

PLANNING COMMITTEE

CHAIRMAN: Cllr Dennis Smith

DATE: 24 October 2017

REPORT OF: Business Manager – Strategic Place

ITEM: 5.

CASE OFFICER Claire Boobier

APPLICATION FOR CONSIDERATION: KINGSKERSWELL - 17/01330/FUL - Garth Gardens, Pound Lane - Demolition of existing dwelling and erection of two dwellings

APPLICANT: Staplegrove Contractors

WARD MEMBERS: Councillors Cook and Haines, Kerswell with Combe

1. REASON FOR REPORT

Councillor Haines has requested that this application be referred to Planning Committee for determination if the Case Officer is recommending approval because:

- Proposal is in Flood Risk Area
- Lack of Design and Access Statement
- Steep gradient on access drive
- Large number of vehicles for access off Pound Lane
- Plans are somewhat sketchy – with references in application form that detail is on plans
- Concerns about construction traffic if the proposal is approved

2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Standard 3 year time limit for commencement.
2. Development to be carried out in accordance with the approved plans/documents.
3. Surface water drainage scheme to be submitted for approval.
4. Notwithstanding the submitted details, samples of external materials for the dwellings shall be submitted to and approved by the Local Planning Authority.
5. Removal of Permitted Development Rights – Part 1, Schedule 2 (Classes A, B, C, D, E and G – alterations and extensions to dwellings, outbuildings, roof alterations, porches, chimneys and flues).
6. Unsuspected land contamination.
7. Recommendations as set out in ecology report to be followed.

8. No external lighting shall be installed on or in association with the new dwellings, except low intensity, warm spectrum PIR security lighting on a short timer (2 minutes maximum) mounted on the eastern elevation, for the benefit of legally protected species.
9. Construction work, deliveries and collection of materials shall only take place during the following hours 8am to 6pm Monday to Friday and 8am to 1pm Saturdays. Works shall not take place on Sundays or Bank Holidays.
10. Disposal of waste shall not be undertaken by burning.
11. Visibility splays as shown on drawing 6117/2 Rev B shall be provided prior to first occupation of either dwelling and thereafter shall be kept free of obstruction over 600mm.
12. The development shall not be carried out otherwise than in strict accordance with the submitted Flood Risk Assessment.
13. The development shall not be occupied until refuse/bin storage facilities have been provided in accordance with details, to include proposals for maintenance and management of the storage area, which shall have first been submitted to and approved in writing by the Local Planning Authority. Once provided the facilities shall be retained in perpetuity.
14. 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 Local 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.
15. Foul drainage from the development and no other drainage shall be connected to the public foul or combined sewer.
16. Landscaping Plan to be submitted prior to the development progressing beyond dpc level and shall include all surfacing materials, boundary treatments, planting and landscape works and shall be agreed in writing by Local Planning Authority and implemented in the first available planting season prior to first occupation of either dwelling.

3. DESCRIPTION

The Site

- 3.1 The site lies within the defined Settlement Limit of Kingskerswell and is accessed off Pound Lane and consists of what is currently the rear garden serving Garth Gardens (formerly known as Garth Cottage).
- 3.2 The site consists of an existing semi-detached property fronting Pound Lane. The property is in a poor state of repair with a large rear garden which slopes down to the rear boundary of the site adjacent to the railway line. The site levels off at the end of the garden adjacent to the rear boundary and there is evidence that a number of trees have been felled within the rear garden prior to the submission of the application.
- 3.3 The viaduct over the railway line on Rose Hill is Grade II listed and is visible from the site and likewise the site is visible from the viaduct.

- 3.4 The site does not lie in an area with any specific landscape protection nor is it within a Conservation Area.

The Proposal

- 3.5 This application seeks planning permission for the demolition of the existing dwelling and the erection of two new dwellings and garages together with alterations to the entrance drive.
- 3.6 The dwellings proposed are of contemporary design with rendered walls, tiled roof and elements of full height glazing. Garden areas would be provided to the north and west of the proposed properties. Access to the plots would be obtained from Pound Lane as is the case with the existing property on the site and the proposal includes the provision of garages to provide parking for the proposed units with space to turn and leave the site in forward direction.
- 3.7 A new internal access road is proposed off Pound Lane to access the dwellings in the location of the dwelling to be demolished. It is proposed to have landscaping on either side of the proposed drive to provide some soft screening to the properties known as Bessmount and Kings View.

