

4.3 22/01134/FUL

Revised expiry date 3 April 2023

Proposal:

Convert and reconfigure an existing agricultural barn into stables, tack room and hay store. Construct a new private sand school for home and personal use.

Location:

Coles Farm, Bore Place Road, Chiddingstone Edenbridge Kent TN8 7AP

Ward(s):

Leigh & Chiddingstone Causeway

Item for decision

The application has been referred to Development Control Committee by Councillor Silander due to the net loss of biodiversity due to the previous clearing of the application site and the conflicting reports based on designation and location of the SSSI and Impact Risk Zone.

RECOMMENDATION: That planning permission be GRANTED subject to the following conditions:

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

In pursuance of section 91 of the Town and Country Planning Act 1990.

2) The materials to be used in the construction of the external surfaces of the proposed stable/tack room and hay store hereby permitted shall match those used on the existing building. The materials to be used in the construction of the proposed sand school hereby permitted shall match those stated on plan number DHA/16635/12.

To ensure that the appearance of the development is in harmony with the existing character of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

3) The development hereby permitted shall be carried out in accordance with the following approved plans and details: DHA/16635/01, DHA/16635/10, DHA/16635/11, DHA/16635/12, DHA/16635/13.

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

4) No development shall commence until a Biodiversity Gain Plan and Biodiversity Management and Monitoring Plan to ensure that there is a 20% net gain in biodiversity within a 30 year period as a result of the development have been submitted to and agreed in writing by the Local Planning Authority. The Biodiversity Management and Monitoring Plan shall include 30-year objectives,

management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports.

Monitoring reports shall be submitted to the Council during years 2, 5, 10, 20 and 30 from commencement of development unless otherwise stated in the Biodiversity Management and Monitoring Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

The Biodiversity Management and Monitoring Plan shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

To ensure the development does not result in a loss of biodiversity to the site, as supported by Policy SP11 of the Sevenoaks Core Strategy.

5) No development shall take place until an Arboricultural Method Statement (detailing all aspects of construction and staging of works) and a Tree Protection Plan in accordance with British Standard 5837:2012 (or later revision) has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed details and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance with the Tree Protection Plan. Within any area fenced in accordance with this condition, nothing shall be stored, placed or disposed of above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit, without the prior written consent of the local planning authority. The fencing shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

To protect the landscaping on the application site, as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

6) No external lighting or mirrors shall be installed on the site or affixed to any buildings on the site unless the local planning authority has approved in writing details of the position, height, design and measures to control light spillage and intensity of illumination of the lights. Only the approved details shall be installed thereafter.

To protect the biodiversity on the application site, as supported by Policy SP11 of the Sevenoaks Core Strategy.

7) The development hereby permitted shall only be used for the private stabling of horses and the storage of associated equipment and feed in relation to the host dwelling 'Coles Farm' and shall at no time be used for any business or commercial purpose whatsoever, including for livery, or in connection with equestrian tuition or leisure rides.

In the interests of highway safety and to protect the character of the area, openness of the Metropolitan Green Belt and the living conditions of nearby residents in accordance with Policies EN1, EN2 and LT2 of the Sevenoaks Allocations and Development Management Plan.

8) No development shall take place until details of the mitigation measures to protect the adjacent Site of Special Scientific Interest have been submitted to and approved in writing by the Local Planning Authority. Details shall include a detailed design and maintenance demonstrating how the sand will not enter the Site of Special Scientific Interest. The development shall be carried out in accordance with the approved details at all times.

To ensure the protection of the Site of Special Scientific Interest, as supported by Policy SP11 of the Sevenoaks Core Strategy.

9) The proposed development shall be carried out in accordance with the mitigation measures detailed within the submitted Ecological Impact Assessment Report at all times.

To ensure the protection of the Site of Special Scientific Interest, as supported by Policy SP11 of the Sevenoaks Core Strategy.

10) No development shall take place until a construction environmental management plan 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 at all times.

To protect the biodiversity on the application site, as supported by Policy SP11 of the Sevenoaks Core Strategy.

