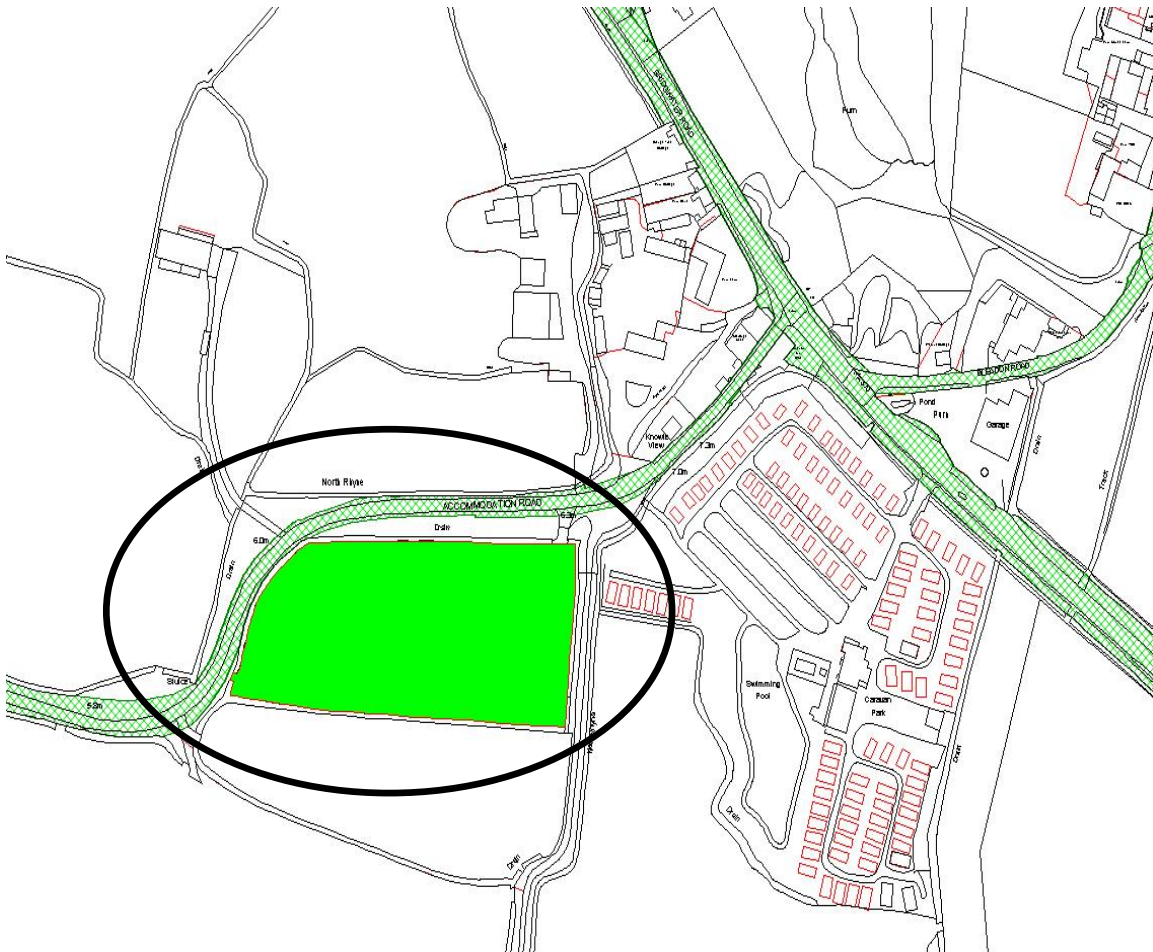


Planning and Regulatory Committee 11.05.16

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APPLICATION NO: 15/P/2304/F	CASE OFFICER: Mike Cole
APPLICANT: Mr A Mackenzie	
PARISH/WARD: Bleadon/Hutton and Locking WARD COUNCILLOR(S): Cllr E D Ap-Rees Cllr T Porter	TARGET DATE: 28 December 2015
SITE ADDRESS: Land at Accommodation Road, Bleadon, BS24 0AP	

