

Application Report

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



Application No: 79320
Application Type: NDC Regulation 3
Application Expiry: 7 February 2025
Extension of Time Expiry: 7 February 2025
Publicity Expiry: 27 December 2024
Parish/Ward: INSTOW/INSTOW
Location: Instow Marine Parade Lock-up Garages
Marine Parade Car Park
Instow
Devon
EX39 4JA

Proposal: Application under Regulation 3 of the T & C P General Regulations 1992 notification by North Devon Council for demolition of remaining garage structures and the upper section of the boundary wall together with rebuilding of the boundary wall & creation of 11 parking bays

Agent: North Devon Council
Applicant: North Devon Council
Planning Case Officer: Mr R. Bagley
Departure: N

EIA Development:
EIA Conclusion: Development is outside the scope of the Regulations.
Decision Level/Reason for Committee
Report to Committee (If Applicable): The land is owned by North Devon Council.

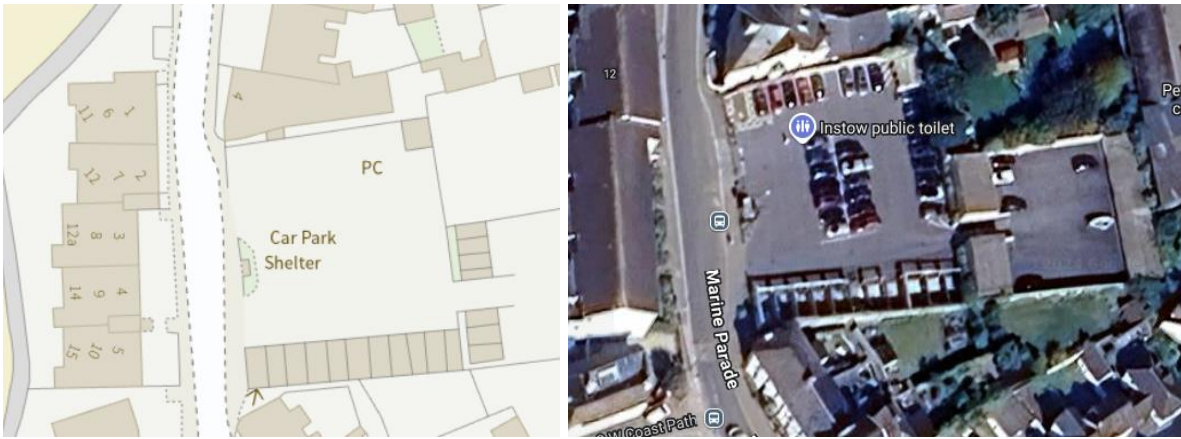
Site and surroundings

The lock up garages at Marine Parade, Instow are situated on the right-hand side of Marina Parade Car Park. The car park has been in the ownership of North Devon District Council since 1975. To the southern part of the car park there are 11 former lock up garages (subject of this application) which could be rented by permit from the District Council.

The 11 garages are constructed of concrete slab, with either stone or blockwork partition walls with cement render finish. It is understood that the roofing was asbestos cement sheets. Following storm Eunice in 2022 all roof materials are gone, and the garages have been in a state of disrepair since.

To the rear of the garages is a red brick wall, forming a party wall with Quay House Cottages, and comprising a pedestrian access to the Cottages to the south of the wall which does not form part of this proposal. NDDC has correctly notified the owners of Quay House Cottages of the intent to carry out works to the boundary wall through serving of notice on 19/9/2024

Site location and aerial photo



The site is viewed prominently from Marine Parade, within the Conservation Area and within the setting of the Grade II listed buildings bordering the site at Orchard House, Quay House Cottages and Torrridge View. The wall facing east, into Marine Parade is a feature of the street scene, and is used for public notices.



View of the garages from the north and south along Marine Parade and from within the car park. Access to Quay Cottages to remain in situ.

