

**From:** Paul Arnott  
**Sent:** 13 January 2014 15:56  
**To:** ProgrammeOfficer  
**Subject:** Hearing 14 Axminster 4th march

For the attention of Anthony Thickett BA (Hons) BTP MRTPI Dip RSA

Dear Sir,

We have been waiting for a very long time to have the opportunity of discussing the errors in the EDDC local plan as regards Axminster.

It comes as a great surprise, therefore, to find on the EDDC web site the statement that "Outline planning permission has been granted at Cloakham Lawns and cannot be revoked and the principle of that development will not be discussed.". This statement has been attributed to yourself.

As the Cloakham development is pivotal to all the future development of Axminster it is strange to separate it from other issues. We would respectfully suggest that a number of current factors should influence your approach to the mistakes made in Axminster:-

- i) The Cloakham development has only received Outline Planning permission to date and no specific building plan has yet been approved.
- ii) Axminster Town Council has never supported the Cloakham plans in their current form.
- iii) The infrastructure in Axminster cannot cope with the current population /traffic let alone 400 more houses at Cloakham.
- iv) The need for a North / South relief road is acknowledged as being essential prior to further significant development.
- v) Development on the East side of Axminster should assist in the finance of the relief road.
- v) Any development other than on the East side of Axminster will detract from the priority development of the Town infrastructure.

We would be most grateful if you would clarify the scope of your examination and specifically our freedom to discuss the Cloakham related issues.

Sincerely,

Paul Arnott  
Save Our Parkland Appeal Ltd.

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**From:** Thickett, Tony  
**Sent:** 14 January 2014 16:21  
**To:** ProgrammeOfficer  
**Subject:** RE: Hearing 14 Axminster 4th march - Rep 6150 - UNCLASSIFIED:

[Amanda,](#)  
[Before I respond can you ask Mr Dickins to provide details of the outline planning permission please. A copy should do.](#)  
[Thanks](#)

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**From:** Matthew Dickins  
**Sent:** 14 January 2014 16:55  
**To:** Gavin Spiller  
**Cc:** ProgrammeOfficer; Henry Gordon Lennox  
**Subject:** FW: Hearing 14 Axminster 4th march - Rep 6150 - UNCLASSIFIED:

Gavin

Can you or one of your team dig out paper work relevant to the Cloakham Lawns site in Axminster as referred to in this email. I suspect it would also be helpful to the Local Plan Inspector if you could not only provide a copy of the planning permission on this site but also summary details of the current state of play in respect of any other pertinent matters.

Thanks Matt  
Matthew Dickins  
Planning Policy Manager  
East Devon District Council

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**From:** Gavin Spiller  
**Sent:** 15 January 2014 09:29  
**To:** Matthew Dickins  
**Cc:** ProgrammeOfficer; Henry Gordon Lennox  
**Subject:** RE: Hearing 14 Axminster 4th march - Rep 6150 - UNCLASSIFIED:

Matt,  
Attached is the outline planning permission for Cloakham Lawns.

A reserved matters application 13/1489/MRES for the construction of 63 dwellings (the first phase) is currently being considered and is scheduled for a DM Committee in either March or April of this year. In earlier discussions with the applicant they were considering submitting a fresh full application for the whole site, however this has not been received and I have heard nothing more on this since original discussions.

Notwithstanding this, the time scale for submitting a reserved matters application for the remainder of the site is due to expire in March of this year.

We are currently in the process of discharging the conditions on the outline permission.

If you require any further information please do not hesitate to contact me.

Kind regards

Gavin

**Gavin Spiller**  
**Principal Planning Officer**  
**East Team**  
**Development Management**

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**From:** Thickett, Tony  
**Sent:** 15 January 2014 10:22  
**To:** ProgrammeOfficer  
**Subject:** RE: Hearing 14 Axminster 4th march - Rep 6150 - UNCLASSIFIED:

Dear Mr Arnott,

Strategy 20(a) of the emerging Local Plan allocates land at Cloakham Lawns for 400 dwellings. As noted in the Local Plan, outline planning permission has been granted for *'a mixed use urban extension to provide 400 dwellings (maximum), 10-12,000 sq ft of managed employment floor space, provision of public open space, retention of existing recreation facilities and access'* at Cloakham Lawns. That permission was granted on 28 March 2011 and remains extant.

I note what you say about no 'building plan' yet being approved but the quantum of development, including 400 houses and the employment floorspace, is set by the outline planning permission. As I indicated in the agenda for the Axminster hearing, the decision to grant the outline planning permission cannot be revoked through the Local Plan examination.

