

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case officer recommendation:	JR	26.05.2023
Planning Manager / Team Leader authorisation:	ML	26/05/2023
Planning Technician final checks and despatch:	ER	26/05/2023

Application: 22/01664/FUL **Town / Parish:** Thorpe Le Soken Parish Council

Applicant: Ms M Arna

Address: Langley House High Street Thorpe Le Soken

Development: Proposed subdivision of residential dwelling into two dwellings with rear extensions.

1. Town / Parish Council

Thorpe Le Soken Parish Council

2. Consultation Responses

Essex County Council
Heritage
17.11.2022

The development site is located within Thorpe Le Soken Conservation Area and makes a positive contribution to the character and appearance of the Conservation Area. The building bears a date stone of 1897. From historical mapping it appears that the two perpendicular ranges may have historically been separate buildings, with a shared rear yard accessed from the high street.

No objections to the development subject to details on the loss of historic fabric and removal of rooflights to west slope facing Tesco. Conditions required in regards to external materials, window and door details and rainwater goods.

ECC Highways Dept
18.11.2022

Langley House is located within the High Street close to existing local amenities and public transport facilities. It is noted that the existing property provides three car spaces as approved under the 1996 planning application for the pottery studio. A new vehicular access will be made to the service road serving the light industrial estate behind Langley House. This will serve the newly created dwelling. The host dwelling will use the existing vehicular entrance to the side of Langley House to the High Street, considering these factors there is no objection subject to conditions in regards to pedestrian visibility splay, provision of the turning area, cycle parking, travel pack and storage of materials.

UU Open Spaces
09.11.2022

Current Position
There is currently a deficit of 2.43 hectares of play and formal open space in Thorpe-le-Soken.

Recommendation
No contribution is being requested on this occasion.

Tree & Landscape Officer
28.10.2022

No trees or other significant vegetation will be adversely affected by the development proposal.

3. Planning History

96/01085/FUL	Change of use from a retail newsagents to a pottery studio workshop for the production and retail of ceramics	Approved	12.11.1996
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4. Relevant Policies / Government Guidance

National:

National Planning Policy Framework July 2021 (NPPF)
National Planning Practice Guidance (NPPG)

Local:

Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic Section 1 Plan (adopted January 2021)

SP1 Presumption in Favour of Sustainable Development
SP2 Recreational disturbance Avoidance and Mitigation Strategy (RAMS)
SP3 Spatial Strategy for North Essex
SP4 Meeting Housing Needs
SP7 Place Shaping Principles

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022)

CP1 Sustainable Transport and Accessibility
DI1 Infrastructure Delivery and Impact Mitigation
HP5 Open Space, Sports & Recreation Facilities
LP1 Housing Supply
LP4 Housing Layout
PPL4 Biodiversity and Geodiversity
PPL5 Water Conservation, Drainage and Sewerage
PPL8 Conservation Areas
PL10 Renewable Energy Generation
SPL1 Managing Growth
SPL2 Settlement Development Boundaries
SPL3 Sustainable Design

Supplementary Planning Guidance:

Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy SPD 2020 (RAMS)
Essex County Council Development Management Policies 2011
Essex County Council Parking Standards Design and Good Practice Guide 2009
Tendring Provision of Open Recreational Open Space for New Development SPD 2008 (Open Space and Play SPD)

Status of the Local Plan

Planning law requires that decisions on applications must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004). This is set out in Paragraph 2 of the National Planning Policy Framework (the Framework). The 'development plan' for Tendring comprises, in part, Sections 1 and 2 of the Tendring District Council 2013-33 and Beyond Local Plan (adopted January 2021 and January 2022, respectively), together with any neighbourhood plans that have been brought into force.

In relation to housing supply:

The Framework requires Councils boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, to account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible or if housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, Paragraph 11 d) of the Framework requires granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole (what is often termed the 'tilted balance').

The Local Plan fixes the Council's housing requirement at 550 dwellings per annum. On 19 October 2021 the Council's Strategic Housing Land Availability Assessment (SHLAA) updated the housing land supply position. The SHLAA demonstrates in excess of a six-and-a-half-year supply of deliverable housing land. On 14 January 2022 the Government published the Housing Delivery Test (HDT) 2021 measurement. Against a requirement for 1420 homes for 2018-2021, the total number of homes delivered was 2345. The Council's HDT 2021 measurement was therefore 165%. As a result, the 'tilted balance' at paragraph 11 d) of the Framework does not apply to applications for housing.