The car park is within the Historic core of Instow Conservation Area, bounded by a Grade II listed building at Orchard House to the north and Torrridge View and Quay Cottage to the south.



The garages are unused and dilapidated due to storm damage, and have no architectural merit, and do not contribute positively towards the function or appearance of the car park within the Instow Conservation Area

Part of the site falls within flood zone 2/3 to the east. To the west the site is within flood zone 1.

Approved

Legal Agreement Required: No

Planning History

Reference Number	Proposal	Decision	Decision Date
42315	ERECTION OF NOTICE BOARD ON END WALL OF GARAGE BLOCK at MARINE CAR PARK, MARINE PARADE, INSTOW, BIDEFORD, EX394JA	ADVERT APPROVAL	13 April 2007

Constraints/Planning Policy

Constraint / Local Plan Policy	Distance (Metres)
Advert Control Area Area of Special Advert Control	Within constraint
Burrington Radar Safeguard Area consultation required for: All buildings, structures, erections & works exceeding 15 metres in height.	Within constraint
Chivenor Safeguard Zone Consultation Structure or works exceeding 45.7m	Within constraint
Class III Road	
Conservation Area: 19 Instow Adopted 01/01/2013;	Within constraint

Constraint / Local Plan Policy	Distance (Metres)
Landscape Character is: 3A Upper farmed and wooded valley slopes	Within constraint
Listed Building Adjacent: 2727.0 EH Ref 1107596 Quay House, including front garden railings, The Quay, Instow	16.44
Listed Building Adjacent: 2728.0 EH Ref 1325342 Galsworthy House, including front garden railings, The Quay, Instow	7.63
Listed Building Adjacent: 2729.0 EH Ref 1107595 Torridge View, including front garden railings, The Quay, Instow	1.83
Listed Building Adjacent: 3697.0 EH Ref 1249913 K6 telephone kiosk, Instow Quay	16.71
Listed Building Curtilage (Adjacent to)	8.91
USRN: 27502218 Road Class:C Ownership: Highway Authority	5.29
Within Adopted Coast and Estuary Zone	Within constraint
Within adopted Development Boundary: Instow Development Boundary ST07	Within constraint
Within Adopted Unesco Biosphere Transition (ST14)	Within constraint
Within Braunton Burrows Zone of Influence	Within constraint
Within Flood Zone 2	Within constraint
Within Flood Zone 3	Within constraint
Within:, SSSI 500M Buffer in North Devon,consider need for AQIA if proposal is for anaerobic digester without combustion plant	Within constraint
Within:, SSSI 500M Buffer in Torridge,consider need for AQIA if proposal is for anaerobic digester without combustion plant	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: Braunton Burrows, SAC 10KM Buffer if agricultural development consider need for AQIA	Within constraint
SSSI Impact Risk Consultation Area	Within constraint

Conservation Area: INSTOW	
DM01 - Amenity Considerations DM02 - Environmental Protection DM04 - Design Principles DM05 - Highways DM06 - Parking Provision DM07 - Historic Environment DM08 - Biodiversity and Geodiversity ST01 - Principles of Sustainable Development ST03 - Adapting to Climate Change and Strengthening Resilience ST04 - Improving the Quality of Development ST07 - Spatial Development Strategy for Northern Devon's Rural Area ST10 - Transport Strategy ST14 - Enhancing Environmental Assets ST15 - Conserving Heritage Assets	

Consultees

Name	Comment
Councillor L Renshaw Reply Received	No comments received
DCC - Development Management Highways Reply Received 2 January 2025	Apply standing advice.
Environmental Health Manager Reply Received 9 December 2024	<p>I have reviewed this application in relation to Environmental Protection matters and comment as follows:</p> <p>1 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 cover the possibility that unexpected contamination is discovered during development work:</p> <p>- Contaminated Land (Unexpected Contamination) Condition Should any suspected contamination of ground or groundwater be encountered during development works, 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>

