block.

A public footpath runs all along the western boundary of the site and it is understood that the site is located in the proposed Suffolk Coast and Heaths AONB extension.

Description of Proposal

The application seeks full planning permission for the demolition of the existing 3 bedroom dwelling and the erection of a replacement 3 bedroom dwelling together with replacement doors to the existing garage block.

Assessment

The main considerations in this instance are;

- Principle of development;
- Ecology;
- Trees and Landscaping;
- Coastal Protection Belt;
- Impact on Neighbours;
- Parking Provision;
- Representations; and,
- Financial Contributions.

Principle of Development

The proposal involves the one for one replacement of a dwelling outside of any defined settlement boundary and is therefore acceptable in principle subject to detailed consideration against saved Policy HG12 of the adopted Tendring District Local Plan (2007). The agent provides a comprehensive design and access statement which fully considers the criteria of Saved policy HG12 which is summarised as follows:

- (i.) is of a size, scale, and height in keeping with the character of the locality and in terms of design and materials would make a positive visual contribution to its setting;

The design is bespoke and innovative to create a house that will respect and enhance the local rural character and outstanding area of natural beauty overlooking the Stour estuary. The design is intended to evoke the impression of a farmstead. Within a 500m radius there are 15 other houses. This proposed new replacement house will be smaller in size, scale and height, compared with seven of those houses including WHEATSHEAF BARN, THE GRANARY, the new COIGN, the new NESS HOUSE, the new house adjacent to WRABNESS HALL, SHORE FARM. The materials to be used are common in the local area.

The proposed replacement dwelling is not considered to be visually intrusive or harmful to the open character of the surrounding countryside due to its appropriate scale in relation to the existing and surroundings dwellings, traditional materials and ample spacing retained around the property. The replacement dwelling will sit comfortably within its plot and make a positive visual contribution to its setting.

- (ii.) is well related and in proportion to the original dwelling;

The front part of the new house will be in the same position on the site as the existing house. This is the part of the new house visible from the road and it will have a very similar front profile (length and height) as the existing house. The increased footprint and volume of the new house will be to the rear and this will not be evident from the road. The extended

depth of the house will be less than 8 metres to the rear of the existing house, equivalent to a permitted development depth.

- (iii.) iii. it is not visually intrusive on a skyline or in the open character of the surrounding countryside;

The ridge line of the section of new house nearest the road will be the same height as the chimney on the existing house. The highest point of the new house will be to the rear, well set back from the road, and will be less than a metre higher than the ridge line of the front southern part of the house. The colours and materials used will make the house less visible in the landscape than the white render of the existing house. The new house is small in the context of the expansive landscape and relative to its grounds. It will also be smaller than several neighbouring houses.

- (iv.) it retains sufficient space around the dwelling to protect its setting, that of any associated small group of rural housing, and the amenity and character of the countryside;

The footprint of the new house is approximately 171m² plus the retained garage with 36m² gives a total of 207m². This represents 10% of the total property area. The new house will be in the centre of the site and will be surrounded by lawns, garden shrubs and trees.

- (v.) would not represent over-development of the site;

Using 10% of the site it not be considered over development and the proposed dwelling will sit comfortably within the plot.

- (vi.) would not be detrimental to highway safety;

There will be no additional occupation of the site and no additional vehicles. For the construction period, there is a large off road driveway. The existing access onto the highway would remain unchanged with no material harm to highway safety from the replacement dwelling. Ample parking is provided to serve the dwelling within the garages and frontage.

- (vii.) would not adversely affect adjoining properties or main habitable rooms in terms of privacy, amenities and aspect;

The neighbouring property to the east, Freshfield is sited approximately 36m away. The neighbouring property to the west, Shrublands is sited approximately 43m away. The proposed dwelling retains ample distance from neighbouring dwellings preventing any material harm to residential amenity.

- (viii.) would not replace an existing permanent dwelling which is capable of reasonable improvement and extension and which makes a positive contribution to local character;

The agent provides details the condition of the property and justification for its replacement as follows;

The walls at the front and the two sides were underpinned on two separate occasions in the 1990's; there is on-going evidence of movement around the house. In addition to the foundation issues, and due to its age, the house is in poor condition throughout and substantial work would be needed to bring it up to modern standards. It is approximately 250 years old and is not capable of reasonable improvement and extension to sustainable standards given the original lack of foundations and requirement for underpinning. In addition, there is a need to replace the roof and upper floor windows, renew the conservatory and rebuild the front wall of the house and porch to repair cracks, to eliminate damp and to install insulation. First floor bedroom floors are sloping significantly and to level these would also be a major undertaking and would lead to compromised headroom. Internally, the accommodation is cramped with low ceilings, particularly in the upper attic style room. Environmentally the house is inefficient by modern day standards in terms of

energy and from numerous recent experiences, it is also vulnerable to old and leaking pipes. For all these reasons, it is not viable to refurbish and/or extend the house as it will not be possible to bring the existing fabric up to current space and thermal standards.

- (ix.) would not be a replacement for a mobile home, dwelling already demolished or abandoned, or a building not in lawful use as a dwelling house;

This is not relevant.

- (x.) would not exacerbate any existing access, drainage or other problems associated with the site.

There is no evidence or suggestion that this would be an issue.

Having regard to the criteria of HG12 set out above, the replacement of the existing dwelling with the proposal is acceptable.

Ecology

An ecological impact assessment was undertaken by Hybrid Ecology and their report is included in this submission. In brief, the report confirms that there are no protected species on the site and therefore there is no ecological impediment to development of the site. Although the report concludes that there are no roosting bats on or within the property, it advises that a bat box is installed on a boundary tree both as an enhancement and compensation for loss of potential roosting. A condition will be imposed to ensure compliance with the recommendations set out within the accompanying ecology report.

Trees and Landscaping

The application site contains several mature trees that feature prominently in the public realm. In order to show the likely impact of the development proposal on the trees on the land the applicant has provided a full tree survey and report. This information is in accordance with BS5837: 2012 Trees in relation to design, demolition and construction: Recommendations. The report identifies the retention of the best trees on the land and the removal of some of the less desirable species, such as the large hedging conifers described in the tree report as Cupressus Macrocarpa although they may actually be Cupressocyparis Castlewellaian and trees that are not in good condition.

Section 3 of The Design and Access Statement makes reference to the Tree Report and indicates that the proposed position of the replacement dwelling will not affect the Root Protection Areas (RPA's) of retained trees. This is also demonstrated on the Tree Survey Plan and The Developable Area Plan. A condition is therefore necessary to secure compliance with the Tree Survey but also to provide an Arboricultural Method Statement to show how the trees will be physically protected for the duration of the construction phase of the development. Additionally, a condition is also considered necessary to secure details of soft landscaping, including tree planting to soften, enhance and partially screen the appearance of the new dwelling. This condition also satisfies the recommendations of the Suffolk Coast & Heaths AONB Team.

Coastal Protection Belt

The site lies within the Coastal Protection Belt where saved and draft policy seek to protect the character of the undeveloped coastline and seek to ensure that development proposals are safe for their lifetime. This proposal is for a replacement dwelling and does not incorporate an undeveloped part of the coastal protection belt.

Impact on Neighbours

There is significant separation distance between the replacement dwelling and the neighbouring properties. Furthermore, there are mature trees and hedgerows along the boundaries softening the impact. No harmful impact on neighbouring amenities with regards to daylight, outlook or privacy will result from the proposal.

Parking Provision

Ample parking is provided within the retained garage and the site frontage/driveway.

Representations

Wrabness Parish Council has no objection to the proposal.

No other letters of representation have been received.

Financial Contributions

As this is a one for one replacement dwelling no financial contributions towards open space/play space or recreational disturbance mitigation are required in this instance.

Conclusion

In the absence of material harm as a result of the development, this application is recommended for approval.

6. Recommendation

Approval - Full

7. Conditions

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

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plan: Drawing No. SF 010 Rev. P2, Drawing No. SF 011 Rev. P2, Drawing No. SF 012 Rev. P2, Drawing No. SF 020 Rev. P2, Drawing No. SF 021 Rev P2, Drawing No. SF 022 Rev. P2, Drawing No. SF 023 Rev. P2 and Drawing No. SF 031 Rev. P2.

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 The development hereby approved shall be carried in strict accordance with the Tree Survey SHA reference: SHA 680 dated 14.12.18 and Drawing Number SHA 680 DA and Drawing Number SHA 680 TSP.

Reason - To ensure that the trees to be retained are protected in the interests of visual amenity and landscape character.

- 4 No above ground works shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Details shall include the colour and materials of the window headers and tile hanging to rear bay. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason - In the interests of visual amenity as insufficient information has been submitted within the application for full consideration of these details.

- 5 No above ground works shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping works for the site, which shall include all boundary treatments and any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 - Trees in Relation to Design, Demolition and Construction."

Reason - To help conserve the landscape character and the natural beauty of the AONB extension area and to help soften and enhance the impact of the new dwelling in the local landscape and partially screen the appearance of the new dwelling.

- 6 All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason - To ensure the adequate maintenance of the approved landscaping scheme for a period of five years in the interests of the character of the conservation area and special character area.

- 7 The development hereby approved shall be carried out in accordance with the Summary of Ecological Constraints and Opportunities details contained in the Ecological Impact Assessment, Hybrid Ecology Ltd (dated October 2018).

Reason - In the interests of biodiversity.

- 8 Prior to the commencement of any demolition or construction works, an Arboricultural Method Statement to show how the trees will be physically protected for the duration of the construction phase of any development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure that the trees to be retained are protected in the interests of visual amenity and landscape character.

- 9 The removal of any vegetation for site access/site clearance shall only be carried out outside of the bird nesting season (March to August inclusive).

Reason - To ensure the protection of birds potentially nesting on site.

- 10 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

Reason - To avoid displacement of loose material onto the highway in the interests of highway safety.

- 11 Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Classes A, B, C and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), there shall be no additions or alterations to the dwelling or its roof, nor shall any buildings, enclosures, swimming or other pool be erected except in accordance with drawings showing the design and siting of such additions and/or building(s) which shall previously have been submitted to and approved, in writing, by the local planning authority.

Reason - It is necessary for the local planning authority to be able to consider and control further development in order to ensure that landscape harm does not result.

- 12 All new parking areas and areas of hardstanding shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area within the site area.

Reason - In the interests of sustainable development and to minimise the risk of surface water flooding.

8. Informatives

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Agent, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Highways Informatives

1. There shall be no discharge of surface water onto the Highway.
2. Steps should be taken to ensure that the Developer provides sufficient turning and off-loading facilities for delivery and site worker vehicles, within the limits of the site together with an adequate parking area for those employed in developing the site.
3. On the completion of the Development, all roads, covers, gratings, fences, barriers, grass verges, trees, and any other street furniture within the Site and in the area it covers and any neighbouring areas affected by it, must be left in a fully functional repaired/renovated state to a standard accepted by the appropriate statutory authority."
4. All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to:

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5. Areas within the curtilage of the site for the purpose of the reception and storage of building materials shall be identified clear of the carriageway to ensure that appropriate loading / unloading facilities are available to ensure that the highway is not obstructed during the construction period in the interest of highway safety.

Note:

The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.