5. Officer Appraisal

Site Description

The application site is located on the north eastern side of High Street, Thorpe-Le-Soken and comprises of a two storey building which has a retail shop at ground floor (to the western side), the remainder of the ground floor and the first floor makes up a residential dwelling. To the rear of the building is an area of amenity space and parking.

The site is located within the Thorpe-Le-Soken Conservation Area and a Listed Building (The Old Bakehouse) is sited opposite. The High Street is considered to be the main centre of the conservation area and there a number of other Listed Buildings along the High Street which comprises of a mix of commercial and residential dwellings.

The site is located within the Settlement Development Boundary of Thorpe-Le-Soken and Flood Zone 1 which has a low risk of flooding.

Proposal

The application seeks planning permission to convert the residential part of the building into two separate self-contained dwellings. To facilitate the conversion, the proposal also seeks to demolish the existing conservatory, garage and store and to construct a new side and rear extension to the rear of the existing shop which would form part of the living area for the new dwelling. The scheme would result in two, 2 bed dwellings. The shop unit at ground floor will be retained.

Principle of Development

Policy SPL2 states that within the Settlement Development Boundaries, there will be a general presumption in favour of new development subject to detailed consideration against other relevant Local Plan policies (including heritage matters) and any approved Neighbourhood Plans.

Given its current residential use, the principle of the conversion of the building into two dwellings and the proposed extension is acceptable in this location. The site is within a defined settlement development boundary and is subject to the following detailed considerations as outlined below, in particular the impact of the development on the Thorpe-le-Soken Conservation Area.

Character and Appearance (including Heritage Impacts)

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. (Para 126 NPPF).

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act states that special attention should be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

Policy PPL8 seeks to ensure that development within a designated Conservation Area or which affects its setting, has regard to the desirability of preserving or enhancing the special character and appearance of the area, especially in terms of:

- a. scale and design, particularly in relation to neighbouring buildings and spaces;
- b. materials and finishes, including boundary treatments appropriate to the context;
- c. hard and soft landscaping;
- d. the importance of spaces and trees to the character or appearance; and
- e. any important views into, out of, or within the Conservation Area.

All new development should be accompanied by an informed assessment and understanding of the significance of the heritage asset (including any contribution made to that significance by its setting).

Policy SP7 states that all new development should respond positively to local character and context to preserve and enhance the quality of existing places and their environs. Policy SPL3 seeks to provide new development which is well designed and maintains or enhances local character and distinctiveness.

The proposed development is primarily for the conversion of the existing building into two separate dwellings, therefore the external alterations, particularly to the front of the building are minimal. The proposed roof lights have been set well back behind the front wall of the adjacent Tesco building to ensure that they are not visible within the streetscene thus protecting the character of the conservation area from this prominent elevation.

The main works are to the rear of the building and propose to demolish the existing conservatory and construct a single storey rear and side extension which would wrap around the existing two storey rear projection. Whilst the rear extension takes on a more modern appearance, the use of high-quality materials, such as red brick to match the existing building and zinc cladding, the proposed extension is considered to harmonise well with the main dwelling and given its limited views within the public realm would be in keeping with the character of the conservation area.

Conservation rooflights are proposed and a new white timber window is also proposed to the first floor flank elevation. Suitable parking and amenity areas are also provided.

Therefore, the proposal is considered to be policy compliant in these regards.

Impact on Residential Amenity

Paragraph 130 of The Framework maintains that policies and decisions should result in new development that creates places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. Policy SPL3 seeks new development that does not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

The internal layout of the proposed dwellings in excess of the requirements in the Governments' Technical housing standards – nationally described space standards (2015), in terms of their overall gross internal area (GIA) and bedroom sizes in terms of width and floor space.

The existing shop is incorporated into the new dwelling, providing a home office and working area to the rear with the main living area within the new extension, with no awkward cross over of living or amenity space between the two dwellings.

From the details submitted all habitable rooms have external windows maximising the natural light to the main habitable living areas, which would result in a good standard of living conditions for future occupiers. There is also a useable separate amenity area provided for each dwelling.