Name	Comment
	Reason: To ensure that any contamination exposed during development works is assessed and remediated in accordance with National Planning Policy Framework guidance
Heritage & Conservation Officer Reply Received 10 December 2024	I do not consider that this proposal will harm the significance of the surrounding heritage asset. The removal of the dilapidated garage structures will rather be an enhancement.
Instow Parish Council Reply Received	No comments received
Sustainability Officer Reply Received	Approve
Environment Agency response received 15 th January 2025	Thank you for your email. I've had a quick look at the application, and this looks to be really quite low risk in terms of flooding. I have logged for my colleague Mark Williams to respond in full and he may well refer to guidance on pollution prevention for the demolition phase as well.
Environment Agency response received 22nd January 2025	<p>Environment Agency Position We have no objection to this development.</p> <p>Reason / Advice</p> <p>Flood risk This development site has been proposed within an area identified as being partially at risk of flooding (Flood Zone 3), and includes the provision of car parking. The applicant should be aware that vehicles can start to float in flood depths of less than 60cm – less if it is fast-flowing.</p> <p>Pollution prevention We recommend that the applicant prepares a method statement in order to minimise environmental impacts of the works to include construction and pollution protection methods The following guidance although now withdrawn, is still useful for developers working in or near water: [Withdrawn] Works in, near or over watercourses, PPG5: prevent pollution - GOV.UK</p> <p>Flood warning The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit https://www.gov.uk/sign-up-for-flood-warnings. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up. Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities. For practical advice on preparing for a flood, visit https://www.gov.uk/prepare-for-flooding. To get help during</p>

Name	Comment
	a flood, visit https://www.gov.uk/help-during-flood . For advice on what do after a flood, visit https://www.gov.uk/after-flood .
Designing out Crime Officer response received 14 th January 2025	Thanks for the details regarding the above application. I have no concerns in principle, however, I would recommend, if possible engineering wise, the further reduction in height of the section of garage/perimeter wall on Marine Parade (A) (see attached) to match the existing adjacent Orchard House (B), which would further enhance surveillance opportunities into the site and help reduce the opportunity for anti-social and criminal activity in the south-west corner.

Neighbours / Interested Parties

Comments	No Objection	Object	Petition	No. Signatures
0.0	0.0	1	0.0	0.0

Summary of issues

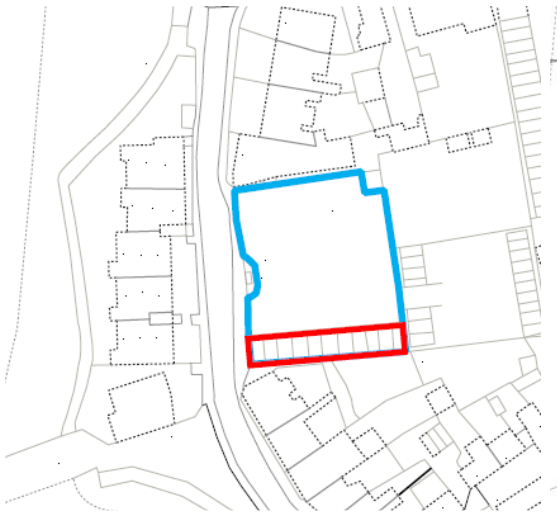
- No objections to this application apart from the creation of a right of access for the neighbours. Presumably at present this would be pedestrian only, and there would be not the smallest chance of it being upgraded to vehicle access. If it did, they would have no right to pass over the Instow Parish Council car park. There is also no right of way for the people coming through the access point over the car park. There is only right of way for people to go to and come from their vehicles. Instow Parish Council were assured by North Devon Council that this access was to be removed. It has not been.

Considerations

Proposal Description

This application seeks permission for the demolition of the 11 garage structures, and the upper section of the boundary wall facing Quay Cottage, and rebuilding 34.9m of the boundary wall along the south and 6.8m of the wall to the west of the site with red brick, and provision of 11 parking bays. It is understood that the parking bays will continue to be available for rent by permit scheme separate from the car park on a lease basis to Instow Parish Council.