National Planning Policy Framework

In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

Description of site

- 1 The application site currently comprises of a detached barn located within the residential curtilage of Coles Farm. The site is located within the parish of Chiddingstone and there are neighbouring properties located to the west of the site and open landscape to the north, east and south.

Description of proposal

- 2 Convert and reconfigure an existing agricultural barn into stables, tack room and hay store. Construct a new private sand school for home and personal use.

Relevant planning history

- 3 06/02148/FUL - Two stables for personal use only - GRANT

Constraints

- 4 The following constraints apply:
 - Metropolitan Green Belt
 - Listed Building (west of site)
 - Local Wildlife Trust
 - SSSI (north-east of site)
 - Area of Archaeological Potential
 - Flood Zone 2 & 3
 - High risk of surface water

Policies

- 5 National Planning Policy Framework (NPPF)
- 6 Para 11 of the NPPF confirms that there is a presumption in favour of sustainable development, and that development proposals that accord with an up-to-date development plan should be approved without delay.
- 7 Para 11 of the NPPF also states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:
 - the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁷; or
 - 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.
 - Footnote 7 (see reference above) relates to policies including SSSIs, Green Belt, AONBs, designated heritage assets and locations at risk of flooding.

8 Core Strategy (CS)

- LO1 Distribution of Development
- SP1 Design of New Development and Conservation
- SP11 Biodiversity

9 Allocations and Development Management (ADMP)

- SC1 Presumption in Favour of Sustainable Development
- EN1 Design Principles
- EN2 Amenity Protection
- EN4 Heritage Assets
- LT2 Equestrian Development
- GB7 Re-use of an existing building

Consultation responses

- 10 **Chiddingstone Parish Council-** No objection to convert barn but strongly objects to the sand school on the grounds of impact upon the SSSI, local wildlife trust, landscape and biodiversity.
- 11 **Environmental Health-** I have now reviewed the materials submitted in support of the above application and have no adverse comment to make.
- 12 **Environmental Health-** No objection.
- 13 **KCC Ecology-** Some justification has been provided regarding the concerns highlighted in our previous advice note. However we still have concerns regarding encroachment upon the statutory designated site buffer-zone, the partial loss of a Local Wildlife site and it remains unclear to us if the exceptionally high biodiversity net-gain score can be achieved. If planning permission is granted we advise that a condition is attached to secure details of net-gain implementation/monitoring as per the proposal within the latest ecology note. We reiterate that our advice assumes that there is no lighting associated with the development and that the material used in the sand school is sand (and not a sand substitute).
- 14 **Natural England-** In addition to the measures recommended by Corylus Ecology in table 3 of the supporting Ecological Impact Assessment, Natural England would also expect suitable worded conditions (should the Council be minded to grant permission) to be appended to any consent to:
- Ensure that natural sand is used for the lifetime of the facility and
 - Require that any habitat creation (either as part of the habitat mitigation/compensation works or biodiversity net gain proposals) should be undertaken using native species of local provenance given the proximity to the designated site.

- 15 Whilst Natural England has not provided advice in relation to wider biodiversity considerations (including for example protected species, local wildlife sites, priority habitats and species, woodland and biodiversity net gain), the council when determining this application should fully consider these in terms of both the National Planning Policy Framework and your own local plan policies. We recommend that the Council fully considers the comments from other consultees on these matters when reaching your conclusion. For clarity the lack of detailed comments on these matters should not be taken as Natural England endorsing the application nor suggesting that impacts are unlikely to result.
- 16 **Tree Officer-** No objection subject to the inclusion of a tree protection condition.
- 17 **Kent Wildlife Trust-** Whilst we recognise that efforts have been made to address these concerns it should be noted that KWTs objections have not been addressed and we wish to maintain our objection. In order to ascertain the habitats present and their condition on 30th January 2020, aerial imagery or data sets from that time could be used. Since then, a letter has been submitted on 2nd January 2023 which provides further evidence of the reduced ecological baseline of the site since 30th January 2020. These should be a key consideration in the application of Schedule 14 of the Environment Act, when calculating biodiversity net gains and losses on site.
- 18 Of particular concern to KWT continues to be the lack of regard for the protection and enhancement of the Local Wildlife Site and on impacts to the adjacent SSSI.
- 19 **Environment Agency-** no comments.

Representations

- 20 We received 18 letters of objection and 2 letters of comment relating to the following points:
- Impact on residential amenity
 - Impact on biodiversity (within an amber risk zone for Greater Crested Newts), SSSI and Kent Wildlife Trust
 - Impact on flooding - site located within a Flood Zone 3
 - Impact on Green Belt and AONB
 - Impact on traffic
 - Noise and lighting concerns
 - Drainage concerns
 - The suggestion of a different location- has not been explored
 - Questions on the use
 - Reliability of the ecological impact assessment, mitigation measures and biodiversity net gain report submitted.
 - Precedent of the development
 - Inclusion of mirrors and the impact of this on biodiversity

- No justification submitted for the proposed location.
- Impact on existing fence
- Impact of construction stage
- Scale, location and material finish of sand school
- Impact on highway
- Inconsistency of Natural England comments
- The points raised within the Natural England, Kent Wildlife Trust and KCC Ecology comments

Chief Planning Officer appraisal

21 The main planning considerations are:

- Impact on the Metropolitan Green Belt
- Impact on the Character of the Area
- Impact on Residential Amenity
- Biodiversity, Local Wildlife Trust and SSSI

Impact on the Green Belt

- 22 As set out in paragraph 149 of the NPPF, new buildings in the Green Belt are inappropriate development. There are some exceptions to this, such as “the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building and the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sports, outdoor recreation, cemeteries and burial grounds and allotments, as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it”.
- 23 Paragraph 147 states that where a proposal is inappropriate development in the Green Belt, it is by definition harmful and should not be approved except in very special circumstances.
- 24 Paragraph 148 of the NPPF advises we should give substantial weight to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm, is clearly outweighed by other considerations. Therefore, the harm in principle to the Green Belt remains even if there is no further harm to openness because of the development.
- 25 Openness is an essential characteristic of the Green Belt and is different from visual impact. Openness is about freedom from built form. Even if there is absence of harm to openness, there can be harm in principle to the Green Belt from inappropriate development.

- 26 Paragraph 150 of the NPPF allows the exception for the change of use of buildings within the Green Belt. Paragraph 150 states:
- “Certain other forms of development are also not appropriate in the Green Belt provided they preserve the openness and do not conflict with the purpose of including land within it. These are:
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction.
- 27 Policy GB7 of the ADMP allows the re-use of an existing building within the Green Belt, as long as it meets the following criteria:
- a) The proposed new use, along with any associated use of land surrounding the building, will not have a materially greater impact than the present use on the openness of the Green Belt or harm the existing character of the area.
- b) The applicant can demonstrate through a detailed structural survey and method statement that the buildings are of permanent and substantial construction and are capable of conversion without major or complete re-construction that would detract from their original character.
- 28 Where a proposal seeks the re-use of an agricultural building constructed within the last 10 years, it is necessary for the applicant to demonstrate that there is no longer an agricultural need for the building or that the building is no longer fit for its agricultural purpose.
- 29 Criteria A of the policy refers to the building being not materially greater than the existing. The building would be slightly greater due to the addition of the feed store, but the development does include the removal of the shed/lean to. Overall, when comparing the development would not be considerably larger than the existing. The proposal includes the addition of a sand school, fencing and a level of hard standing in front of the barn, but these are both low level in design and would not be detrimentally greater in harm to the green belt than the existing development, and therefore complies with this part of the policy. They both respect the openness of the green belt and would not result in any additional built form, other than the fencing, which is to be open in design and would maintain a sense of openness.
- 30 In addition, paragraph 149 c) of the NPPF allows the alteration to a building as long as it does not result in disproportionate additions. Paragraph 150 also allows the “re-use of buildings provided that the buildings are of permanent and substantial construction”. The conversion and the addition of the modest feed store to the existing barn along with the removal of the existing lean-to/shed would not result in a disproportionate addition when compared to the existing. The barn is also already in use and of a permanent nature, capable of being converted.