Diverting slightly, I should say here that I have been informed by the Council that it is currently considering an application for the approval of reserved matters for 63 dwellings and that it is currently in the process of discharging conditions imposed on the outline planning permission.

The grant of the outline planning application and the consideration of reserved matters applications are outside the scope of the Local Plan examination and no

matter what my findings are regarding the soundness of the Plan, I have seen nothing so far to indicate that the development of Cloakham Lawns will not proceed.

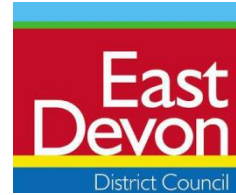
Consequently, there seems little purpose in discussing the Cloakham Lawns allocation at the Axminster hearing. However, the implications of the grant of planning permission for 400 dwellings etc at Cloakham Lawns for the other proposals in Strategy 20 is a matter that will be relevant to our discussions on 4 March.

Yours faithfully

*A Thickett*

**EAST DEVON DISTRICT COUNCIL**

Council Offices, Knowle  
Sidmouth, Devon EX10 8HL



**TOWN AND COUNTRY PLANNING ACT 1990**

**GRANT OF PLANNING PERMISSION**

<b>Applicant:</b>	Axminster Carpets Ltd	<b>Application No:</b>	10/0816/MOUT
<b>Address:</b>	C/o Agent	<b>Date of Registration:</b>	20 April 2010
<b>Agent:</b>	C S J Planning Consultants (Mr J Bladon)	<b>Date of Decision:</b>	28 March 2011
<b>Address:</b>	1 Host Street Bristol BS1 5BU		
<b>Proposal:</b>	Outline application for a mixed use urban extension to provide 400 dwellings (maximum), 10-12,000 sq.ft. of managed employment floor space, provision of public open space, retention of existing recreational facilities and access.		
<b>Location:</b>	Cloakham Lawn Sports Centre (Land At Cloakham Lawns) Chard Road Axminster EX13 5HW		

The Council hereby grants permission to carry out the development described in the application and the plans attached thereto:

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.  
(Reason - To comply with section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.).
2. Approval of the details of the layout, appearance of the buildings and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.  
(Reason - The application is in outline with one or more matters reserved.)
3. Prior to the commencement of the development hereby permitted, details of materials to be used externally shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be built in the materials approved.  
(Reason - To ensure that the materials are sympathetic to the character and appearance of the area and to accord with policies CO4 (Areas of Great Landscape Value and CO6 (Quality

of New Development) of the Devon Structure Plan and policies D1 (Design and Local Distinctiveness) and EN2 (Areas of Great Landscape Value) of the East Devon Local Plan.)

4. The details to be submitted as part of the reserved matters shall adhere to the key design principles set out within the Design & Access Statement and the indicative Master Plan ref IMP/100F.  
(Reason – To ensure that the development proceeds in accordance with the design principles established at the outline stage in the interests of ensuring a development that is compatible with and appropriate for the area and to accord with policies CO4 (Areas of Great Landscape Value) and CO6 (Quality of New Development) of the Devon Structure Plan and policies D1 (Design and Local Distinctiveness) and EN2 (Areas of Great Landscape Value) of the East Devon Local Plan.)
5. The details to be submitted as part of the reserved matters shall adhere to the approved scale plan no. IMP/103 and strategy set out within the Design and Access Statement.  
(Reason – To ensure that the development proceeds in accordance with the approved scale of development in the interests of ensuring that the development is sympathetic to the character and appearance of the area and to accord with policies CO4 (Areas of Great Landscape Value) and CO6 (Quality of New Development) of the Devon Structure Plan and policies D1 (Design and Local Distinctiveness) and EN2 (Areas of Great Landscape Value) of the East Devon Local Plan.)
6. The details of the landscaping to be submitted as part of the reserved matters shall adhere to the general principles of the Landscape Strategy within Section 4.2 of the Design and Access Statement and the indicative Master Plan ref IMP/100F. The landscaping details shall also contain proposals to enhance/mitigate the impact of the development on the ecology of the site and the identified landscape buffer zone shown as No. 2 on the landscape framework (figure 4.1) in the Design and Access Statement shall be no less than 10 metres wide.  
(Reason – To ensure that landscaping proceeds in accordance with the approved strategy established at the outline stage in the interests of the ecology of the site and the assimilation of the development into the landscape to accord with policies CO4 (Areas of Great Landscape Value) and CO10 (Protection of Nature Conservation) of the Devon Structure Plan and policies EN2 (Areas of Great Landscape Value), EN6 (Wildlife Habitats and Features) and D4 (Landscape Requirements) of the East Devon Local Plan.)
7. No development shall take place until a detailed programme for the implementation of the approved details of the landscaping together with its maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The details shall provide for the early implementation of the landscape buffer zone referred to in condition 6 above within the development process together with details as to its protection during construction of the development. Development shall be carried out in accordance with the approved implementation programme and maintenance details.  
(Reason – To ensure that the agreed landscaping is carried out on an appropriate stage of the development and maintained for a reasonable period in the interests of assimilating the development into the landscape and the ecological interests of the site and to accord with policy D4 (Landscape Requirements) of the East Devon Local Plan.)
8. No development shall commence until details of the finished floor levels of all buildings on the site, existing and proposed ground levels, including cross-sections of the site, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
(Reason – Due to the topography of the site, the Local Planning Authority require details of levels to ensure the development is sympathetic with the site and the area and to accord with policies CO4 (Areas of Great Landscape Value) and CO6 (Quality of New Development) of