Each parking bay will measure 3.1m x 6.5m and would be constructed on tarmac with a painted white line.



Site boundary in red

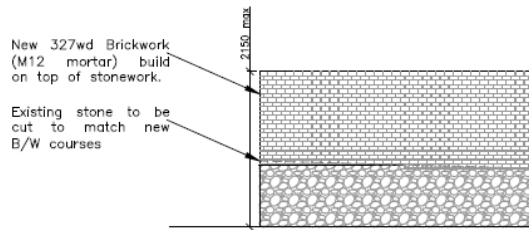


Extent of wall to be replaced



NDC002

Block plan and section of wall



New Freestanding wall part Elevation

The proposed brick to be used is 'Ibstock Kilcreggan Multi Wirecut A2767A – Red' shown below:



Agreed brick sample

Planning Considerations Summary

- Principle
- Design, character and heritage impacts
- Amenity
- Ecology
- Flood risk and drainage
- Highways

Planning Considerations

Principle.

In the determination of a planning application Section 38 of the Planning & Compulsory Purchase Act 2004 is relevant. It states that for the purpose of any determination to be made under the planning Acts, the determination is to be made in accordance with the development plan unless material considerations indicate otherwise. The development plan for this area includes the Devon Waste Plan and North Devon and Torridge Local Plan. The relevant Policies are detailed above.

The site is within the Conservation Area and within the setting of Grade II listed buildings along Marine Parade and therefore, in considering to grant planning permission which affects a listed building or its setting the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses in accordance with Section 66 of the Listed Building Act.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states a general duty of a Local Planning Authority as respects conservation areas in exercise of planning functions. In the exercise, with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The National Planning Policy Framework (NPPF) is a material consideration.

The Instow Car park is within the Instow Development Boundary, where the principle of Sustainable Development is accepted where it accords with all relevant National and local Plan policy.

The garages cannot be used in their current state of disrepair. It is unlikely that the garages could be utilised in the future as they are, and the site would likely fall further into disrepair if left as is. The proposal will therefore optimise the potential of the site, to provide 11 residents car parking spaces, and will enhance the appearance of the car park within the Instow Conservation Area, in accordance with the economic, environmental and social roles of the local plan in ST01, and will improve the car park facility within the village in accordance with the principle of ST07(1), INS(b).

Design and Heritage Impacts

Part 12 of the NPPF promotes the creation of high quality places where good design is a key aspect of good development. This is reiterated through Local Plan policies ST04: *'Improving the Quality of Development'* and DM04: *'Design principles'*.

Policy ST15: *Conserving Heritage Assets* and DM07 : *Historic Environment* support proposals which are accompanied by detailed Heritage Assessments, and which demonstrate enhancement and Conservation of heritage assets and their settings. Part 16

of the framework requires new development to protect the intrinsic qualities and historic interest of the Conservation area and within the setting of the Grade II listed buildings.

Paragraph 215 of the NPPF states that; *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'* In this case the optimal viable use is considered to be securing parking provision for the village.

To achieve good design and enhancement of the site, the proposal would decrease the wall height to a height of 2.15m along the boundary with Quay Cottages, and with Marine Parade. The proposal retains the existing stone lower section and replaces the dilapidated red bricks with new red bricks as shown in the section drawing of the wall. The red brick sample appears similar to the existing brickwork, and is of good quality with a 'weathered' appearance, and has been agreed with the Council's Conservation Officer who supports the proposals, considering that this will enhance the heritage assets stating:

'I do not consider that this proposal will harm the significance of the surrounding heritage asset. The removal of the dilapidated garage structures will rather be an enhancement.'

In light of the Conservation Officers positive comments, on balance, the removal of the garages and replacement with the car parking spaces and low wall, will add functionality to the car park area, retaining the optimal use of the southern part of the site for residents parking, enabling easy access to the spaces. The proposal provides a wall facing into Marine Parade which may be utilised for notice boards as currently occurs. The proposal adds visual enhancement to the car park, improving the quality for all users with a visually attractive design and material, which would be sympathetic to the character of the car park within the context of Marine Parade and the wider village.