- 31 The existing building currently comprises of an existing barn located within the ownership of Coles Farm. A site visit was conducted, and it is clear from this that the building is capable of being converted, as supported by the structural report submitted by the applicant therefore complies with criteria B of the policy.
- 32 The policy also refers to whether the building had been on site less than 10 years. When reviewing the aerial photography for the site, the barn has been on site for over 10 years.
- 33 The provision of a sand school is an appropriate form of development in the green belt, as it relates to open recreational activities, which will not harm the openness or function of the green belt.
- 34 Therefore the proposed development complies with policy GB7 of the ADMP and the green belt criteria within the NPPF.

Equestrian Development

- 35 Local policy LT2 of the ADMP allows the addition of equestrian buildings, facilities and activities if it meets the following criteria:
- a) Buildings would be appropriate in scale to their setting and would be closely related to existing farm buildings and other groups of other buildings that are well screened from the public view.
 - b) For proposals that involve new facilities for the keeping of horses, sufficient grazing land and off-road riding areas would be available and would not harm the amenities of surrounding residents.
 - c) The proposal would not have an unacceptable impact on the water environment and sewage disposal and
 - d) The development would not result in harm to the character of the landscape or the ecological value of the area in which it is situated.
- 36 Proposals for equestrian development in the Green Belt will be permitted where the scale of the development is appropriate to a Green Belt setting, and where the cumulative impact on other buildings, does not harm the openness of the Green Belt. Where stable or associated equestrian buildings are proposed they should be of a size and degree of permanence that they could be adapted for other use in the future.
- 37 The proposed development does not include the addition of any buildings to accommodate the equestrian development. The development is to convert an existing barn to accommodate the stables. There is a small extension to the barn to accommodate the feed store, but this would be minimal. The development also includes the loss of the existing lean-to/shed and overall, the development would therefore not result in a disproportionate addition (6.7m² greater than the lean-to/shed).
- 38 The development does include the addition of a sand school, which is to be located to the east of the proposed stables, in support of criteria a). In

addition to this, due to the large level of boundary treatment, which surrounds the site, the development would be significantly vegetated from the wider public realm. The site itself is of a large scale and sufficient outdoor grazing land along with a sufficient sized sand school would be available for the horses, in line with criteria b). There are also no neighbours in close proximity to the proposed development.

- 39 The site does sit within a Flood zone 2 & 3 and has a high risk of surface water flooding. But Environment Agency were consulted and raised no concerns in relation to the proposed development. In addition to this, the building already exists and is in use and the addition of the modest extension would result in no additional impact to the site, along with the addition of the sand school, which is of a low-level design, in support of criteria c).
- 40 Criteria d) refers to the impact on the landscape and the ecological value of the site. It is acknowledged that the development would result in a loss of wildlife to the site and the location in which the sand school is located in currently an open field. However, there is intended to be a biodiversity net gain and this will be ensured that this is met through the inclusion of a condition. More detailed assessment of this matter follow later in the report.
- 41 Although the land in which the sand school is located in an open field, the sand school proposed is to be in close proximity to the existing built form on the site and due to its low level design and being surrounded by both the existing built form present at Coles Farm and the boundary treatment, the development would not encroach into the openness of the area, and would not detrimentally harm the openness of the Green Belt.
- 42 The development complies with the relevant local and national policies.

Design and impact on the character of the area

- 43 Policy SP1 of the Core Strategy and Policy EN1 of the ADMP state that all new development should be designed to a high quality and should respond to and respect the character of the area in which it is situated.
- 44 The application site is located within a rural location, where residential units are present. Due to the location of the site and the surrounding vegetation, the development would be minimally visible from the public realm. The development if visible due to the rural location would respect this and would not appear out of keeping in this location.
- 45 The proposed development includes the conversion of an existing barn. There is to be the addition of a modest addition to accommodate the feed store, with the removal of the existing lean-to/shed. This would be a modest addition to the site, and due to the scale of the plot the building would continue to sit comfortably on the site and would not appear as an

overdevelopment. The development is to include a level of hard standing to the front of the proposed converted building, but this would be minimal and would be in keeping, with the existing hardstanding, which is already present on the site.

- 46 The sand school is to be located on an existing open parcel of land, within the ownership of Coles Farm. It would be in close proximity to the proposed stables and would be shielded by a level of vegetation, which surrounds the open field. The sand school would be low level in design and due to the scale of the field would sit comfortably and would not be overbearing in design and scale.
- 47 The proposed materials are to remain as the existing and therefore the character of the building in relation to the material finish would be unaltered. The materials of the sand school are expected of equestrian development and would comprise of a sand finish with post and rail fencing, which would respect the character of both the application and wider rural area.
- 48 The proposal complies with Policy EN1 of the ADMP.

Neighbouring Amenity

- 49 Policy EN2 of the ADMP requires proposals to provide adequate residential amenities for existing and future occupiers of the development.
- 50 The site is surrounded by open landscape and neighbours, which are located at a significant distance from the application site. The closest neighbour is located at over 30 metres from the barn, which is being converted and further from the proposed sand school. Therefore, the residential amenity would not be detrimentally harmed by the development.
- 51 The proposal complies with Policy EN2 of the ADMP.

Landscaping

- 52 The Tree Officer was consulted on the scheme and although there are no protected trees but there is a row of trees, in which the Tree Officer believes should be protected during construction works and this matter will be controlled by condition.

Biodiversity, SSSI and Kent Wildlife Trust

- 53 Policy SP11 of the Core Strategy states that the biodiversity of the district will be conserved, and opportunities sought for enhancements to ensure no net loss of biodiversity.

- 54 The application site itself is located within a Local Wildlife Trust and borders a SSSI.

Site of Special Scientific Interest (SSSI)

- 55 Given that the sand school lies within close proximity of a SSSI, paragraph 178 of the NPPF is relevant:

“development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted.”

- 56 It is fully acknowledged that the proposal could have an impact upon the neighbouring SSSI. However following the submission of a mitigation report and the implementation further mitigation, Natural England raise no objection as the impact upon the SSSI, whom are the responsible body for SSSI.

- 57 The impact of the development would not adversely affect the setting of the SSSI. Natural England have confirmed that if the mitigation report submitted is complied with would protect the special interest of the site.

- 58 Such a condition will be imposed to ensure that the development is carried out in accordance with this mitigation measures. A further condition has been requested for further mitigation details to be submitted to ensure wind-blown sand does not enter the SSSI. These conditions are being imposed and therefore Natural England have confirmed that the development would not detrimentally harm the SSSI and they have no objection to the scheme.

Local Wildlife Site (LWS)

- 59 The proposed sand school will be sited within the Polebrook Local Wildlife Site (LWS). Policy SP11 of the Sevenoaks Core Strategy seeks to protect LWS, with the primarily objective of promoting biodiversity Opportunities will be sought for the enhancement of biodiversity through the creation, protection, enhancement, extension and management of sites.

- 60 The designation of this site was first introduced in 1986 and was re-assessed in September 2017. The site was initially designated due to its neutral grassland which complemented the area. It is defined as being rough pasture grazed by sheep and never receiving artificial fertiliser and is heavily grazed and herb-poor. This was the case back in 1986 and again when re-assessed back in 2017. Nearly 6 years has pasted from when it was last assessed, which would suggest that the site has further declined due to still be heavily grazed.

- 61 The proposed development would clearly significantly impact the Polebrook Local Wildlife Site, through placing a sand school within a LWS. However the applicant is seeking to offset the loss of part of the LWS where the sand school is to be placed, by significantly enhancing the biodiversity on the remaining land through biodiversity net gain. The applicant is also seeking to retain the existing vegetation surrounding this area. The enhancement of biodiversity opportunities is supported by policy SP11 of the Core Strategy.
- 62 The applicant claims that they can achieve a 197.73% biodiversity net gain (BNG), which as a score has been challenged by the KCC Ecology and KWT as it appears to be exceptional high. Notwithstanding the precise % uplift in BNG, the scheme will be able to achieve a minimum uplift of 10%, which the National requirement from November 2023 and should also be able to achieve the 20% target that our draft Local Plan 2040 currently advocates.
- 63 Whilst it is regrettable that part of the poorly grazed field that forms part of the LWS will be loss, the proposal will provide a biodiversity net gain. A planning condition is being imposed to require a 20% uplift in BNG against the loss of this section of the LWS on the surrounding land, above the beyond the current condition of the application site. Policy SP11 of the Sevenoaks Core Strategy allows for opportunities to enhance biodiversity within the LWS.
- 64 It is fully acknowledged that the proposal will change the character and appearance of this part of the LWS and that the KWT and KCC Ecology have raised concerns and objections. However both also suggest a series of conditions are imposed if the Council is minded to ensure that the biodiversity net gains are realised.
- 65 A concern has been raised in relation to the inclusion of lighting and mirrors to the site, and the impact this would have on the biodiversity of the site. This can be conditioned.
- 66 A concern has also been raised in relation to the concerns raised within the Kent Wildlife Trust, Natural England and KCC Ecology comments. They have been taken into consideration when assessing the impact on the Local Wildlife Site, biodiversity and SSSI.
- 67 On balance, the development would not detrimentally harm the Local Wildlife Site, the biodiversity on the site or the SSSI.

Community Infrastructure Levy (CIL)

- 68 This proposal is not CIL liable.

Other issues

- 69 The site is located within an Area of Archaeological Potential. The converted part and the small extension would not detrimentally impact the archaeology due to the extension being located on land, which has already been disturbed. The sand school also raises minimal concerns due to the development not resulting in the inclusion of foundations. The site is not located within an Area of Outstanding Natural Beauty and therefore would not result in any harm to this.
- 70 The site falls within a Flood Zone 2 & 3 and is in high risk of surface water flooding. Environmental Agency and Environmental Health were consulted on the scheme and raised no objection to the development. In regard to drainage, this would in relation to the barn, which already exists and is in use and therefore raises no additional significant concerns.
- 71 A concern has been raised in relation to the impact of traffic and noise from the development. The site is already a residential use of the site, where traffic already exists. The development is to be proposed as for personal/ancillary use and therefore the development would result in no additional traffic flow. A condition can be included on the decision to ensure this.
- 72 A concern has been raised in relation to whether the use is to actually be for personal use. This would be conditioned to ensure this. Concerns have been raised on the proposed location and how this should be altered and how this position has not been justified. The assessment is based on whether the proposed location is acceptable or not and that forms part of the assessment of the application process. The scheme does not include the chance for us to suggest altering the position. We assess the scheme against policy, which has been submitted. A justification is not always required to the proposed location, this forms part of our assessment once a site visit has been conducted.
- 73 A concern has been raised in relation to the precedent the application will result in. Every application is assessed and determined under its own merit.
- 74 A concern has been raised in relation to the impact of the construction process and on the existing fence and how this would need to be removed. The fence does not form part of the application process. Due to the extent of the development, there are minimal concerns on the construction process.
- 75 A concern has been raised in relation to the impact to highway (adjacent driveway). The barn is to remain in the same position as existing and would not result in any additional harm to the highway than currently. The sand school is also located at a significant distance from the nearest public highway. Therefore, the development raises minimal highway concerns.

Conclusion

76 The proposed development complies with the relevant local and national policies.

Recommendation

77 It is therefore recommended that this application is GRANTED.

Background papers

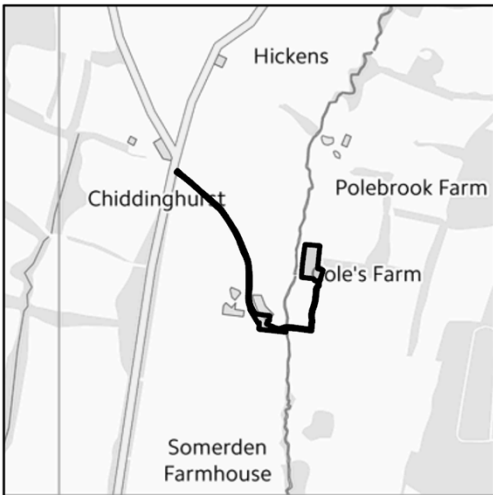
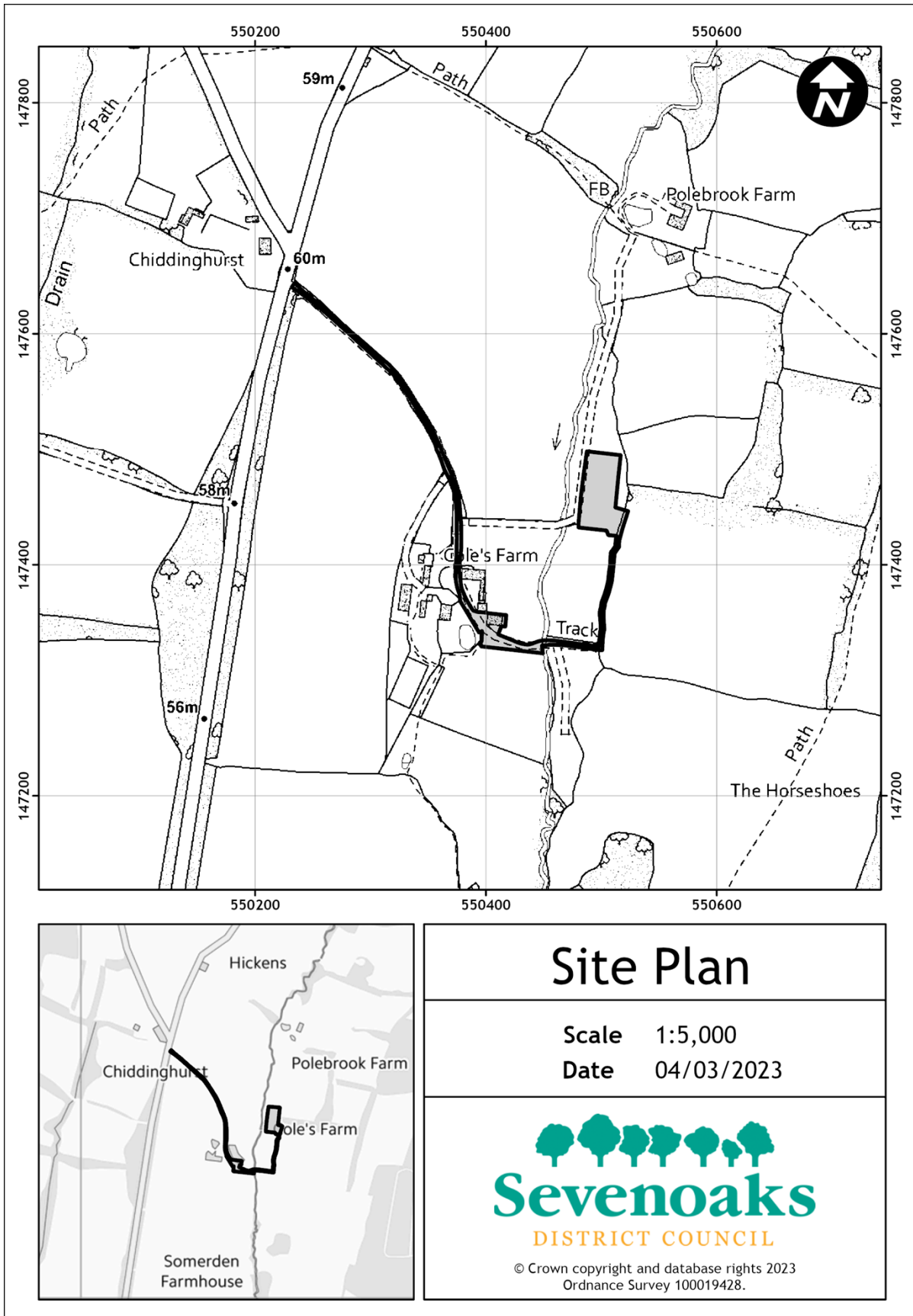
Site and block plan

Contact Officer(s): Louise Cane 01732 227000

Richard Morris
Chief Planning Officer

[Link to application details:](#)

[Link to associated documents:](#)



Site Plan

Scale 1:5,000
Date 04/03/2023



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Ordnance Survey 100019428.

PROPOSED SITE LAYOUT