It is not considered that the proposed conversion of the building into two residential dwellings, would result in any significant impact upon neighbouring amenities in any regard. There is an additional first floor side window as well as high level rooflights, however the window serves the en-suite and can be conditioned to be obscure glazed to mitigate any loss of privacy or overlooking concerns. The rooflights would serve the landing and stairwell and would provide a source of light only.

The extension to the rear is single storey only and would not therefore result in any overbearing impacts or result in an undue sense of enclosure. Given the orientation of the rear amenity area, which faces mainly to the southeast, it is considered that the proposed dwellings and amenity areas would both receive adequate daylight, with some minor overshadowing to the rear amenity area of the existing house experienced towards the end of the day. However, this is not considered to be sufficient enough to warrant refusal of the application of this basis, given that the whole site is within the ownership of the applicant and is therefore accepted as part of the development.

Highway Considerations and Parking Provision

The Council's Adopted Parking Standards require that for dwellings with 2 or more bedrooms, a minimum of 2 parking spaces are required. The two dwellings have two bedrooms each and are provided with the one car parking space each. However, it is considered that there is space to accommodate an additional parking space. The site is also within a very sustainable location, therefore there is no objection to this slightly reduced car parking provision. The existing dwelling in the main part of the building is served by the existing vehicular access from High Street and a new access is provided for the new dwelling thru the adjoining industrial estate and is accessed via a metal sliding gate. The applicant has confirmed they have permission to access the private road leading to the small business park behind Langley House and has submitted details of the legal paperwork as part of the application and the relevant notices have been served.

The Highways Authority has been consulted on the application and subject to conditions have no objections to the proposal.

Landscaping and Biodiversity

The site includes a residential dwelling and its rear amenity space, within a built-up urban area. Therefore, there is limited scope for biodiversity enhancements. Landscaping details have been shown on the submitted plans and it is considered that there is scope to include some wildlife friendly native planting. These details can be secured by condition.

Planning Obligations

Open Space

Paragraph 55 of the National Planning Policy Framework states that Local Planning Authorities should consider whether otherwise unacceptable development can be made acceptable through the use of conditions or planning obligations. Paragraph 55 of the NPPF states that planning obligations must only be sought where they are necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably relate in scale and kind to the development.

Policy HP 5 states that the Council will work with partners and sports providers across the district to maintain, expand, and improve the quality and accessibility of public open space, sports and

recreational facilities of different types and will aim to achieve and exceed standards set out in the Council's 2017 Open Spaces Strategy (or any future update).

In line with the requirements of Policy HP 5 the Council's Open Spaces Team have been consulted on the application to determine if the proposal would generate the requirement for a financial contribution towards public open or play space. They advise that there is currently a deficit of 2.43 hectares of play and formal open space in Thorpe-le-Soken. However due to the small-scale nature of the development no contribution is being sought.

Recreational Disturbance Avoidance and Mitigation Strategy (RAMS):

Under the Habitats Regulations, a development which is likely to have a significant effect or an adverse effect (alone or in combination) on a European designated site must provide mitigation or otherwise must satisfy the tests of demonstrating 'no alternatives' and 'reasons of overriding public interest'. There is no precedent for a residential development meeting those tests, which means that all residential development must provide mitigation.

This new residential development lies within the Zone of Influence. The site is not within or directly adjacent to one of the European designated sites but is approximately 2362 metres from Hamford Water RAMSAR and SPA.

The Council's Habitats Regulation Assessment has concluded that, with the proposed mitigation, the project would not have an Adverse Effect on the Integrity of the sites included within the Essex Coast RAMS and therefore the proposal is in accordance with the Essex Coast RAMS SPD.

However, new housing development within the Zol would be likely to increase the number of recreational visitors to Colne Estuary; and, in combination with other developments it is likely that the proposal would have significant effects on the designated site. Mitigation measures must therefore be secured prior to occupation.

In accordance with Natural England's advice there is no requirement to consult them due to the specified mitigation.

A unilateral undertaking has been prepared to secure this legal obligation. This will ensure that the development would not adversely affect the integrity of European Designated Sites in accordance with Section 1 Policy SP2 and Section 2 Policy PPL4 of the Tendring District Local Plan 2013-2033 and Regulation 63 of the Conservation of Habitat and Species Regulations 2017.