The scheme is considered to accord with the principles of NPPF 12 and 16 and with ST04, ST15, DM04, DM07 of the North Devon & Torridge Local Plan.

Amenity:

Policies DM01 and DM04 and paragraph 135 of the framework seek to safeguard the amenities of any neighbouring properties. To the south of the site is a garden area and the rear of Quay House Cottages, which is well screened by the existing boundary wall.

General amenity to neighbouring users is not adversely affected. This is because the existing site allowed use of the garages for vehicles to be parked on a daily basis, with minimal impact to neighbours from noise or light spill. The proposal would not increase the quantum, frequency or nature of vehicles retaining 11 spaces, and does not move the spaces closer to any residential users.

To prevent impacts from noise, light spill, and loss of privacy, and to provide a suitable boundary treatment, the proposal delivers the 2.15m high wall along the southern and western boundary of the car park, retaining adequate boundary heights to prevent users from looking over the wall, and discouraging any access to private property.

No objections were received. One letter of representation was received and the observational comments made in respect of any public right of way along Quay House Cottage.

The proposal does not propose any change to the access or materially change the land to the south of the wall. The application proposes no material changes to public access points to the car park, or the access to Quay House Cottages running to the south of the site. The occupiers of all adjoining property to the wall have been correctly notified as part of the application process and Certificate B signed on the application form accordingly.

The proposal will not result in significant impact to amenity accordant with policies DM01 and DM04 of the North Devon & Torridge Local Plan.

Environmental Health:

Environmental Health do not consider it likely that contamination will be an issue, given the age of the garages and their former use for vehicles, Environmental Health recommend a contaminated land (Unexpected contamination) condition which is reiterated on the grant of permission.

Crime and disorder

The Designing out Crime Officer has raised no objections but suggested lowering the height of the wall to the east of the site to enhance surveillance opportunities.

The applicants have confirmed that:

- *The wall will be 2.1m approximate height from the car park side, both the main boundary wall (A) and the return (B) facing the road.*
- *It will most likely not be possible to amend the height of the wall, for the following reasons:*
 - a) *The wall has been designed at the height specified by the structural engineer for reasons of stability.*
 - b) *It's height is critical to the privacy of the occupants of the houses and gardens bordering the car park i.e Quay House Cottage. They are already concerned that the wall is not high enough.*

In respect of the above it is not considered practicable to reduce the height of the wall.

Ecology

Local Planning Authorities have a statutory duty to ensure that the impact of development on wildlife is fully considered during the determination of a planning application under the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, The Conservation of Habitats and Species Regulations 2017 (Habitats Regulations 2017).

The buildings currently have no roof and generally only have the outer structure present. The Sustainability Officer has considered that because the garages are little more than frames then there is no requirement for Ecological Assessment or Biodiversity Net Gain Plans or provision. The Sustainability Officer has confirmed there are no comments or further requirements for this proposal.

The development below the de minimis threshold, and is exempt from Biodiversity Net gain.

The proposal would not materially impact on substantial buildings or any notable habitat or protected species accordant with ST14 and DM08 of the North Devon & Torridge Local Plan.

Flood Risk and Drainage

Part of the site to the south west falls within the Instow Flood zone 2 and 3. A flood risk assessment is provided which confirms:

Floor levels are to be the same as existing. No new flood proofing is proposed because the proposal will not create any new buildings or increased hardstanding.

The development would replace existing hardstanding's with new hardstanding's with no new area created, allowing flood zone to function for its intended purposes in the event of a flood.

The Environment Agency have been consulted and have confirmed that the works are low risk in terms of flooding and that the EA have no objections to the proposal.

The Environment Agency recommend that the applicant provides a Method Statement to minimise environmental impacts on the works, to include construction and pollution protection methods. This has been requested of the applicants and will be reported to the Councillors as a verbal update.

