

Committee Site Visit Report

Planning, Housing and Health
North Devon Council
Lynton House, Commercial Road,
Barnstaple, EX31 1DG

Application No: 75131
Application Type: Full application
Application Expiry: 7 July 2022
Extension of Time Expiry:
Publicity Expiry: 20 May 2022
Parish/Ward: GOODLEIGH/LANDKEY
Location: Tree Beech Rural Enterprise Park
Gunn
Barnstaple
Devon
EX32 7NZ

Proposal: Expansion of enterprise park (Phase 2) forming a series of 8 new industrial units of various sizes for rental

Agent: Mr Matthew Steart
Applicant: Mr Richard Huxtable
Planning Case Officer: Mr R. Bagley
Departure: N
EIA Development:
EIA Conclusion:
Reason for Report to Committee: The application is called to Planning Committee by Councillor Lane to discuss the following:

- Highway Concerns as raised by the Highway Authority and residents
- Environmental Health, relating to storm and foul drainage and the wider context of Health and hygiene of the work place.
- Visual impact of the site
- Concerns from the sustainability officer, the full BNG Metric should be submitted to support the LEMP
- Condition of Hours of Work,
- Justification that there is a need for further Expansion of this site,
- Should there be a sequential test to show a need in this location.
- Previously under the Planning Manager, where there is considerable concerns raised by residents, the application was taken to the Planning Committee, this application would have an adverse impact on the residents of Goodleigh and Gunn.

Site Description

The existing site comprises an area of land to the south of the Tree Beech Rural Enterprise Park located in the open countryside, to the north west of the hamlet of Gunn. Within the Enterprise Park the proposal sites can be viewed from Acorn Way and from the concrete access road. The site is a well-established employment estate with a number of operational employment units operating under former B1 and B8 units. Phase 1 of the

development of the site was approved through application 62382, and subsequent Variation of Condition applications 65161 and 73633, and is currently under construction.



The site is accessed to the south, from the Class C481 Goodleigh to Brayford Road with established visibility splays, and then within the site along a concreted access track to the Enterprise Park.

The land bounding the site to the north, east, south and west is agricultural land. Approximately 23 km to the south are residential properties at South Park and to the east at Tree Beech. Approximately 24 km to the east are residential properties known as Grove Cottage, the Old Chapel and 1-7 Tree Close.



The site is to the immediate south of the phase 1 site, and comprises a relatively level parcel of land which has been cleared. The site is bounded to the south by a bund of earth, and to the east by a field hedgerow boundary. To the east the site is screened by the existing site.



The site is visible from a small section of a nearby Public Bridal Way running past Tree Beech Cottage to the east.



Visibility towards Barnstaple



Visibility towards Gunn

The site access into the C481 is laid out with grassed visibility splays and shows visibility in both directions within Gun.

The site is within Flood Zone 1 and the proposed development site is Grade 3 classified agricultural land, but is not actively farmed at present.

In terms of the site visit the site is accessed from the Goodleigh Road and parking is available within the site access road, or along Acorn Way within the site.

Planning History

Reference Number	Proposal	Decision	Decision Date
11228	Out app partial demolition of existing buildings & erection of 6 dwellings & garages plus conversion of remaining building to workshops access & parking at Tree Beech, Gunn, Barnstaple, Devon, EX32 7NZ	Full Planning Refusal	13 February 1990
16518	Proposed change of use of industrial unit to form auction rooms together with formation of access & car parking area at Tree Beech, Gunn, Goodleigh, Devon, EX32 7NZ	Full Planning Approval	29 March 1993
20759	Proposed change of use of auction rooms to form light industrial unit at South West Auctions, Gunn, Tree Beech, Goodleigh, EX32 7NZ	Full Planning Approval	5 December 1995
21531	Proposed variation of conditions 4-12 attached to consent 20759 (change of use of auction rooms to form light industrial unit) at South West Auctions, Tree Beech, Gunn, Goodleigh, Barnstaple, Devon, EX32 7NZ	Full Planning Approval	5 March 1996
17601	Proposed extension to existing site boundary to form additional car parking area (amendment to plan per 16518) at Tree Beech, Gunn, Goodleigh, Devon, EX32 7NZ	Withdrawn	21 January 1998
28059	Removal of condition 10 (closure of existing access) attached to planning permission 20759 (amended description)	Full Planning Approval	11 January 2000

Reference Number	Proposal	Decision	Decision Date
	at South West Auctions, Tree Beech, Gunn, Goodleigh, Barnstaple, EX32 7NZ		
32793	Retrospective application in respect of siting of non-illuminated directional sign to tree beech rural enterprise park at Land Pt OS 2958, Tree Beech, Gunn, Goodleigh, Barnstaple, Devon, EX32 7PA	Advert Refusal	3 May 2002
17940	Retrospective application in respect of unauthorised change of use of agricultural buildings and land as LPG bottling and siting of LPG storage tank. at Evoco, Tree Beech, Gunn, Goodleigh, Barnstaple, Devon, EX32 7NZ	Finally Disposed Of	17 May 2006
49413	Retrospective application for change of use of land & buildings from light industry to storage & distribution at Fagus Yard, Tree Beech Rural Enterprise Park, Gunn, Barnstaple, Devon, EX32 7NZ	Full Planning Approval	29 January 2010
62382	Expansion of enterprise park (amended scheme details & plans) at Tree Beech Rural Enterprise Park, Gunn, Barnstaple, Devon, EX32 7NZ	Full Planning Approval	31 July 2017
65161	Variation of condition 2 (approved plans) attached to planning permission 62382 (expansion of enterprise park) to allow changes to plans (amended plans) at Tree Beech Rural Enterprise Park, Gunn, Barnstaple, Devon, EX32 7NZ	Full Planning Approval	22 August 2018
70337	Variation of condition 2 (approved plans) attached to planning permission 65161 (variation of condition 2 (approved plans) attached to planning permission 62382 (expansion of enterprise park) to allow amended design based on reduction of site levels (amended plans) at Tree Beech Rural Enterprise Park, Gunn, Barnstaple, Devon, EX32 7NZ	Approved	6 July 2020
73633	Variation of condition 2 (approved plans) attached to planning permission 70337 to allow for substitution of relevant planning drawings relating to the design of the building at Tree Beech Rural Enterprise Park, Gunn, Barnstaple, Devon, EX32 7NZ	Approved	29 September 2021
70448	Erection of an additional 11 industrial units (phase 2) at Tree Beech Rural, Enterprise Park, Gunn, Barnstaple, Devon, EX32 7NZ	Withdrawn	28 February 2022

Constraints/Planning Policy

Constraint / Local Plan Policy	Distance (Metres)
Adopted Existing Strategic Footpath/Cycleway: Other Footpath/Cycle Routes	Within constraint
Advert Control Area Area of Special Advert Control	Within constraint
Ancient Woodland: MIDDLE DEAN/TREE BEECH Ancient Replanted Woodland	69.07
Ancient Woodland: NULL Ancient Replanted Woodland	93.61
Burrington Radar Safeguard Area consultation required for: All buildings, structures, erections & works exceeding 90 metres in height.	Within constraint
Chivenor Safeguard Zone Consultation Any Development	Within constraint
Land is potentially contaminated with: Tanks	2.99
Landscape Character is: 5C Downland	Within constraint
Unclassified Road	
USRN: 27502979 Road Class: C Ownership: Highway Authority	Within constraint
USRN: 27503679 Road Class: Q Ownership: Private	Within constraint
Within Adopted Unesco Biosphere Transition (ST14)	Within constraint
Within Surface Water 1 in 1000	Within constraint
Within:, SSSI 5KM Buffer in North Devon, consider need for AQIA if proposal is for anaerobic digester without combustion plant	Within constraint
Within: Exmoor Heaths, SAC 10KM Buffer if agricultural development consider need for AQIA	Within constraint
SSSI Impact Risk Consultation Area	Within constraint

Consultees

Name	Comment
Arboricultural Officer	No comments received
Brayford Parish Council	No comments received
Building Control Manager	No comments received
Councillor D Luggar	No call in received
Councillor G Lane	<p>Call into Planning Committee to discuss the following:</p> <ul style="list-style-type: none"> - Highway Concerns as raised by the Highway Authority and residents - Environmental Health, relating to storm and foul drainage and the wider context of Health and hygiene of the work place. - Visual impact of the site

Name	Comment
	<ul style="list-style-type: none"> - Concerns from the sustainability officer, the full BNG Metric should be submitted to support the LEMP - Condition of Hours of Work, - Justification that there is a need for further Expansion of this site, - Should there be a sequential test to show a need in this location. - Previously under the Planning Manager, where there is considerable concerns raised by residents, the application was taken to the Planning Committee, this application would have a Adverse impact on the residents of Goodleigh and Gunn.
<p>DCC - Development Management Highways</p> <p>Reply Received 22 April 2022</p>	<p>Observations:</p> <p>The Transport Statement (TS) supporting the proposal is inadequate in some areas to show the impact of the proposal on the highway network.</p> <p>Section 3 of the TS includes traffic data from 2016. That is too old to be relevant to an application in 2022.</p> <p>Section 5 of the TS provides predicted existing traffic generation rather than actually carrying out a traffic count of traffic using the access. A count showing the current level of vehicles accessing the site is essential, particularly large vehicles, which are likely to increase greatly as a result of the proposal.</p> <p>The conclusion in paragraph 5.9 that the additional traffic would not be significant is not accepted, as it is based on both the 2016 data and a theoretical assessment of existing traffic from the site.</p> <p>Collision data presented does not include five collisions at and near Stone Cross House, one fatality, three 'serious' and one 'slight'.</p> <p>Nor does it include the 'serious' collisions between Goodleigh and Gunn. The increase in traffic from this proposal, particularly larger vehicles, is likely to result in an increase and worsening of severity of collisions along the entire road.</p> <p>The applicant should provide a more relevant assessment of traffic impacts addressing the points above, and look to provide additional traffic calming measures with Gunn and/or Goodleigh to mitigate the impact of additional conflict between users of this road which shall arise from the proposal.</p> <p>Recommendation:</p> <p>THE HEAD OF PLANNING, TRANSPORTATION AND ENVIRONMENT, ON BEHALF OF DEVON COUNTY COUNCIL, AS LOCAL HIGHWAY AUTHORITY, IS LIKELY TO RECOMMEND REFUSAL OF PLANNING PERMISSION, IN THE ABSENCE OF FURTHER INFORMATION</p>
<p>DCC - Development Management Highways</p> <p>Reply Received 3 May 2022</p>	<p>3/05/2022 15:38 - No Objections</p>

Name	Comment
<p>DCC - Lead Local Flood Authority</p> <p>Reply Received 10 May 2022</p>	<p>Recommendation: At this stage, we object to this planning application because we believe it does not satisfactorily conform to saved Policy ST03 linking to climate change of North Devon and Torridge Local Plan (2011 - 2031). The applicant will therefore be required to submit additional information in order to demonstrate that all aspects of the proposed surface water drainage management system have been considered.</p> <p>Observations: Underground systems cannot be considered as truly sustainable means of drainage because they do not provide the required water quality, public amenity and biodiversity benefits, which are some of the underpinning principles of SuDS. Consequently, above-ground SuDS components should be utilised unless the applicant can robustly demonstrate that they are not feasible; in almost all cases, above- and below-ground components can be used in combination where development area is limited. Two sets of discharge rates are proposed in the drainage strategy drawing. The applicant appears to be proposing the 2nd lot of rates but I am unsure how these are calculated and how long term storage has been accounted for within the design. We would require confirmation/evidence that the sewer in Phase 1 has been designed to take the flows from Phase 2. We would require maintenance schedules for the proposed network</p>
<p>DCC - Public Rights Of Way</p>	<p>No comments received</p>
<p>Designing Out Crime Officer</p> <p>Reply Received 20 April 2022</p>	<p>20/04/2022 09:17 - Re 8 new industrial units (phase 2) at Tree Beech Rural Enterprise Park Gunn - 20th April 2022 Thank you for this application, I have no objections in principle to the proposal. As industrial developments tend to evolve from inception to completion and the fact that in many instances, the intended occupier and the nature of their business is unknown even beyond completion, it is not possible to comment in any greater detail than the minimum recommended standards. The proposed buildings appear to be of a similar design to those of phase 1, where recesses and concealed areas are minimised, thus increasing surveillance opportunities. It is recommended roller shutter doors providing access for deliveries and other apertures where no other door is present must be certificated to a minimum of LPS 1175 Issue 8, Security Rating 3 and any roof light aperture be protected by roof lights certificated to LPS 1175: Issue 8, Security Rating 1 or above. Doors and windows should be to PAS 24:2016 as a minimum. Whilst it is recommended CCTV be included as part of the initial build process, it should not be seen as a universal solution to security problems. It can help deter vandalism or burglary and assist with the identification of offenders once a crime has been committed, but unless it is monitored continuously and</p>

Name	Comment
	<p>appropriately recorded, CCTV will be of limited value in relation to the personal security of staff and visitors. That being said, the provision and effective use of CCTV fits well within the overall framework of security management and is most effective when it forms part of an overall security plan. It is recommended an appropriate monitored CCTV and alarm system is installed as part of the overall security package for each unit with any lighting for the site compatible with the CCTV system.</p> <p>Care needs to be taken with regard to planting/landscaping, where applicable, so as to not create hiding places, areas of concealment for vehicle interference or impede surveillance opportunities.</p> <p>External illumination (compatible with any CCTV system installed) of entrance doors, parking spaces and observable building elevations when the buildings are unoccupied is recommended.</p>
Economic Regeneration Officer	No comments received
Environment Agency Reply Received 22 April 2022	<p>I have screened the proposal and cannot find any issues within our statutory remit to comment on. The only issues not confirmed within the application is how they propose to discharge any foul drainage from the site (mains connection or whether they are connecting to an existing non-mains system with an existing permit?).</p> <p>If the applicant could confirm the method to be proposed then we can confirm if we would wish to comment further.</p>
Environmental Health Manager Reply Received 29 April 2022	<p>I have reviewed this application in relation to Environmental Protection matters and comment as follows:</p> <p>1 Foul Drainage I raised a query in relation to foul drainage provision for occupiers of proposed industrial units at this site under application 70448. Enquiries made by the Planning Officer, Jean Watkins, indicated that new occupants would be using existing communal toilet facilities within the business park.</p> <p>It is important that suitable and sufficient provision is made for foul drainage in order to protect human health and avoid adverse impacts on the environment.</p> <p>Based on the scale of the existing Enterprise Park and the proposed added use by occupants of new industrial units, it appears likely that the existing system would be subject to Environment Agency environmental permitting requirements. Any existing permit may therefore need to be reviewed to confirm the system's capacity to take additional loadings.</p> <p>I recommend you ask the Applicant to confirm what foul drainage provisions are in place at the Enterprise Park, whether the system</p>

Name	Comment
	<p>operates under an Environment Agency permit and whether the Environment Agency have been made aware of proposed increased foul loadings associated with this Application. You may also wish to consult the Environment Agency directly on this matter.</p> <p>2 Land Contamination</p> <p>I do not expect land contamination issues to arise in relation to the proposals. However, I recommend the following condition be included on any permission to address the possibility of unexpected contamination being encountered during development works:</p> <p>- Contaminated Land (Unexpected Contamination) Condition Should any contamination of ground or groundwater be discovered during development of the site, the Local Planning Authority shall be contacted immediately. Site activities within that sub-phase or part thereof shall be temporarily suspended until such time as a procedure for addressing the contamination is agreed upon with the Local Planning Authority or other regulating bodies.</p> <p>Reason: To ensure that any contamination existing and exposed during the development is assessed and remediated as necessary.</p>
<p>Goodleigh Parish Council</p> <p>Reply Received 17 May 2022</p>	<p>17/05/2022 16:20 - Goodleigh Parish Council strongly objects to this application, for the reasons given in the attached response.</p>
<p>Open Space Officer</p> <p>Reply Received 28 April 2022</p>	<p>28/04/2022 11:15 - As a commercial development we would not be seeking a Public Open Space contribution.</p>
<p>Planning Policy Unit</p>	<p>No comments received</p>
<p>Planning, Transportation & Environment</p>	<p>No comments received</p>
<p>South West Water</p> <p>Reply Received 19th April 2022</p>	<p>No comment or concern</p>
<p>Sustainability Officer</p>	<p>20/04/2022 15:31 - The submitted Ecological Assessment (EA) and BNG Metric Calculation provide an appropriate assessment of site composition and predicted losses to facilitate development. The</p>

Name	Comment
Reply Received 20 April 2022	<p>submitted Site Plans and Wider Landscape Strategy illustrate that a net gain in biodiversity can be achieved on site under the current proposals. The full BNG Metric should be submitted to substantiate the proposed landscape plans and subsequent Landscape and Ecological Management Plan (LEMP).</p> <p>The LEMP should be secured in order to demonstrate that all recommended mitigation is implemented and that appropriate management and monitoring is maintained on all retained and enhanced habitats. Further opportunities are evident throughout the site for enhancements which would deliver further habitat gain, increase network connectivity and more clearly delineate the business park from the wider countryside. The north and eastern boundaries in particular would deliver significant benefits if the proposed Devon hedge bank was continued for the entire perimeter.</p> <p>In addition the current proposals do not include any substantial tree provision which would further contribute towards enhancing the wider landscape setting of the Park and any future extensions that maybe required.</p>
Swimbridge Parish Council	No comments received
The Forestry Commission	No comments received

Neighbours / Interested Parties

Comments	No Objection	Object	Petition	No. Signatures
0	0	37	0	0

A summary of the objections received to date is given below:

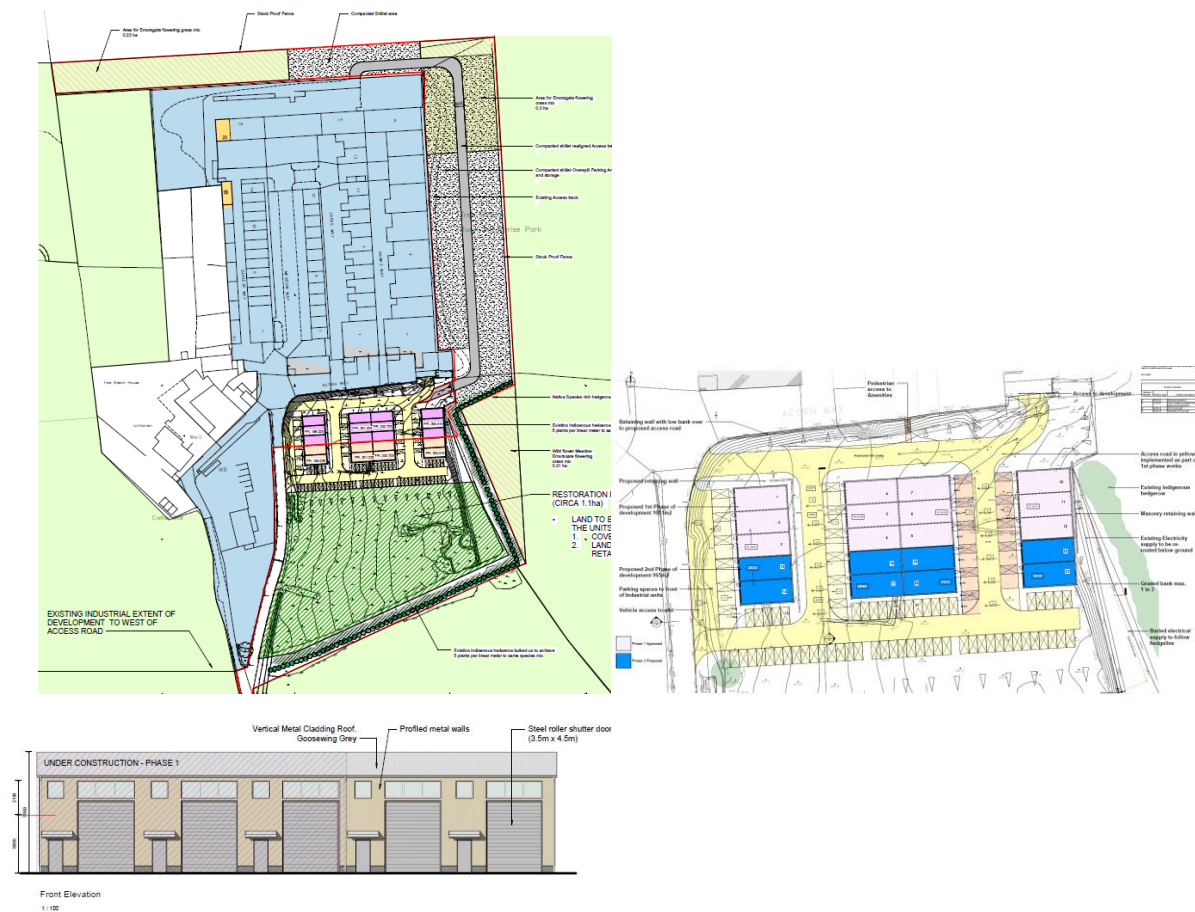
- Increase in traffic will be unsafe as the speed along the road is 60mph
- The application should be refused because Gunn is not allocated for commercial or domestic development in the NDTLP. There are other sites allocated for commercial use around Barnstaple
- With the increase of 8 units the road would not take the additional commercial traffic. Traffic speeds are high along the road
- Conflict with proposed use and agricultural use of road network
- The development contravenes the NPPF paragraph 109 (now 111) development should be refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe. Transport assessment provided is out of date and does not take into account the extra traffic which will be generated by phase 1 as this is not in operation. The developments should be located elsewhere with better road access.
- The development will adversely impact on tranquillity and visual aspect of the countryside.

- No further information on private system for disposal of foul waste. Current facilities are inadequate.
- Disposal of surface water cannot be considered as truly sustainable means of drainage because they do not provide the required water quality and public amenity benefits
- The applicants do not own adjoining land where the surface water would run off to.
- No report has been sought from the fire services
- Impact on amenity to occupiers of properties in vicinity of Enterprise Park, especially from larger vehicles at night.
- Is the Tree Beech Enterprise Park being used for local business? It does not appear so. There is only one person from the locality using the site, the rest are from further afield.
- The increase in industrial units does not contribute positively to net Zero emissions
- Noise impact, general disturbance, odour impact to houses of Goodleigh and Gunn.
- Conflict of traffic and school movements
- The buildings are not 'starter units' but are for more established units through their size.
- TRICS should be accompanied by a full traffic survey, carried out in the height of the holiday season.
- A399 Brayford: Sharp left hand corner obscured by a stone barn. The road is single track for HGV with some passing places. Dangerous bends particularly to Stoodleigh Cross.
- Route towards Barnstaple goes through Goodleigh where the road is narrow and bounded by houses and parked vehicles. Junior school in Goodleigh restricting traffic flow at pick up/drop off times. Middle Dean Farm pinch point where various accidents have occurred.
- All existing WC facilities within the site are inadequate.
- Is the water supply adequate in terms of potable water, hygiene and fire services? 2 inch pipe is inadequate in the event of fire.
- New drainage plan is incorrect as does not drain to a river but goes via a pipe to Higher Deans Wood ponds. It is not clear where the drainage goes to?
- Loss of eco system, destruction of hedgerows, still waiting for planting to be included over 20 years after original permission.
- Should be a restriction on hours of operation. Some firms operate on Sundays.
- There will be adverse impact on neighbouring parishes such as Swimbridge through increased traffic (Workers and HGV). Traffic assessment does not address HGV movements.
- The proposal will increase the damage to the local road network.
- The Road forms part of Cycle Network 3 and an increase in HGV/traffic would impact on cyclists.
- Applicants have failed to comply with original permission conditions (i.e. planting and ecological mitigation)
- Is it sustainable to locate the additional businesses in this rural location?
- The expansion of Tree beech will not help the amenities of neighbours to 'live well'.
- Impact of vibrations from HGV to listed buildings
- Shillet Road: Loss of productive farmland, change of use from Agriculture to Class E/B8. Expansion by stealth as no control over what can be stored there. This element would be highly visible within the countryside (Former AGLV)
- Shillet Road is for overspill car parking but there are 71 car parking spaces proposed alongside the proposed and existing units. Suggest this part of the development be rejected and screening vegetation be introduced.

- Height of buildings would increase visual impact of the site in the rural locality. Phase 2 will have greater impact than phase 1. Roof materials is very visible compared to the established roof materials. An LVIA should be carried out.
- Suggest traffic calming measures and traffic survey be introduced.
- Removal of hedgerows – how does this support the Councils aims for new Climate Emergency Agenda and follow Corporate Plan Aim 3 to cherish and protect the environment. Removal of 70 m of hedgerow does not achieve these aims. The 40 m replacement hedge would take years to mature and there are no guarantees that these will be planted.
- Phase 1 not yet completed so it is not possible to assess the impact of traffic on the highway.
- What purposes will the new units be used for under Class E?
- Stock proof fence will provide no landscaping/visual protection/mitigation or biodiversity gains.
- This is an incremental approach to development of this site in an unsustainable location without access to public transport and some distance from Barnstaple.
- The approval 62382 contain as informative that any subsequent application should contain a traffic assessment and LVIA which do not accompany the proposal. The Traffic assessment is out of date being carried out 6 years ago. The trip generations claim only 17 trips to the Enterprise Park between 8 am and 9 am and 22 trips between 5pm and 6pm. How will this be the case with 71 units within the Enterprise Park which would suggest significantly more traffic movements? The movements are from employees and trade movements over a 7 day period.
- This application only marginally reduces the number of units from application 70448 from 11 to 8 and the objections made to 70488 apply equally.
- The shillet overspill area is development by stealth with no landscaping resulting in visual damage.
- The buildings will add to existing surface water run of issues on site.
- No LVIA has been submitted as requested by NDDC to assess the visual impact of the height and mass of the units. The wider landscape strategy is not a LVIA. The LVIA should proposed substantive improvement to the eastern and northern boundaries as this has no landscaping provision at present.
- Three hedgerows will be impacted by the proposal in three different locations as a result of the proposal to extend the Phase 1 area of the Enterprise Park eastwards and northwards. The combined loss of hedgerow is approximately 70m only 40m of which is to be replaced in a different location. The proposed enhancement of the existing hedgerows is to the south of the proposed restoration of the field to the south. No replacement hedging and enhancement is proposed where there will be existing and proposed losses. This will leave the applied for extension to Phase 1 exposed and unscreened.
- Will mezzanine floors be included within the buildings?
- Gunn is not an allocated site for employment in the NDTLP and the Council and Government policy is to locate employment uses into bigger areas of population to reduce vehicle impacts and climate change. Gunn is not a sustainable location.
- It is clear that there would be further incremental increases in floor area/use of the site.
- The development of the site is contrary to the Councils Climate Change Agenda.
- The council should investigate sewerage discharge and foul drainage provision.
- Phase 1 was not constructed in accordance with approved plans, the reinstatement of trees/hedges and clearance of bunds of earth have not taken place.
- Gunn is not allocated for industrial use in the NDTLP.

Considerations

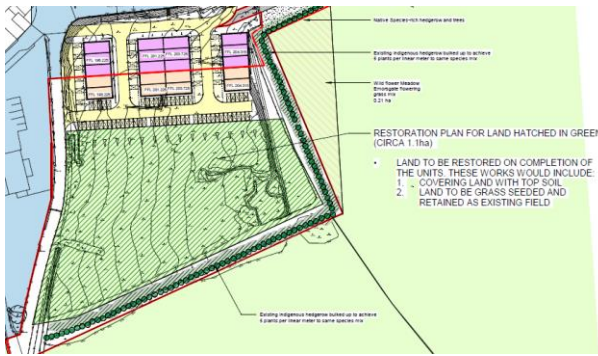
Proposal Description



This application seeks detailed planning permission for the erection of 8 Industrial units (B2 – General Industrial use) as phase 2 of the development of the site, and the introduction of an access road to the east on the 1.73ha site. The new units are shown in blue above and would attach to the existing units at phase 1 providing total gross new floor space measuring 696 m.

The new units would be of the same scale, mass, design form and materials as the approved scheme (as subsequently amended) with heights ranging from between 6.1m to 8.6m following the topography of the site and scale of existing buildings. The maximum height proposed is 8.6m. Proposed materials would comprise profiled metal walls, vertical metal clad roof in Gooswing Grey, steel shutter doors and stone plinth, matching the existing buildings.

The access road and associated works to the east and north, would be constructed on Grade 3 agricultural land, providing vehicular access to the north. The track would be constructed to dimensions 6m wide, with an area of compact shillet overspill car parking and storage to the east and to the north. This area would be bounded by a stock proof fence.



A landscaping scheme is proposed including re-seeding the land to the south and bolstering of existing hedgerows with indigenous species.

Planning Considerations Summary

- Principle and Policy Context
- Design
- Landscape Impact
- Amenity
- Highways
- Ecology
- Drainage

Site Visit Itinerary

1. Meet along Acorn Way within the site
2. View of site from Acorn Way/access road into the site
3. View of site for new access road to east
4. View of access into Goodleigh/Brayford Road

Human Rights Act 1998

The provisions of the Human Rights Act and principles contained in the Convention on Human Rights have been taken into account in reaching the recommendation contained in this report. The articles/protocols identified below were considered of particular relevance:

- Article 8 – Right to Respect for Private and Family Life
- THE FIRST PROTOCOL – Article 1: Protection of Property

Section 149(1) of the Equality Act 2010 places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it (the Public Sector Equality Duty or 'PSED'). There are no equality implications anticipated as a result of this decision.