Water Conservation, Drainage and Sewerage

Paragraph 174 of the Framework states that planning policies and decisions should contribute to and enhance the natural and local environment by preventing new development from contributing to unacceptable levels of water pollution. Furthermore, Paragraph 185 of the Framework states that planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects of pollution on the natural environment.

Policy PPL5 states that all new development must make adequate provision for drainage and sewerage. Private sewage treatment facilities will not be permitted if there is an accessible public foul sewer. Where private sewage treatment facilities are the only practical option for sewage disposal, they will only be permitted where there would be no harm to the environment, having regard to preventing pollution of groundwater and any watercourses and odour.

The application form accompanying the application has stated that the development would be connected to the existing public foul sewer. This is in accordance with the above policy requirements and is therefore considered to be acceptable.

Renewable Energy

Policy PPL10 addresses renewable energy generation and energy efficiency measures for residential development involving the creation of one or more dwellings. Measures including

electric car charging points should be considered. Paragraph 112 e) of the Framework states that applications for development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

As such a condition seeking a scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development is considered reasonable and necessary and can be added to any grant of planning permission.

Third Party Representations

No representations have been received following a public consultation which included a site notice posted at the site, press notice and neighbouring consultation letters sent out to the adjacent properties.

Planning Balance and Conclusions

It is considered that the proposed development is consistent with the National and Local Plan Policies identified above. In the absence of material harm resulting from the proposal the application is recommended for approval.

6. Recommendation

Approval – FULL

7. Conditions

1. COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The development hereby permitted shall be begun not later 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 Section 51 of the Planning and Compulsory Purchase Act 2004.

NOTE/S FOR CONDITION:

The development needs to commence within the timeframe provided. Failure to comply with this condition will result in the permission becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk Enforcement Action proceedings. You should only commence works when all other conditions requiring agreement prior to commencement have been complied with.

2. APPROVED PLANS & DOCUMENTS

CONDITION: The development hereby permitted shall be carried out in accordance with the drawings/documents listed below and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

Drawing No: 2D - Proposed Floor Plans

Drawing No: 3C - Existing and Proposed Elevations

Drawing No: 4 - Site Location Plan and Block Plan

Drawing No: 5B - Visual view of extension

Planning and Historic Statement

REASON: For the avoidance of doubt and in the interests of proper phased planning of the development.

NOTE/S FOR CONDITION:

The primary role of this condition is to confirm the approved plans and documents that form the planning decision. Any document or plan not listed in this condition is not approved, unless otherwise separately referenced in other conditions that also form this decision. The second role of this condition is to allow the potential process of Non Material Amendment if found necessary and such future applications shall be considered on their merits. Lastly, this condition also allows for a phasing plan to be submitted for consideration as a discharge of condition application should phasing be needed by the developer/s if not otherwise already approved as part of this permission. A phasing plan submission via this condition is optional and not a requirement.

Please note in the latest revision of the National Planning Policy Framework (NPPF) it provides that Local Planning Authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used). Accordingly, any future amendment of any kind will be considered in line with this paragraph, alongside the Development Plan and all other material considerations.

Any indication found on the approved plans and documents to describe the plans as approximate and/or not to be scaled and/or measurements to be checked on site or similar, will not be considered applicable and the scale and measurements shown shall be the approved details and used as necessary for compliance purposes and/or enforcement action.

3. APPROVAL REQUIRED: LANDSCAPING SCHEME

CONDITION: No development above slab level shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard, soft and boundary treatment landscaping works for the site, which shall include any proposed changes in ground levels.

REASON: In the interests of visual amenity and the character and appearance of the area.

NOTE/S FOR CONDITION:

Slab level is normally referring to the concrete slab supported on foundations or directly on the subsoil and is used to construct the ground floor of the development. In any other case, please assume slab level to be the point before any walls and/or development can be visually above ground level or seek confirmation from the Local Planning Authority for your development.

Should the landscape works include any new hedgerow, please consider the following planting for a native hedge. Native hedge: 50% hawthorn, 25% blackthorn (but beware - this can spread into adjacent fields), 15% field maple, 2% holly, 2% wild privet, 2% guelder rose, 2% dog rose, 2% buckthorn.