Principle of the Development/Sustainability

- 3.8 Policy S1A (Settlement Limits) designates areas where development may be acceptable, provided the proposal is consistent with the provisions and policies of the Local Plan. The proposal results in residential development within the Settlement Limits of Kingskerswell and therefore in policy terms it is a sustainable location for residential development.

Impact upon setting of listed buildings and the character and appearance of the Conservation Area

- 3.9 Having regard to its statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Local Planning Authority must give considerable importance and weight to any harm to the character of the Conservation Area. Under section 66(1) the Local Planning Authority must have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.
- 3.10 Whilst Kingskerswell has a Conservation Area, the proposed dwellings are some distance away and the proposal would not adversely impact on the character and appearance of the Conservation Area.
- 3.11 The closest listed structure to the site is the Grade II listed viaduct over the railway line on Rose Hill, Kingskerswell. Whilst, the site would be visible from this listed structure and likewise the listed structure is visible from within the site it is not considered that the proposed dwellings would adversely affect the setting of this listed structure given that the listed viaduct is already surrounded by residential

properties. The addition of two additional dwellings is not assessed to undermine its setting.

Impact on character and visual amenity of the area

- 3.12 The site comprises a parcel of land to the rear of Garth Gardens (formerly Garth Cottage) and the property known as Bessmount.
- 3.13 The site itself is not afforded any special landscape protection. The Parish Council in its representation refers to the site as having been historically a Conservation Area, however the site is not currently within a designated Conservation Area.
- 3.14 The site presently has the appearance of an unmaintained garden plot, and does not presently provide a positive impact when viewed from the listed viaduct. It is considered that a balanced judgement needs to be made as to whether using the site for two dwellings whose occupants would maintain the garden space would be preferable and create an improved focal point when viewed from the viaduct.
- 3.15 Whilst the design of the proposed dwellings are contemporary in an area of traditional housing the property does pick up the palette of materials found locally with its rendered walls and tiled roof and, whilst a different design approach is taken, it is not considered that this should be a reason for refusing the application. The applicant has chosen to work with the gradient of the site and the property appears as 2 ½ storeys when viewed from the west and single storey when viewed from the east, fronting the rear of the existing residential dwellings. It will therefore appear from views of the property from the rear of Kings View and Bessmount as a single storey dwelling with garage beside. This design choice reduces the scale and massing of the dwellings when viewed from the surrounding residential properties and thus its impact on these dwellings, which are also at an elevated position compared to the proposed dwellings.
- 3.16 The proposed buildings, being of a contemporary design, could act as an interesting focal point in this approach across the viaduct whilst not appearing too over dominant in its design, scale and massing.
- 3.17 If Members are minded to approve a condition is recommended for samples of all external finishing materials for the dwelling to ensure that they would be compatible with the character of the surrounding properties.
- 3.18 It is considered that two dwellings and associated garages can be accommodated on this site without appearing cramped in and it is considered that the proposals make effective use of the plot size and shape whilst ensuring that the properties have the benefit of a garden which is comparable to neighbouring properties to enable the dwellings to integrate with the character of the surroundings.
- 3.19 Whilst, the properties are set beyond the rear of Bessmount and Kings View they are broadly on the same rear building line as the existing properties on the other side of the viaduct (The Old Stables, Brooklea) off Daccabridge Road against which they will be read when viewed from the viaduct.

Impact on residential amenity of the occupiers of surrounding properties

- 3.20 The application site is on lower ground than the surrounding properties and therefore whilst windows are proposed to the east elevation they will not offer the opportunity for an unacceptable level of overlooking into the rear of surrounding properties due to the change in ground level. Whilst substantial glazing is proposed to the western elevation, this looks down the garden of the proposed dwellings and onto the trees lining the railway line boundary and does not raise overlooking concerns.
- 3.21 The proposed dwellings, given their siting, layout and scale and that they will present as single storey to surrounding properties, are not considered to result in an overbearing impact, loss of light or privacy to neighbouring occupiers to an extent to warrant a refusal of planning consent. A condition is, however, recommended to remove Permitted Development Rights for extensions and alterations to the dwellings and outbuildings in order to retain control over any future enlargements of the properties in the interests of protecting the residential amenity of neighbours.
- 3.22 The proposed development is considered to satisfy the requirements of Policy S1 (Sustainable Development Criteria) of the Teignbridge Local Plan 2013-2033.
- 3.23 Due to the close proximity of residential dwellings Environmental Health have been consulted about noise nuisance that may be generated during the construction period. Whilst they do not object to the application, they have requested conditions to restrict working hours which will include vehicle movements to between 8am and 6pm Monday to Friday, 8am to 1pm Saturdays and no working on Sundays or Bank Holidays. It is recommended that these hours restrictions also be applied to deliveries and collection of materials in order to minimise impact on residential amenity of neighbours during the construction period. A condition is also recommended to be applied for the disposal of waste to not take place by burning. These conditions are considered reasonable given the close proximity of the site to residential properties and, if minded to grant consent, these conditions should be applied to the decision.

Impact on ecology/biodiversity

- 3.24 The application site is within a South Hams SAC strategic flyway centred on the railway/brook. Bats are likely to use the tree cover along the railway/brook due to the dark corridor it provides.
- 3.25 An ecology survey has been submitted in support of the application which concludes that there are no signs of bats feeding, perching or roosting in the building to be demolished, however it recognises that bats are known to be present in the area, including specific bat roosts on adjacent properties and potential roosts in surrounding structures, it can therefore be assumed that bats are active in the area and may pass over or through the site whilst foraging or commuting. Whilst no further survey work is recommended or required as no roost is to be damaged, moved or manipulated by the works, the report does set out a number of precautionary recommendations to be followed. If minded to grant consent a

condition should be applied to ensure the recommendations set out in the ecology report are followed as a precautionary measure given that the site is within the South Hams Greater Horseshoe Bat Consultation Zone.

- 3.26 The Council's Biodiversity Officer has been consulted on this application and advises that as the tree cover alongside the railway/brook provides a dark corridor for bats it will be important that these trees are protected during the construction works. It will also be important to limit light falling on this corridor. As well as requiring the applicant/developer to retain these trees, a mechanism to prevent felling of the trees by new residents is also recommended.
- 3.27 The trees referred to are on railway-owned land and are not within land in the ownership of the applicant. It would therefore not be feasible to condition for the trees to be retained as part of the application submission or for a condition to be placed to prevent new residents felling the trees. Nonetheless, as the trees are not owned by the applicant and would not be owned by future occupants, it would be outside of the power of either the applicant/developer or new residents to fell the trees. The Council's Tree Officer has been consulted on the potential to protect these trees by other means, however he considers that in this case a group TPO would not be appropriate.
- 3.28 A condition is recommended that no external lighting be installed on or in association with the new dwellings, except low intensity, warm spectrum PIR security lighting on short timer (2 minutes maximum) mounted on the eastern elevations to prevent light spill into this tree corridor. A condition is also recommended to ensure that the recommendations set out in the ecology report are followed in the interests of protecting bats which may be in the area.

Impact on Trees

- 3.29 The Council's Arboricultural Officer has been consulted on the application and advises that owing to the removal of a number of trees recently no significant trees remain that will be adversely affected by the proposal.
- 3.30 No arboricultural objections are therefore raised to the proposal.
- 3.31 The site plan provides details of new landscaping bordering the proposed access drive and to the proposed gardens. As no specific details have been provided of the landscape treatments proposed a condition is recommended to secure a landscaping scheme which compliments the site.

Contaminated Land

- 3.32 Whilst the land, given its former use, is not considered to be likely to be contaminated, as a precaution an unexpected contamination condition is recommended to ensure that, should contamination be discovered, it is dealt with appropriately given the sensitive end user of this proposal.

Land Drainage and Flood Risk

- 3.33 A Flood Risk Assessment was originally submitted with the application which was found to be deficient in a number of areas by the Environment Agency.
- 3.34 A revised Flood Risk Assessment was later submitted during the course of the consideration of this application and the Environmental Agency were re-consulted on the acceptability of the measures proposed within this document.
- 3.35 The Environment Agency has advised that *“the submitted FRA is acceptable and demonstrates that the proposed development will be safe from flooding over its lifetime”*. As a result they have confirmed that they remove their objections to the proposal. They go on to state that *“using the 2005 WSP model of Aller Brook the Flood Risk Assessment demonstrates that the siting of the proposed development is, in fact, outside the design flood event outline. Furthermore comparing levels of the design flood event to finished floor level reveals that there is over 750mm of freeboard. This precautionary approach is acceptable”*.
- 3.36 Based on the revised Flood Risk Assessment, and subject to a condition securing the measures set out in the Flood Risk Assessment, no objection is raised on flood risk grounds to the proposal.
- 3.37 The application form states that the surface water from the development will be dealt with by soakaway, however no details of the proposed surface water drainage scheme have been submitted with the application. If Members are minded to approve a condition is recommended that prior to construction of the dwellings a surface water management scheme be provided and approved in writing by the Local Planning Authority to ensure that surface water is adequately managed. Furthermore, the application form advises that foul sewage will be disposed of by main sewer. South West Water has advised that foul drainage from the development (and no other drainage) shall be connected to the public foul or combined sewer. It is recommended that this be added as a condition to the consent. However it is considered that the disposal of foul sewage by the mains sewer with South West Water agreement is an acceptable method of disposal.

Highway Safety

- 3.38 The letter of representation received raises concern about the proposal resulting in additional vehicles using Pound Lane and the suitability of the access to serve the proposed dwellings.
- 3.39 The access to the site would be achieved by demolishing the existing property at the site to provide a private drive to access the proposed new dwellings. On-site parking would be provided and turning space is available on-site to enable vehicles to exit in a forward direction.
- 3.40 The site is to be accessed off Pound Lane, an unclassified narrow County Route, which is restricted to 20 m.p.h.

- 3.41 Devon County Council Highways were consulted on this application specifically about the impact of the proposal on highway safety on Pound Lane and about the suitability of the access to serve the number of dwellings proposed.
- 3.42 During the course of considering the application Highways requested additional information from the applicant about visibility splays from the proposed new drive and also access gradients onto the public highway.
- 3.43 Revised drawings were provided to show the requested information and an accompanying technical note was provided by the applicant's transport consultant.
- 3.44 The County Highways Authority raise no objections to the proposal based on the shown visibility splays being offset by 1 metre in both directions which means that the visibility splays will be within highway land and therefore there will be no obstructions over 600mm. They therefore conclude that the amendments made to the access on the revised drawing provide adequate visibility from the access in order that the proposed new access would not raise a highway safety concern sufficient to justify refusing consent. A condition is however recommended for the visibility splays to be provided prior to first occupation of either dwelling and for them to be kept free of obstruction over 600mm.
- 3.45 It is concluded that the number of trips to be generated from the development would not be so severe as to harm highway safety, particularly given that the visibility from the access would be improved compared with the current situation.

Archaeology

- 3.46 The proposed development occupies the former site of Underhill House shown on the mid-19th century Tithe Map. The age of this building is unknown and appears to have been demolished with the construction of the road and railway bridge in the later 19th century. The proposed development has the potential to expose archaeological and artefactual deposits associated with the historic settlement at Kingskerswell, in particular Underhill House.
- 3.47 For this reason, and in accordance with paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in paragraph 5.17 of the Teignbridge Local Plan Policy EN5, if minded to approve a condition that 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 shall first be submitted to and approved by the Local Planning Authority is recommended in order to ensure that an appropriate record is made of archaeological evidence that may be affected by the development.

Refuse and Recycling Facilities

- 3.48 The plans do not provide details of refuse and recycling facilities, however there is considered to be adequate space available on site or within the proposed garage for the storage of such receptacles. A condition is recommended to be applied for details of their storage to be provided and agreed prior to first occupation of the dwellings and for the facilities to be in place prior to first occupation and to be

retained thereafter to serve the properties to ensure that adequate facilities are provided.

Summary and Conclusion

- 3.49 The proposed development brings forward a design which respects the residential amenity of the occupiers of surrounding properties to the east by keeping the dwellings facing them single storey in scale. This ensures that the scale and massing of the buildings is not imposing when viewed from these properties and works with the gradient of the site to deliver 2 ½ storeys to the west elevation facing onto the proposed garden areas for the new dwellings, which provide good sized gardens to serve the dwellings. The contemporary design responds to the topography of the site and, whilst a different design approach to the more traditional properties surrounding, does pick up on the palette of materials found locally.
- 3.50 It is considered that the access to the site and the parking arrangements are acceptable.
- 3.51 This is considered to represent an appropriate form of development whereby the balance of considerations weigh in favour of approving planning permission. There is therefore a recommendation to approve planning permission, subject to the recommended conditions as set out above.
- 3.52 This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 and with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

S21A (Settlement Limits)

EN4 (Flood Risk)

EN5 (Heritage Assets)

EN7 (Contaminated Land)

EN8 (Biodiversity Protection and Enhancement)

EN11 (Legally Protected and Priority Species)

EN12 (Woodlands, Trees and Hedgerows)

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

Environment Agency - The submitted Flood Risk Assessment is acceptable and demonstrates that the proposed development will be safe from flooding over its lifetime. We therefore remove our objection to this proposal.

Using the 2005 WSP model of the Aller Brook it demonstrates that the siting of the proposed development is, in fact, outside the design flood event outline. Furthermore, comparing levels of the design flood event to finished floor level reveals that there is over 750mm of freeboard. This precautionary approach is acceptable.

Drainage - We recommend that the application is not determined until the proposed location of the dwellings has been justified and a satisfactory Flood Risk Assessment (FRA) and surface water drainage strategy has been submitted and approved.

Case Officer Note: FRA subsequently submitted and Environment Agency has approved its content.

Devon County Council (Highways) - Further information has been submitted with this application stating the visibility splays will be offset by 1 metre in both directions which means that the visibility splays will be within highway land therefore there will be no obstructions over 600mm.

The County Highway Authority has no objection to this proposal.

Environmental Health - Recommend approval subject to conditions.

Due to the close proximity of residential dwellings complaints of noise nuisance are likely to be received during the construction period.

Works likely to give rise to significant noise levels, which will include vehicle movements, should be restricted to the following times

Monday - Friday	0800 - 18:00
Saturday	0800 - 13:00

There should be no works outside of these times, on Sundays or on Bank Holidays.

Deliveries and collections of materials should only be carried out during the above mentioned times.

The disposal of waste should be by alternative means other than by burning.

Environmental Health (Contaminated Land) - Recommend unsuspected contamination condition be applied if minded to approve to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.

Biodiversity Officer - Controls are needed to retain a dark corridor beside the Aller Brook and the railway, for South Hams SAC bats.

The application site is within a South Hams SAC strategic flyway centred on the railway/brook. It is important for the bats to retain the remaining tree cover

alongside the railway/brook to provide a dark corridor for the greater horseshoe bats to follow. As well as protecting these trees during construction it is important that they are retained subsequently. It is also important to limit light falling on this corridor.

As well as requiring the applicant/developer to retain these trees, can a mechanism be found to prevent felling of the trees by new residents, please?

Condition recommended: No external lighting shall be installed on or in association with the new dwellings, except low intensity, warm spectrum PIR security lighting on a short timer (2 minutes maximum) mounted on the eastern elevation. Reason: For the benefit of legally protected species.

Tree Officer - Owing to the removal of a number of trees recently no significant trees remain that will be adversely affected by the proposal.

Natural England - Natural England has no comments to make on this application.

Conservation Officer - We do not wish to comment on this application and will accept the case officer's decision.

Devon County Council (Archaeology) - The proposed development occupies the former site of Underhill House shown on the mid-19th century Tithe Map, the age of this building is unknown and appears to have been demolished with the construction of the road and railway bridge in the later 19th century. The proposed development has the potential to expose archaeological and artefactual deposits associated with the historic settlement at Kingskerswell, in particular Underhill House.

For this reason and in accordance with paragraph 141 of the *National Planning Policy Framework (2012)* and the supporting text in paragraph 5.17 of the *Teignbridge Local Plan Policy EN5 (adopted 2013)*. I would advise that any consent your Authority may be minded to issue should carry the condition as worded below, based on model Condition 55 as set out in Appendix A of Circular 11/95, whereby:

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 Local 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, in accordance with paragraph 141 of the National Planning Policy Framework (2012) and the supporting text in paragraph 5.17 of the Teignbridge Local Plan Policy EN5 (adopted 2013), that an appropriate record is made of archaeological evidence that may be affected by the development.*

I would envisage a suitable programme of work as taking the form of a staged programme of archaeological works, commencing with the excavation of a series of evaluative trenches to determine the presence and significance of any heritage assets with archaeological interest that will be affected by the development. Based on the results of this initial stage of works the requirement and scope of any further archaeological mitigation can be determined and implemented either in advance of or during construction works. This archaeological mitigation work may take the form of full area excavation in advance of groundworks or the monitoring and recording of groundworks associated with the construction of the proposed development to allow for the identification, investigation and recording of any exposed archaeological or artefactual deposits. The results of the fieldwork and any post-excavation analysis undertaken would need to be presented in an appropriately detailed and illustrated report.

South West Water - The applicant/agent is advised to contact South West Water to ensure compliance with South West Water requirements and a condition is recommended to emphasise that foul drainage from the development and no other drainage shall be connected to the public foul or combined sewer.

6. REPRESENTATIONS

One objection letter has been received raising the following summarised objections:

1. The proposal will include parking for a total of 4 cars per dwelling, making a total of eight vehicles. Pound Lane is very narrow and could not possibly sustain an additional 8 vehicles entering and exiting onto Pound Lane;
2. There are already numerous problems with parking in Pound Lane caused by visitors and staff visiting Bessemont House Nursing Home on both sides of Pound Lane and any additional vehicular access will only make the situation much worse;
3. The access to the site would have sub-standard sight lines and the access gradient of the driveway would be much less than the requirements for disabled access of 5% (1 in 20);
4. Emergency vehicles already experience difficulties in accessing 1 to 9 Pound Lane and other properties to the north of the proposed access, as these vehicles cannot access Pound Lane from the entrance to Pound Lane from School Lane due to the 90 degree bend at the entrance to the private driveway serving 1 to 9 Pound Lane;
5. The proposed driveway is in the flood plain of Aller Brook, which is now classified as Mains River, and an Environment Agency acceptable Flood Risk Assessment has not been provided with the planning application.

7. PARISH COUNCIL'S COMMENTS

Kingskerswell Parish Council have commented that this application has been requested to go to Committee, but we would like to add that in the opinion of the parish council the application should be refused.

- The proposed building would impinge on the flood plain of the adjacent waterway;

- The proposed dwellings will adversely affect immediate neighbours in both view and additional traffic on a very narrow access lane;
- We are under the impression, on advice from the occupiers of neighbouring houses, that the area has historically been a conservation area;
- The necessary building works will cause an unacceptable strain on the immediate locality and significantly affect the quality of life of the inhabitants of neighbouring houses.

8. COMMUNITY INFRASTRUCTURE LEVY

The proposed gross internal area is 288.09. The existing gross internal area in lawful use for a continuous period of at least six months within the three years immediately preceding this grant of planning permission is 120.01. The CIL liability for this development is £14,079.34. This is based on 168.08 net m² at £70 per m² and includes an adjustment for inflation in line with the BCIS since the introduction of CIL.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