The proposal would not impede the functionality of the flood plain to accord with ST03, DM01 and DM04 of North Devon & Torridge Local Plan.

Highways

Policy DM05 (Highways) of the NDTLP states all development must ensure safe and well designed vehicular access and egress, adequate parking and layouts which consider the needs and accessibility of all highway users. Policy DM06 (Parking Provision) of the NDTLP requires development proposals to provide an appropriate scale and range of parking provision to meet anticipated needs.

The proposal would retain the same amount of spaces at 11, and in the same position to the south of the car park. The spaces are of suitable width and depth to provide a usable space and there is adequate manoeuvrability within the car park to enable persons using the spaces to egress into the highway (Marine parade) in a forward gear. Removing the garages would enable persons using the spaces clear visibility of other users of the car park, enhancing the visibility within the site.

The proposal is accordant with policies DM05 and DM06 of the North Devon & Torridge Local Plan.

Conclusion

The proposal would enable the demolition of the unsightly dilapidated garages, and replacement with an enhanced scheme comprising the 11 parking spaces and the proposed brick wall.

The spaces will provide social benefit for Instow Village through the residents parking scheme and will provide visual enhancement of the Conservation Area. The scheme is supported by the Authorities Conservation Officer, Highways Authority, Environmental Health Team and Sustainability Officer. There are no objections in respect of flood risk. There are no significant amenity impacts. The proposal accords with Strategic policies ST01, ST07, ST10, ST14, ST15 INS and Development plan policies DM01, DM02, DM04, DM05, DM06, DM07 and DM08, and with the relevant parts of the NPPF.

The application is considered to accord with the adopted development plan. Approval of the application is therefore recommended to Members subject to the imposition of planning conditions

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.

Recommendation

Approved

Legal Agreement Required: No

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason :

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans/details:

NDC001A Location Plan received on the 18/10/24

XB/24/A8284/PRO059/0011.1 Block Plan received on the 28/11/24

06346E 01B Elevation received on the 28/11/24

NDC002 Site plan received on the 28/11/24

('the approved plans').

Reason:

To ensure the development is carried out in accordance with the approved plans in the interests of proper planning.

3. The development hereby approved shall be constructed in accordance with the following schedule of external finishing materials:

Wall - 'Ibstock Kilcreggan Multi Wirecut A2767A – Red'
Floors of parking spaces - Matching tarmac

Reason:

In the interests of the appearance of the development and locality in accordance with Policy DM04 of the North Devon and Torridge Local Plan.

4. Should any unexpected contamination of soil or groundwater be discovered during development of the site, the Local Planning Authority should be contacted immediately. Site activities within that sub-phase or part thereof, should be temporarily suspended until such time as a procedure for addressing any such unexpected contamination, within that sub-phase or part thereof, is agreed upon with the Local Planning Authority or other regulating bodies.

Reason:

In the interest of human health in accordance with Policy DM02 of the North Devon and Torridge Local Plan.

Informatives

1. BIODIVERSITY NET GAIN

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be North Devon District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
 - (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
 - 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
 - i) the application for planning permission was made before 2 April 2024;
 - ii) planning permission is granted which has effect before 2 April 2024; or
 - iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
 - 4.2 Development below the de minimis threshold, meaning development which:
 - i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
 - 4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.
 - 4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).
 - 4.5 Self and Custom Build Development, meaning development which:
 - i) consists of no more than 9 dwellings;
 - ii) is carried out on a site which has an area no larger than 0.5 hectares; and
 - iii) consists exclusively of dwellings which are self-built or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions

2. Flood Warning

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up. Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities. For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>. To get help during a flood, visit <https://www.gov.uk/help-during-flood>. For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

3. Statement of Engagement

In accordance with paragraph 39 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission. This has included conditions to secure appropriate materials and to ensure that unexpected contamination is dealt with appropriately.