4. COMPLIANCE WITH DETAILS AND TIMESCALE REQUIRED - LANDSCAPING SCHEME

CONDITION: All changes in ground levels, soft/hard landscaping shown on the approved landscaping details shall be carried out in full 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 approved, in writing, by the Local Planning Authority up to the first use/first occupation of the development. Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 10 years of being planted, or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and same species unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the approved landscaping scheme has sufficient time to establish, in the interests of visual amenity and the character and appearance of the area.

5. AGREEMENT OF MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

CONDITION: No development shall commence above slab level until a scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include as a minimum:-

- An electric car charging point per dwelling
- A Water-butt per dwelling
- Compost bin per dwelling
- Agreement of heating of each dwelling/building
- Agreement of scheme for waste reduction

The scheme shall be fully implemented prior to the first occupancy of the development unless otherwise agreed in writing by the Local Planning Authority. The scheme shall be constructed and the measures provided and made available for use as may be agreed and thereafter shall be maintained.

REASON: To enhance the sustainability of the development through better use of water, energy and resources reduce harm to the environment and result in wider public benefit in accordance with the NPPF.

NOTE/S FOR CONDITION:

Slab level is normally referring to the concrete slab supported on foundations or directly on the subsoil and is used to construct the ground floor of the development. In any other case, please assume slab level to be the point before any walls and/or development can be visually above ground level or seek confirmation from the Local Planning Authority for your development.

The greatest threat to our planet is the belief that someone else will save it and also forgetting that small acts, when multiplied by millions of people, can transform the world. Developments will provide buildings/homes to thousands/millions of people over their lifetime. A well designed sustainable development in the beginning will restrict the contribution each person makes to that threat and help enable them to transform the world.

6. SPECIFIC RESTRICTION ON DEVELOPMENT: PROVISION OF OBSCURE GLASS AND NON OPENING WINDOW

CONDITION: Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the new first floor window shall be glazed in obscured glass before the development hereby permitted is first occupied and shall thereafter be permanently retained in this approved form. The obscured glass shall be designed as equal or higher than Pilkington Textured Glass Level 5 Standard as published January 2010 (as amended).

REASON: To protect the privacy and amenities of the occupiers of neighbouring property.

NOTE/S FOR CONDITION

Level 5 is also referred to as Privacy Level 5 and this web site may be of use, the Council accepts no responsibility for content.

<https://www.pilkington.com/en-gb/uk/householders/decorative-glazing>

If you are in any doubt as to the level referred, please contact the Local Planning Authority to discuss.

7. VISIBILITY SPLAY

CONDITION: As indicated on drawing no. 2D and prior to occupation of the development a 1.5 metre x 1.5 metre pedestrian visibility splay, as measured from and along the service road, shall be provided on both sides of the new vehicular access. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.

REASON: To provide adequate inter-visibility between the users of the access and pedestrians in the adjoining public highway in the interest of highway safety

8. TURNING AREA

CONDITION: Prior to the first occupation of the development hereby approved, the proposed turning area, and parking proposals shall be provided in accordance with drawing number 2D Proposed floor plans and be retained as approved at all times.

REASON: To ensure that vehicles using the site access do so in a controlled manner, in the interests of highway safety.

9. DELIVERY AND STORAGE OF MATERIALS

CONDITION: Areas within the curtilage of the site for the purpose of the reception and storage of building materials shall be identified clear of the highway.

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.

8. **Informatives**

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Legal Agreement Informative - Recreational Impact Mitigation

This application is the subject of a legal agreement and this decision should only be read in conjunction with this agreement. The agreement addresses the following issues: mitigation against any recreational impact from residential developments in accordance with Regulation 63 of the Conservation of Habitat and Species Regulations 2017. Please note that any subsequent variation / removal of condition applications (s73 applications) will require a new legal agreement to secure this obligation unless the development has commenced (subject to all necessary condition discharges) and the contribution has already been paid.

Highways

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

On the completion of the Development, all roads, footways/paths, cycle ways, 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.

In main urban areas with frequent and extensive public transport, cycling and walking links, the EPOA Parking Standards recommend that a reduced parking standard provision may be applied to

residential developments. A reduced parking standard provision level can be applied to this proposal as it is located very close to regular public transport services.

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.

Are there any letters to be sent to applicant / agent with the decision? If so please specify:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO