

	<h1>Report</h1>	Agenda Item <h1>5</h1>
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Report to:	Planning Committee
Date of Meeting:	26 September 2006
Report by:	Executive Director (Enterprise Resources)

Application No	CL/06/0029
Planning Proposal:	Erection of Electricity Substation and Associated Vehicular Access

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : S P Transmission Ltd
- Location : Land to west of Elvanfoot,
off Leadhills Road (B7040)

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant Detailed Planning Permission – (Subject to Conditions – Based on Conditions Listed)

2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application

3 Other Information

- ◆ Applicant's Agent: Ross Baxter (Energy Networks)
- ◆ Council Area/Ward: 07 Duneaton/Carmichael
- ◆ Policy Reference(s): Upper Clydesdale Local Plan (Adopted)
 - Policy 73: Remoter Rural Area
 - Policy 70: Priority Land Use – Agriculture
 - Policy 76: Scenic Area
 - Policy 60: Archaeology

South Lanarkshire Local Plan (Finalised Draft)

- Policy STRAT5: Rural Investment Area
- Policy ENV4: Protection of the Natural and Built Environment
- Policy ENV28: Regional Scenic Area and Areas of Great Landscape Value

- ◆ Representation(s):

- ▶ 0 Objection Letters
- ▶ 1 Comments Letters

◆ Consultation(s):

Crawford Community Council

Environmental Services

Roads and Transportation Services

RSPB Scotland

S.E.P.A. (West Region)

Scottish Natural Heritage

West of Scotland Archaeology Service

Transport Scotland

Historic Scotland (Ancient Monuments)

Planning Application Report

1 Application Site

- 1.1 The application site consists of gently sloping low-lying agricultural rough grazing land situated to the west of Elvanfoot on the B7040. The site extends to 4 hectares in size. The Elvan Water is situated to the south of the site, the B7040 Leadhills Road is situated to the north and agricultural land bounds the site to the west and east.

2 Proposal(s)

- 2.1 Detailed planning permission is sought by Scottish Power for the construction of a substation which would replace an existing substation located nearby. The substation would be unmanned and would be visited on occasion for monitoring and maintenance purposes. The applicant advises that the site compound would measure 315m x 125m and would consist of an open-air substation surrounded by a 2.7 metre high palisade security fence. The compound would include items of electrical plant, supporting structures, overhead bushbars, power transformers and a single-storey control building together with an access road.
- 2.2 In addition to the construction of the substation, the project also involves deviation of the existing Anglo Scottish overhead line at Elvanfoot. The applicant advises that in order to comply with its licence obligations, the substation will form an integral part of proposals to upgrade the interconnector to operate at its consented voltage of 400kV on both circuits (the line currently operates with one circuit operative at 400kV and the other at the lower voltage of 275kV). The applicant further advises that the overhead line deviation requires the construction of a 2km length of 400kV overhead line resulting in a net increase of approximately 1km in overhead line. The new overhead line, when completed, will result in the dismantling of the existing substation and a 1km length of 400kV overhead line immediately to the west of Elvanfoot, which will become redundant. The line deviation works are not subject of this application, although the Council has been consulted by the Scottish Executive on these proposals.
- 2.3 The applicant confirms that the project to upgrade the existing overhead line to operate at 400kV is required to allow increased cross border capacity between Scotland and England and is of national importance. The electricity supply industry regulator has recently approved the project to upgrade the cross border interconnector as a stand-alone project and is not subject to the outcome of other developments such as those linked to the growth of renewables generation. They further advise that the existing overhead line was originally consented to operate at 400kV but was operated at the lower voltage of 275kV due to restrictions on their network and the lack of immediate need to operate both circuits at the higher voltage. They provide background to this proposal by advising that the Scottish Executive is encouraging through the Renewables Obligation (Scotland) Order 2002, the development of electricity generation from renewable sources in Scotland. This development, along with a general increase in required capacity throughout the network, has meant that the need now exists for the line to operate at its already consented voltage of 400kV.
- 2.4 The applicant has submitted an Environmental Statement (ES) with this application which provides a detailed review of how the environment is expected to change as a consequence of the proposed substation and the required overhead line deviation. The ES found that the greatest impact would be landscape and visual, with pylons

and the substation having a permanent effect on the landscape and being clearly visible in the local area. This visible impact would also encompass the setting of nearby archaeological sites, one of which would be crossed by the new overhead lines. However, the ES concludes that visual impact would be mitigated by the removal of the existing overhead lines and pylons, and the existing substation, and from some viewpoints the project would have a beneficial impact visually.

- 2.5 The ES also indicates that archaeological and heritage sites have been identified within or adjacent to the proposed development location. One of these is a Scheduled Ancient Monument (SAM), and the rest are undesignated sites of archaeological or potential archaeological interest. The ES states that the proposals would give rise to significant adverse impacts upon the setting of two scheduled prehistoric settlements, while the impact of the proposals upon the setting of the Glengeith Scheduled Ancient Monument would also be significant. The ES concludes that the existing overhead line crosses part of the Glengeith SAM and, while that line would be removed, the new line would pass over a part of the site. In addition, the existing substation is in full view from the Glengeith SAM, and its removal will be a beneficial change.
- 2.6 The ES indicates that the ecology, plant and wildlife in the area is typical to this part of the country, and there are no particular conservation issues to be considered. They conclude that there is potential for a minor to moderate negative impact on the ecology of the immediate area during construction, but it is expected that the mitigation measures which will be put in place will reduce those impacts to none or a minor negative impact. Mitigation measures for the development include an outline landscape scheme that proposes a series of measures to provide screening, help integrate the substation into surrounding landscape, add to the bio-diversity of the site and reinforce the distinctive qualities and features of the existing landscape. In addition, the new substation, when operational, will allow for an existing substation and 1km length of 400kV overhead line local to the substation to be dismantled helping to mitigate the visual impact of the works.

3 Background

3.1 Local Plan Status

The application site is located within the Remoter Rural Area and Scenic Area shown in the adopted Upper Clydesdale Local Plan where Policy 73: Remoter Rural Area and Policy 76: Scenic Area, apply. Policy 70: Priority Land Use – Agriculture and Policy 60: Archaeology, are also relevant. The finalised draft South Lanarkshire Local Plan also applies in this instance and Policy STRAT5: Rural Investment Area, Policy ENV4: Protection of the Natural and Built Environment, and Policy ENV28: Regional Scenic Area and Areas of Great Landscape Value, all apply in respect of this.

3.2 Relevant Government Advice/Policy

NPPG14: Natural Heritage, states that attractive and ecologically rich environments, where the natural heritage is valued and cherished, are essential to social and economic well-being. A key role of the planning system is to ensure that society's land requirements in terms of housing, economic activity, transport infrastructure and recreation are met in ways which do not erode environmental capital. This guidance further advises that the protection of natural heritage may sometimes impose constraints on development. However, conservation and development can often be fully compatible and, with careful planning, the potential for conflict can be

minimised. NPPG18: Planning and Historic Environment, sets out the Government's planning policies in relation to the historic environment with a view to its protection, conservation and enhancement. Central to the Government's approach is the need to secure preservation whilst accommodating and remaining responsive to present day needs. NPPG5: Archaeology and Planning, advises that archaeological remains are a finite and non-renewable resource, and should therefore be regarded as a part of the environment to be protected and managed. The primary policy objectives are that they should be preserved wherever feasible and that, where this proves not to be possible, procedures should be in place to ensure proper recording before destruction, and subsequent analysis and publication. NPPG6: Renewable Energy Developments highlights that the promotion of renewable sources of electricity generation is an integral part of the UK Government's energy policy and has been identified as having a key role in its commitment to addressing the causes of climate change. The Scottish Executive is therefore committed to increasing the amount of renewable energy used in Scotland. The guidance further advises that currently there are capacity constraints on new generation in various parts of Scotland which may change in the medium / longer term if the transmission system is upgraded.

3.3 **Planning History**

None relevant.

4 **Consultation(s)**

4.1 **Crawford Community Council** – No response to date.

Response: Noted.

4.2 **Environmental Services** – offer no objections subject to conditions restricting noise levels emitted from the premises and notification if any contaminated material is encountered.

Response: assurances have been given by the applicant that the standards required by Environmental Services in relation to acceptable noise levels emitted from the premises will not be exceeded. The noise and contaminated land issues can be controlled by means of condition.

4.3 **Historic Scotland** – consider that this proposal will have a significant detrimental impact on the setting of the SAM and that works to form the access track over Glengeith SAM will require SAM Consent. However, whilst they are concerned by the likely adverse impacts of the proposed development on the two SAMs, they accept that there are technical constraints involved in the site selection process which will have been weighed against these nationally important sites and for that reason they do not object to the proposed development.