the Devon Structure Plan and policies D1 (Design and Local Distinctiveness) and EN2 (Areas of Great Landscape Value) of the East Devon Local Plan.)

9. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 1, 2, 3 and 4 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.

#### 1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:-

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

#### 2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

#### 3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

#### 4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

#### 5. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of 5 years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

(Reason – To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This is to comply with advice in PPS23 (Planning and Pollution control)

10. The construction of the development hereby permitted shall not commence until there has been submitted to and approved in writing by the Local Planning Authority (in consultation with the Highways Agency on behalf of the Secretary of State for Transport and East Devon District Council) a Construction Management Plan. The plan shall include consideration of construction vehicle movements, construction operation hours, a Noise Control Method Statement, construction vehicular routes to and from the site, construction delivery hours, expected number of construction vehicles per day, car parking for contractors, specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice and a scheme to encourage the use of Public Transport amongst contractors. The development plan shall be carried out strictly in accordance with the approved Construction Management Plan.

(Reason – In the interests of highway safety, the efficient operation of the local and trunk road networks and to safeguard the amenities of neighbouring residents.)

11. A comprehensive Travel Plan will be developed for all elements of the development hereby permitted. The acceptability of the Travel Plan will need to be agreed in writing by the Local Planning Authority and the Local Highway Authority (who shall consult with the Highways Agency on behalf of the Secretary of State for Transport) in advance of occupation of the development.

The Travel Plan will need to be prepared in line with prevailing policy and best practice and shall include as a minimum:-

- The identification of targets for trip reduction and modal shift
  - The methods to be employed to meet these targets
  - The mechanisms for monitoring and review
  - The mechanisms for reporting
  - The penalties to be applied in the event that targets are not met.
  - The mechanisms for mitigation
  - Implementation of the Travel Plan to be an agreed timescale or timetable and its operation thereafter
  - Mechanisms to secure variations to the Travel Plan following monitoring and reviews
- A review of the targets shall be undertaken within 3 months of occupation of the development and on an annual basis thereafter, at the time of submission of the Annual Travel Plan Report.

(Reason – In order that the development promotes public transport, walking and cycling and limits the reliance on the private car.)

12. The proposed access road, footways, footpaths, cycle routes, junctions, verges, street lighting, sewers, drains, surface water outfall, road markings, visibility splays and street furniture, as appropriate, shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.  
(Reason – To ensure that adequate information is available for the proper consideration of the detailed proposals requiring suitable and safe access arrangements be provided to accord with policy TR10 (Strategic Road Network) of the Devon Structure Plan and policy TA7 (Adequacy of Road Network and Site Access) of the East Devon Local Plan.)
13. No development shall commence until details of a surface water management scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall generally accord with the submitted Flood Risk Assessment dated March 2010 and Outline Drainage Strategy dated March 2010 and will include the following:-
  - a) Agreement on the existing 'greenfield' run off performance for the site for a range of conditions; and
  - b) Agreement on a surface water drainage scheme that mimics the 'greenfield' (as a performance of the site; and
  - c) Agreement on the standards of performance of any new scheme; and
  - d) Details to ensure collection of only clean surface water and to prevent spillages or disposal of pollutants to a watercourse or river.The development shall be carried out in accordance with the approved details  
(Reason – In the interests of flood risk and pollution control to accord with advice given in PPS23 (Planning and Pollution control), PPS25 (Development and Flood Risk) and policy CO13 (Protecting Water Resources and Flood Defence) of the Devon Structure Plan and Policy EN15 (Control of Pollution) of the East Devon Local Plan.)
14. No development shall commence until details of the design and works to the minor watercourse that passes across the site has been submitted to and approved in writing by the Local Planning Authority. The details shall include the design flood flows and the channel geometry required to convey the design flows. The details shall ensure that the minor watercourse does not drain into the balancing pond (surface water lagoon). The development shall be carried out in accordance with the approved details.  
(Reason – In the interests of flood risk and to accord with advice given in PPS25 (Development and Flood Risk) and policy CO13 (Protecting Water Resources and Flood Defence) of the Devon Structure Plan).
15. All plant or other noisy installations associated with the employment buildings hereby permitted shall be designed, installed and operated so that the specific noise levels do not exceed the pre-existing background noise levels at any time.  
(Reason – To protect the amenities of local residents and to accord with advice given in PPG24 (Planning and Noise), and policy CO16 (Noise Pollution) of the Devon Structure Plan and policy EN15 (Control of Pollution) of the East Devon Local Plan.)
16. No development shall commence until a scheme of noise attenuation for all residential buildings within 40 metres of the A358 Chard Road has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
(Reason – In the interests of the amenity of potential occupiers within close proximity to the A358 Chard Road and to accord with advice given in PPG24 (Planning and Noise), and



policy CO16 (Noise Pollution) of the Devon Structure Plan and policy EN15 (Control of Pollution) of the East Devon Local Plan.)

17. The employment buildings hereby permitted shall be used for offices and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). (Reason – To ensure that the use is compatible with a residential area and to accord with policy CO16 (Noise Pollution) of the Devon Structure Plan and policies D1 (Design and Local Distinctiveness) and EN15 (Control of Pollution) of the East Devon Local Plan.)
18. The details of the landscaping and layout to be submitted as part of the reserved matters shall include all fences, gates, walls and retaining structures. The development shall be carried out in accordance with the approved details. Thereafter and notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no further fences, gates or walls shall be erected within the curtilage of any dwelling house. (Reason – In the interests of the character and appearance of the area and to maintain open landscaped areas where necessary to accord with policies CO4 (Areas of Great Landscape Value) and CO6 (Quality of New Development) of the Devon Structure Plan and policies D1 (Design and Local Distinctiveness), D4 (Landscape Requirements) and EN2 (Areas of Great Landscape Value) of the East Devon Local Plan.)
19. No development shall commence until a Construction Management Plan to prevent any spillage of pollutants or run-off sediment into the watercourse on or near the site during the entire construction process has been submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be implemented in accordance with the agreed details and timetable. (Reason – In the interests of pollution control to accord with advice given in PPS23 (Planning and Pollution control), policy CO13 (Protecting Water Resources and Flood Defence) of the Devon Structure Plan and EN15 (Control of Pollution) of the East Devon Local Plan.)
20. No development shall commence on site until mitigation plans for bats, badgers, dormouse and reptiles have been submitted to and approved in writing by the Local Planning Authority. The plans shall be presented to the Local Planning Authority in the form of a written report which shall also identify additional landscaping/planting, and actions to be taken together with a timetable for the work to be undertaken. The mitigation works shall be carried out in accordance with the approved reports and timetable. (Reason – In the interests of protected species and to accord with advice given in PPS8 (Biodiversity and Geological Conservation), policy CO10 (Protection of Nature Conservation) of the Devon Structure Plan and policy EN6 (Wildlife Habitats and Features) of the East Devon Local Plan.)
21. Before development is commenced on site at least 20 bird boxes shall be placed in trees to be retained on site together with at least two barn owl boxes within mature trees along the northern boundary of the site, in accordance with details to be submitted for the prior written approval of the Local Planning Authority. The bird/owl boxes shall be maintained for five years. (Reason – In the interests of mitigating the impact of the development on birds and to accord with advice given in PPS8 (Biodiversity and Geological Conservation), policy CO10 (Protection of Nature Conservation) of the Devon Structure Plan and policy EN6 (Wildlife Habitats and Features) of the East Devon Local Plan.)

22. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

(Reason – To ensure that an appropriate record is made of archaeological evidence that may be affected by the development to accord with the advice contained within PPS5 (Planning for the Historic Environment), policy CO8 (Archaeology) of the Devon Structure Plan and policy EN8 (Proposals affecting sites which may potentially be of archaeological importance) of the East Devon Local Plan).

23. The plans and particulars submitted in accordance with the reserved matters shall include and take due account of:
- a) A survey and plan to show the location of and allocating a reference number to all trees on and adjacent to the site .
- The survey shall be carried out by a competent Arboriculturist (see BS5837: 2005 section 2.2) with experience of working with trees on development sites. The survey shall be undertaken in accordance with British Standard 5837:2005 “Trees in relation to construction”.
- b) A report and plans in accordance with recommendations of BS5837:2005, giving the following information:

For each tree:

- Reference number.
- Species.
- Height.
- Height of crown clearance.
- Crown spread of each tree (in relation to all four compass points).
- Diameter of the trunk measured at 1.5m above ground in millimeters on single stem trees and immediately above the root flare on multi-stemmed trees.
- Age class (e.g. young, middle age, mature, over mature, veteran).
- Assessment of the structural and physiological condition including trunk, crown and roots.
- Tree management recommendations.
- Trees to be felled as part of development proposal.
- British Standard category grading
- Root Protection Area (RPA)
- Arboricultural Impact Assessment (AIA)

For the site:

- Details of any proposed alterations in existing ground levels, and the position and details of any proposed excavation, within the crown spread of any retained tree, or on land adjacent to the site, within a distance of any tree equivalent to half the height of that tree.
- A Tree Protection Plan (TPP) giving details of the specification and location of proposed fencing and any other measures including Arboricultural Method Statements (AMS) to be taken for the protection of any retained tree from damage before or during the course of development.

(Reason: To ensure the continued well being of the trees in the interests of the amenity of the locality, by correctly identifying, plotting and assessing all trees present on or adjacent to the site. This is to comply with Policies CO4 (Areas of Great Landscape Value) and CO6 (Quality of New Development) of the Devon Structure Plan and Policies D1 (Design and Local Distinctiveness), D5 (Trees on Development Sites) and EN2 (Areas of Great Landscape Value) of the East Devon Local Plan).

NOTE FOR APPLICANT

Whilst the site is currently outside the built-up area boundary as defined in the East Devon Local Plan, the Preferred Policy Approach - draft CS14 identifies the site at Cloakham Lawns for up to 400 houses. The Core Strategy for the LDF is at an early stage of preparation but the Preferred Approach clearly identifies the Council's vision and strategy for housing in Axminster for future years and should therefore be afforded some limited weight.

The application has been accompanied by an Environmental Statement which has identified all the main environmental issues relevant to this proposed development. These have been duly assessed by the Council and subject to conditions/S106 Agreement, the proposal is not considered to be unreasonably harmful to the environment.

The benefits of the proposal is helping to achieve the corporate priorities of the Council and other benefits to the local community, outweigh the current settlement policy of the Council.

Subject to additional enhancement and landscaping, the proposed development would have an acceptable impact on the landscape designated as an 'Area of Great Landscape Value'.

The proposed development would have no material detrimental effect upon the highway network and the accesses to serve the proposal would not prejudice highway safety.

The information submitted, together with the imposition of conditions and requirements of the S106 Agreement, makes adequate provision for the disposal of foul/surface water in the interests of flood/pollution prevention.

The proposal does not cause a significant flood risk.

The information submitted, together with the imposition of conditions and the requirement for further survey work/mitigation, would ensure that the proposal does not unreasonably harm wildlife interests, or the conservation objectives of a SSSI/SAC.

Subject to a further programme of archaeological work, the proposal would not harm an identified archaeological site or deposit and secure an appropriate record of the archaeological evidence.

## INFORMATIVES

The Highways Agency directed that conditions 10 and 11 be attached to the planning permission.

This planning permission shall be read in conjunction with a S106 Agreement dated 24th March 2011.

The plans relating to this application are listed below:

	Location Plan	20.04.10
IMP/100F	Layout	22.02.11
IMP/103	Proposed Floor Plans	07.09.10
19	Road Drawings	16.08.10
16	Road Drawings	20.04.10

Development Manager (Economy)

THIS DECISION IS NOT A DECISION UNDER BUILDING REGULATIONS AND THE APPLICANT SHOULD ENSURE THAT ALL NECESSARY APPROVALS FOR THE SAME PROPOSAL AND THE SAME PLANS ARE OBTAINED BEFORE COMMENCING ANY WORK ON THE SITE.

Please refer to the accompanying notes which form part of this decision notice.