LOCATION PLAN: The following plan shows the general location of the site only and is for illustrative purposes. The circle identifies the location of the site and is not a representation of the site boundaries. The site boundaries and other details submitted with the application can be viewed on the council's website at www.n-somerset.gov.uk. This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office © Crown copyright and database rights 2016 Ordnance Survey 100023397. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form



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8. **Section 1: 15/P/2304/F Change of use of land from a mixed use of agriculture and seasonal car boot sales to use as a Holiday Lodge and caravan site at Land at Accommodation Road, Bleadon, BS24 0AP**

DEPARTURE FROM DEVELOPMENT PLAN POLICIES

Summary of recommendation

It is recommended that the application be **APPROVED** subject to conditions. The full recommendation is set out at the end of this report.

The Site

These roughly rectangular fields of approx. 17,500 m² in area are located on the south side of Accommodation Road 150m west of its junction with the A370 Bridgwater Road. Purn Caravan Park which is accessed from the A370 is situated to the east of the site. The fields are flat and are bounded by hedgerows and rhyes. Access from Accommodation Road is via a field gate in the north east corner. The fields have a network of gravelled drives in connection with their use for car boot sales.

The Application

Full permission is sought for:

- The change of use of the land to a static caravan site. The “caravans” would be lodges which fall within the statutory definition of a caravan due to their form and transportability.
- The caravans/lodges would be timber clad units of various sizes with 2 bedrooms.
- Amended layout plan indicates the provision of 57 caravan units, a site manager’s unit, a 12 space visitors car park and a central play area, all served by a network of gravelled drives.
- Retention of a central hedgerow and supplementary planting around perimeter

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Relevant Planning History

Year	Reference	Proposal	Decision
2014	14/P/1928/EIA1	Screening opinion as to whether an EIA is required for a change of use of the land from car boot sales to use as a caravan site	No EIA needed
2005	05/P/0778/F	Retrospective application for change of use of agricultural land to car parking ancillary to car boot market and existing consolidated tracks	Approved
2004	04/P/2977/LUE	Certificate of lawfulness for the existing use of the site for car boot sales on Fridays, Saturdays and Bank Holidays for a period two weeks before Easter until mid-October, stationing of portable toilets and formation of access track	Approved

Policy Framework

The site is affected by the following constraints:

- Outside the settlement boundary for Weston super Mare
- Within flood zone 3a

The Development Plan

North Somerset Core Strategy (NSCS) (adopted April 2012)*

The following policies are particularly relevant to this proposal:

Policy Ref	Policy heading
CS1	Addressing climate change and carbon reduction
CS3	Environmental impacts and flood risk management
CS5	Landscape and the historic environment
CS10	Transport and movement
CS11	Parking
CS12	Achieving high quality design and place making
CS20	Supporting a successful economy
CS22	Tourism Strategy

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* Core Strategy - High Court Challenge

Following a legal challenge to the adopted Core Strategy, Policy CS13 (housing requirement) was remitted back to the Planning Inspectorate for re-examination. In addition, Policies CS6, CS14, CS19, CS28, CS30, CS31, CS32, CS33 were also remitted on the grounds that should the housing requirement be increased, then this may have consequences for one or more of these policies. All other policies remain adopted. Policy CS13 was approved by the Secretary of State on 18 September 2015 and forms part of the development plan. The next stage is the examination of the other remitted policies.

North Somerset Replacement Local Plan (NSRLP) (saved policies) (adopted March 2007)

Three NSRLP policies were not saved in March 2010. The Core Strategy supersedes some but not all of the remainder. It does not fully supersede the policies listed below.

The following policies are particularly relevant to this proposal:

Policy Ref	Policy heading
ECH/8	Mendip Hills Area of Outstanding Natural Beauty
ECH/15	Coastal zone
E/9	New or extended hotel accommodation and tourist facilities
E/10	Camping and caravan sites
T/6	Parking standards
T/10	Highway safety, traffic and the provision of infrastructure associated with development

Other material policy guidance

National Planning Policy Framework (NPPF) (March 2012)

The following is particularly relevant to this proposal:

Section No	Section heading
1	Building a strong, competitive economy
3	Supporting a prosperous rural economy
10	Meeting the challenge of climate change, flooding and coastal change

Emerging Development Plan

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The Sites and Policies Plan Part 1: Development Management Policies is currently out for consultation on the proposed Main Modifications following the examination hearings in November 2015 and the Inspector's interim report which was received on 13 November 2015. The consultation on the proposed Main Modifications ended on 2nd March 2016 and, following this, the Inspector's final report was received on 26 April 2016. The plan making is now in its final stages and close to adoption so policies within the plan carry significant weight in accordance with paragraph 216 of the NPPF and can be used to determine planning applications.

The following policies are particularly relevant to this proposal:

Policy	Policy heading
DM1	Flooding and drainage
DM10	Landscape
DM11	Mendip Hills Area of Outstanding Natural Beauty
DM24	Safety, traffic and provision of infrastructure etc associated with development
DM28	Parking standards
DM58	Camping and caravan sites

Supplementary Planning Documents (SPD) and Development Plan Documents (DPD)

- North Somerset Parking Standards SPD (adopted November 2013)
- North Somerset Landscape Character Assessment SPD (adopted December 2005)
- Biodiversity and Trees SPD (adopted December 2005)

Consultations

Copies of representations received can be viewed on the council's website. This report contains summaries only.

Third Parties: One letter of objection has been received. The principal planning points made are as follows:

- Caravans would be sited on land within flood zone 3 and would be vulnerable to flooding
- The site is located away from the main tourist areas in the area and will therefore lead to an increase in traffic
- New provision should be steered towards existing sites where there is room for expansion.

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Bleadon Parish Council: “The council request that the developer be asked to contribute to mitigating the traffic issues likely to be caused by the development particularly at the road junction”

Environment Agency:

Providing the Local Planning Authority is satisfied the requirements of the Sequential Test under the National Planning Policy Framework (NPPF) are met, the Environment Agency would have no objection, in principle, to the proposed development, subject to the inclusion of conditions and informatives.

Axe Brue Drainage Board:

Initially objected to the development on the grounds that the Board’s ability to maintain the adjacent culverted watercourse may be restricted. However discussions with the agent have resolved this concern subject to a conditions requiring details of the management of the adjoining water courses to be submitted.

Wessex Water:

There are no Wessex Water apparatus in the area. The LPA must satisfy itself that the applicant can make satisfactory arrangements for the disposal of foul sewage from the site. The applicant has not indicated how surface water is to be disposed of. Consultation with the Drainage Board is recommended to ensure safe disposal.

Principal Planning Issues

The principal planning issues in this case are (1) The principle of development in this location, (2) Landscape impact, (3), Highway safety issues and (4), Flooding issues.

Issue 1: The principle of the Proposed Development in this Location

The development of a caravan site in this area needs to be considered in the light of NPPF advice in para 28. This states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local plans should support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in

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appropriate locations where identified needs are not met by existing facilities in rural service centres.

Policy CS22 of the Core Strategy also supports the provision of new, improved and replacement visitor and tourist facilities across the District provided they:

- 1) are of an appropriate scale and improve the quality and diversity of the tourist offer;
- 2) maximise, where possible, any opportunities for access by means other than the car;
- 3) support conservation and economic development objectives; and
- 4) have no adverse implications for the environment, local amenity and character of the area.

In respect of Weston super Mare the focus is on encouraging proposals that support the development of a vibrant, modern town with a broad appeal. This is to be achieved through broadening the range of visitor attractions in the town and improving the range and quality of accommodation including hotels, giving priority to locations within the seafront area.

Policy DM58 of the Sites and Policies Plan Part 1 states that planning permission will be granted outside the Green Belt and AONB for new or extended touring and static caravan sites provided that the proposal does not harm the character of the area, there is safe and convenient access to the local highway network and neighbours are not adversely affected.

Policy E/10 of the NSRLP, which is now effectively superseded by the new Sites and Policies Plan, has an additional clause requiring proposals to be accompanied by evidence supporting the demand for the additional provision. Such a clause was originally proposed to be included in Policy DM58 but this was found not to be in compliance with the NPPF by the inspector in the local plan inquiry and so it has been deleted. It therefore no longer carries any weight.

The applicant has submitted additional details indicating that the proposed caravans would be of a 'timber lodge' style of design to provide a higher quality of development when compared with the metal caravans more commonly present in the area. It is considered that such units would enhance the quality and diversity of tourist provision in the area which would be of benefit to the tourist economy. The applicant has also submitted an amended layout plan showing the provision of some facilities on site in order to provide some amenities for visitors (a play area) and a parking area for 12 visitor's cars at the entrance.

The site would be well placed to benefit from its location near to the proposed wake boarding facility recently granted consent on land to the south of the site.

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There is also convenient access to the wider tourist facilities of Weston and the surrounding rural area via the A370 which is a bus route.

It is considered that the proposed development is acceptable in principle and is considered to comply with NPPF Guidance in Para 28, policy CS22 of the Core Strategy and policy DM58 of the Sites and Policies plan Part 1 for these reasons. Landscape impact is examined in Issue 2 below.

The development is considered to comply with NPPF Guidance in Para 28, policy CS22 of the Core Strategy and policy DM58 of the Sites and Policies plan Part 1 for these reasons.

Issue 2: Landscape Impact

Policy C5 of the Core Strategy specifies that the diversity and quality of North Somerset's landscape will be protected and enhanced by careful, sensitive management and design of development. Policy DM10 of the Sites and Policies Plan Part 1 requires that development should not have an adverse impact on the designated landscape character of the District as defined in the Landscape Character Assessment SPD. Development should be carefully integrated into the natural, built and historic environment, aiming to establish a strong sense of place, respond to local character and reflect the identity of local surroundings whilst minimising landscape impact.

The site is sited on flat, low lying land and is bounded by hedgerows and ditches. The proposed layout indicates that an existing hedgerow in the centre of the site would be retained. Further planting is indicated on the boundaries of the site which could be secured by condition. The site is located in the immediate vicinity of another static caravan park (Purn Holiday Park) and there are a mix of residential and commercial uses located to the north east.

It is considered that the site would be well screened from close up views for users of Accommodation Road and would also not be prominent in the wider landscape given the dense pattern of hedgerows in the area and the proximity of scattered built development to the north east. The proposal involves the retention and reinforcement of the historic field boundaries, one of the elements of the landscape strategy for the area set out in the Landscape Character Assessment SPD.

These factors result in the proposal having little impact on the surrounding landscape and therefore satisfying policies C5 and DM10 as well as Landscape Character Assessment SPD.

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Issue 3: Highway safety Issues

Policy T/10 and DM24 require development proposals not to prejudice highway safety or emergency vehicle access. Development will only be permitted if it is not likely to lead to an unacceptable degree of traffic congestion and can be readily be integrated with public transport, cycleway and footpath links. Any proposals will also need to provide additional parking in accordance with the Council's Parking SPD.

The applicant has submitted a transport assessment that indicates that the development will provide employment for between 6 – 9 staff and will be occupied for 11 months a year. The Assessment predicts that the traffic generation is likely to be 6 employee and 26 customer, two way movements during the week day morning and evening peak periods respectively. The analysis predicts that the proposal will lead to a 77% decrease in weekend traffic volumes when compared with the existing car boot sales operation. The analysis is considered to be robust and demonstrates that the proposal is unlikely to lead to a significant increase in localised traffic volumes.

Parking standards are set out in the Council's Parking SPD. The SPD specifies that 1 space is required per unit with 1 space per 10 units for visitors and 1 space per 2 staff. The application indicates that sufficient spaces are to be provided to meet this standard. A condition is proposed to ensure that these spaces are provided prior to the opening of the park.

In respect of access the submitted plans indicate that it is proposed to utilise the existing field gate access in the north east corner of the site. Site observations indicate that sufficient visibility would be provided and on this basis the arrangement is considered suitable to serve the scale of the development.

In respect of general highway safety a number of safety improvements have been recently undertaken to improve the safety of the road junction between Accommodation Road and the A370. However it is considered that the developer should be required to make a section 106 planning contribution towards the funding of further safety improvements to the junction. Accordingly a contribution of £1,000 towards highway improvement schemes on Accommodation Road at the junction is required. This requirement is incorporated in the recommendation

A construction management plan should also be submitted to and approved by the LPA to ensure that the necessary works to connect any new surfacing to the highway (which will necessitate partial road closure) can be undertaken in a safe manner.

The development will comply with policies T/10 and DM24 on this basis

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Issue 4: Flooding and Drainage Issues

Policy CS3 of the Core Strategy states that development in flood zones 2 and 3 will only be permitted where it is demonstrated that it complies with the sequential test set out in the NPPF and, where applicable, the exceptions test.

A flood risk assessment has been submitted with the application. This classifies the proposed land use as 'More Vulnerable' as classified in the NPPF Technical Guidance. Give the location within flood zone 3a it is necessary for the development to pass the sequential and exceptions tests.

The sequential test information submitted seeks to argue that the area of search should be limited to the Bleadon area as the facility is intended to relate to the proposed wake park water facility recently granted consent on land to the south of the site. Consideration was given to an Authority wide test to attempt to find similar sites within close proximity to an all year round leisure facility but this was not considered to be practicable in this instance due to the fact that there were no other similar types of leisure facility in the North Somerset area to use as a base for the search.

Estate agents were approached to ascertain whether there was any available land at lower risk of flooding within the test area but no such parcels of land were found to be available within the search area. It is concluded that the sequential test information is reasonably robust and that the test should therefore be considered to be passed.

In respect of the Exceptions Test, the FRA sets out to demonstrate that the development will provide wider sustainability benefits to the community that outweigh the flood risk and that the development will be safe for its lifetime taking into account the vulnerability of its users without increasing flood risk elsewhere.

The FRA argues that the development will provide economic benefits through the creation of employment, increased social benefits to the viability of the local community and the protection of the environment through the retention and augmentation of soft landscaping features across the site.

In respect of safety the FRA seeks to argue that flood risk can be adequately managed subject to conditions and mitigation measures. There is no increase in the amount of impermeable surfaces across the site. As a consequence the development will continue to allow run-off water to be collected in the existing land drainage system without any additional flood risk.

The Sequential and Exceptions tests are therefore considered to be passed and compliance with policy CS3 and the NPPF Technical Guidance is achieved.

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Natural Environment and Rural Communities (NERC) Act 2006

The proposed development will not have a material detrimental impact upon bio-diversity subject to a planning condition requiring the submission of an ecological report.

The Crime and Disorder Act 1998

The proposed development will not have a material detrimental impact upon crime and disorder.

Financial Contributions

No new homes bonus contributions will be payable from this scheme.

Conclusion

The development is considered to be acceptable in principle complying with policy DM58 of the Sites and Policies Plan Part 1 given it has a limited impact on the landscape, has reasonably convenient access to the local road network and will not have an adverse impact on neighbouring residents, thus satisfying policy CS22 and DM58.

The proposal will have only a limited impact on the landscape given it is not prominent either from close up or from more distant views, thus satisfying policy C5 of the Core Strategy and the Landscape Character Assessment SPD.

The impact on highway safety and the level of traffic on the local highway network can be managed by the use of conditions and by the developer making of a contribution towards further highway safety improvements to the junction between Accommodation Road and the A370, thus satisfying policies T/10 and DM24.

Flooding concerns are adequately managed in respect of the safety of customers and limiting surface water runoff, thus satisfying policy CS3 and the NPPF Technical Guidance on flooding.

RECOMMENDATION: Subject to the completion of a Section 106 Agreement to secure a contribution of £1,000 towards highway safety improvement works to Accommodation Road in the vicinity of its junction with the A370 Bridgwater Road the application be **APPROVED** (for the reasons stated in the report above) subject to the following conditions:-

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

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents to be listed on the decision notice.

Reason: For the avoidance of doubt and in the interest of proper planning.

3. No more than 57 caravans or lodges in total shall be stationed on the land at any time.

Reason: To ensure that the development has a minimal impact on the landscape in order to comply with policies CS5 of the Core Strategy and DM10 of the Sites and Policies Plan Part 1 (as proposed to be modified January 2016).

4. The holiday lodges or caravans shall not be occupied as a person's sole or main place of residence. The lodges or caravans hereby permitted shall be used for the purpose of self-catering holiday accommodation and for no other purpose, including short term residential leases or any other purpose in Class C3 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 amending, revoking and re-enacting that Order with or without modification). No caravan or lodge shall be occupied until details of a register of holiday bookings have been submitted to and agreed in writing by the local planning authority. A copy of the completed register in a format to be agreed with the local planning authority shall be sent to them on the 31 March each year.

Reason: To ensure that the holiday lodges/caravans are not occupied as primary residences in order to comply with policies H/8 of the North Somerset Replacement Local Plan (saved policy) and CS33 of the Adopted Core Strategy.

5. The finished surface of the proposed internal access roads together with any proposed improvements to rights of way within the site shall be constructed, finished and maintained in accordance with details to be submitted to and approved in writing by the local planning authority

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and no subsequent alterations shall be made to the construction or finish without the prior written permission of the local planning authority.

Reason: To ensure that the appearance and safety of the proposed driveways is acceptable in order to comply with policies GDP/3 & T/10 of the North Somerset Replacement Local Plan (saved policy) and DM32 & DM24 of the Sites and Policies Plan Part 1 (as proposed to be modified January 2016).

- 6 Before the commencement of development, a Landscaping and Ecological Management Plan shall be submitted to and approved in writing by the local planning authority. The Plan shall cover a ten year period and include measures for the establishment and management of semi-rural habitats within the site, including planting schedules and details of on-going management. This shall also include details of the design and planting of waterbodies within the site, location of bird nesting and bat roosting features and other measures to maximise biodiversity interest, this shall include a timetable for management activities as well as a monitoring schedule.

Reason: To ensure that the development preserves and enhances the site's potential for habitat creation and enhancement in order to comply with policies ECH/11 of the North Somerset Replacement Local Plan (saved policy) and DM8 of the Sites and Policies Plan Part 1 (as proposed to be adopted January 2016).

7. No development shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include: a plan showing all the existing boundary habitats including hedgerows, trees, scrub and grassland to be retained, with retention of the identified/proposed buffer zones and open space to provide continuous green corridors; proposed dark corridors; existing and proposed finished levels or contours; boundary treatments; vehicle parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures e.g. furniture, play equipment, refuse or other storage units, signs, etc.; proposed and existing functional services above and below ground e.g. drainage, power, communications cables, pipelines etc. indicating alignments, levels, access points, supports as relevant; water features; an implementation programme, including phasing of work where relevant. Details of soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with tree, plant and grass establishment); schedules of plants noting

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species, tree and plant supply sizes and proposed numbers/densities where appropriate.

All wildlife buffer zones shall be a minimum of 5.0 metres in width and these and the proposed dark corridors shall be demarked in a manner to be agreed prior to commencement of development. No lodges/caravan, hardstandings or other items shall be formed, placed or stored within these areas.

The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied or in accordance with the agreed implementation/phasing programme. The completed scheme shall be managed and/or maintained in accordance with an approved scheme of management and/or maintenance.

All planting (retained or planted), seeding or turfing comprised in the approved details of landscaping which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that acceptable landscaping and ecological enhancement measures are incorporated into the scheme of development in order to comply with policies CS4, CS5 & CS12 of the Core Strategy, Polices GDP/3 & ECH/11 of the North Somerset Replacement Local Plan (saved policy) and policies DM8 & DM32 of the Sites and Policies Plan Part 1 (as proposed to be modified January 2016).

8. All the trees and hedges shown on the landscaping plan as approved under condition 7 as "to be retained" and/or any trees whose canopies overhang the site shall be protected by strong fencing, the location and type to be previously approved in writing by the local planning authority. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority. In this condition "retained tree" means an existing tree that is to be retained in accordance with the approved plans and particulars.

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Reason: To ensure that trees to be retained are adequately protected in accordance with policies CS12 of the Core Strategy, GDP/3 of the North Somerset Replacement Local Plan (saved policy) and DM32 of the Sites and Policies Plan Part 1 (as proposed to be modified January 2016).

9. Prior to the stationing of any caravan or lodge on the site, whether initially or as a replacement, full details of the caravan or lodge shall be submitted to the local planning authority for its approval. The details shall include the siting of the caravan/lodge, its dimensions, design and details of all external materials. The finished floor level shall be at least 0.5 metres above the existing ground level adjacent to the building. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed lodges are of a high quality of design in this sensitive landscape in order to comply with policies CS5 of the Core Strategy and DM10 of the Sites and Policies Plan Part 1 (as proposed to be modified January 2016).

10. No development shall commence until a drawing showing the location of the proposed parking spaces for each of the approved units has been submitted to and approved in writing by the local planning authority. No caravan/lodge shall be occupied until space/s has/have been laid out within the site in accordance with the approved drawing and that space shall thereafter be kept available at all times for the parking of vehicles by residents of the holiday lodges and shall not be used for any other purpose and no subsequent alteration shall be made without the prior written permission of the local planning authority.

Reason: to ensure that each lodge is provided with adequate parking space in accordance with policies T/6 of the North Somerset Replacement Local Plan (saved policy) and DM28 of the Sites and Policies Plan Part 1 (as proposed to be modified January 2016).

11. Details of the proposed reception building located at the entrance to the site, together with details of its detailed intended use in connection with the approved development, shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development and no subsequent alterations shall be made without the prior written permission of the local planning authority. The submitted details shall include floor plans, a section, elevations (noting the proposed external finishes) drawn at a scale of not less than 1:100 together with a site plan at a scale of not less than 1:200. The finished

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floor level shall be at least 0.5 metres above the existing ground level adjacent to the building. The development shall be carried out in accordance with the approved details.

Reason: to ensure that the proposed design of the building is appropriate to its location in accordance with policies GDP/3 of the North Somerset Replacement Local Plan (saved policy), CS12 of the Adopted Core Strategy and DM32 of the Sites and Policies Plan Part 1 (as proposed to be modified January 2016).

12. The proposed reception building shall not be used at any time for any purpose other than the provision of information, assistance and services to holiday makers resident on the site. At no time shall there be any residential use of the reception building or any entertainment or amplified music provided from this building or any other part of the lodge/caravan site hereby approved.

Reason: to ensure that the development does not have a significant impact on the living conditions of neighbours and that no permanent residential use becomes established on the site in accordance with policies CS3 & CS33 of the Adopted Core Strategy, Policy H/8 of the North Somerset Replacement Local Plan (saved policy), and DM32 of the Sites and Policies Plan Part 1 (as proposed to be modified January 2016).

13. No building, caravan or lodge hereby permitted shall be occupied until works for the disposal of sewage and surface water shall have been provided on the site to serve the development hereby permitted, in accordance with details that have first been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development is served by a satisfactory system of foul and surface water drainage and in accordance paragraph 17 and sections 10 and 11 of the National Planning Policy Framework, the Technical Guidance to the National Planning Policy Framework (March 2012), policy CS/3 of the North Somerset Core Strategy and DM1 of the Sites and Policies Plan Part 1 (as proposed to be modified January 2016).

14. No development shall commence until a watercourse maintenance plan has been submitted to and approved in writing by the local planning authority. The watercourses shall thereafter be managed in accordance with the plan unless any variation is first submitted to and approved by the local planning authority.

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Reason: To ensure that the development is served by a satisfactory system of surface water drainage and in accordance paragraph 17 and sections 10 and 11 of the National Planning Policy Framework, the Technical Guidance to the National Planning Policy Framework (March 2012), policy CS/3 of the North Somerset Core Strategy and DM1 of the Sites and Policies Plan Part 1 (as proposed to be modified January 2016).

15. No development shall commence until a detailed lighting design has been submitted to and approved by the local planning authority. This shall set out details of all forms of temporary and permanent lighting provision proposed, including the type and location of the lights, existing and proposed lux levels and lighting contours. The lighting design shall provide for dark corridors along the hedgerows to be retained on site, to be restricted, between dusk and dawn, to a maximum light level not exceeding 1 lux. The external lighting shall be installed and operated in accordance with the approved details and shall not be varied without agreement in writing by the local planning authority.

Reason: to ensure that the lighting of the site does not have an unsatisfactory impact on protected species of Bat that may resort to the area in accordance with policies ECH/11 of the North Somerset replacement Local Plan (saved policy), policy CS4 of the Adopted Core Strategy and policy DM8 of the Sites and Policies Plan Part 1 (as proposed to be modified January 2016).

16. No buildings, external storage or structures, whether permanent or temporary shall be erected on the site unless otherwise agreed in writing with the local planning authority.

Reason: to ensure that the development does not have a unsatisfactory impact on the landscape in accordance with policies CS5 of the Adopted Core Strategy and policy DM10 of the Sites and Policies Plan Part 1 (as proposed to be modified January 2016).

17. Before the commencement of development a scheme for the prevention of pollution during the construction phase shall be submitted to and approved by the local planning authority. The scheme should include details of the following: site security, fuel delivery, storage, (including any temporary bunding) and use, a method statement as to how minor and major spillage of contaminants will be addressed (including the containment of silt/soil contaminated by run-off and the disposal of contaminated drainage), provision for the induction of all the

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workforce, including sub-contractors highlighting pollution prevention and awareness.

Reason: In order to ensure that adjoining watercourses are not polluted as a result of construction activity on site in accordance with policy CS3 of the Adopted Core Strategy.

18. Prior to the commencement of development a construction management plan shall be submitted to and approved in writing by the Local Planning Authority indicating the necessary works to connect any new surfacing of the access to the highway (which will necessitate partial road closure) can be undertaken in a safe manner. The work shall be implemented in accordance with the approved scheme.

Reason: to ensure that the works to improve the site access are undertaken without adversely affecting highway safety in accordance with policies T/10 of the North Somerset replacement Local Plan(saved policy) and policy DM24 of the Sites and Policies Plan Part 1 (as proposed to be modified January 2016).

19. Prior to the first occupation of the development hereby approved the applicant shall prepare for the future occupiers of the caravans/lodges a Flood Warning Evacuation Plan. This plan shall address the matters required pursuant to the advice in the Planning Practice Guidance. Once prepared the Flood Warning Evacuation plan shall be fully implemented and a complete copy kept within the caravans/lodges to which this decision relates to allow the plan to be inspected at any time.

Reason: To limit the risk of flooding by ensuring the provision of satisfactory means of flood management and incident response on the site in accordance with paragraph 17 and sections 10 and 11 of the National Planning Policy Framework, the Planning Practice Guidance and policy CS/3 of the North Somerset Core Strategy.