Response: Noted.

4.4 **Roads and Transportation Services** – offer no objections. They advise that the access to the development will require a road opening permit and discussion will take place with the Roads Service to establish the details of the storage lane. They also request that the proposed drainage system should be capable of preventing any water from flowing onto the public road or into the site from surrounding land.

Response: Noted. The drainage issue can be controlled by means of condition.

4.5 **RSPB** – offer no objections.

Response: Noted.

- 4.6 **SEPA** – offer no objections in principle to this proposal, however they emphasise that as a general rule they require the water quality of the Elvan Water not to be downgraded as a result of this development and that all practicable steps must be taken to achieve this outcome. They ask for clarification on a number of issues ie: how the dust suppression and/or wheel wash facilities are expected to be utilised at the site, the general surface water drainage strategy should be designed in accordance with the principles of Sustainable Urban Drainage (SUDS), clarification of whether a concrete washdown area will be necessary at the site and if so they seek assurances on how this ‘catchpit’ will be operated. In addition to this, they concur with the view expressed in the ES that the footprint of the development does not lie within an area known to be at risk from flooding, however they support the statement that additional studies are undertaken to protect the site from the 1-in-200 year return storm event. They further advise that the ES contains details of the ecological baseline studies that were carried out in the vicinity of the site. They are satisfied that provided all relevant mitigation measures as outlined in their guidance are fully incorporated into the Construction Method Statements prepared for the site, then the impact on the existing flora and fauna in the general vicinity of the project site should be minimal.

Response: The issues in respect of dust suppression, SUDS, and concrete washdown can be controlled by means of condition. In relation to the comment that additional studies should be undertaken to protect the site from the 1-in-200 year return storm event, the applicant has confirmed that this issue was factored into the flood risk assessment which was carried out and the site levels have been set to reflect this requirement.

- 4.7 **SNH** – confirm that there are no statutory designated sites for nature conservation within the application area. They originally objected to the proposed development until additional information in respect of the reasons for choosing the current application site are submitted.

Response: The applicant has provided further information in respect of the site selection process. They confirm that the existing substation could not be developed from 275kV to 400kV due to a major technical issue. The underlying sub-strata along with the proposed increase in voltage to 400kV meant that in the existing substation location it would be impossible to safely develop and earth the substation from surrounding properties, railway lines etc. They advise that this technical constraint resulted in the need for a separation distance from the railway and properties in excess of that currently available from the existing substation and meant that a new substation site required to be developed. After consideration of this additional information, SNH have now confirmed that they remove their original objection. They recommend strongly that an update survey of otters taking the form of a walk-over survey should be undertaken at the earliest possible opportunity prior to determining whether planning permission should be given. The applicant undertook this additional survey which has been approved by SNH.

- 4.8 **West of Scotland Archaeology Service (WOSAS)** – recommend that the Council refuse this planning application on archaeological grounds unless it can be demonstrated that the substation is required for an overriding national purpose. The reasons for this recommendation are; the major adverse impact on a significant archaeological site, in particular four SAMs, in the near vicinity of the proposal; and potential direct impacts on archaeological resources within the application area. They further advise that should the Council decide to grant consent to this planning application, an archaeological condition will need to be attached to secure the

necessary archaeological work to mitigate the predicted direct impacts on archaeology within the application area.

Response: The applicant has provided further information in respect of the requirement of the facility which can be found under para 2.3 of this report. They confirm that the driving force for this project is the national need for increased capacity afforded by the upgraded line and not the requirement for connection of speculative windfarm development local to Elvanfoot. This information was forwarded to WOSAS who confirm that the setting issues raised by this particular proposal are not so adverse as to warrant a recommendation of refusal of consent. They therefore no longer recommend refusal of the application on setting grounds. A condition can be placed on any consent granted requiring the applicant to secure the implementation of a programme of archaeological works in accordance with a written scheme of investigation.

4.9 **Transport Scotland** – offer no objections.

Response: Noted.

5 Representation(s)

5.1 Under the Environmental Assessment (Scotland) Regulations 1999, this proposal was advertised in the press. It was also advertised as Development Potentially Contrary to the Development Plan. Following this publicity and neighbour notification, one letter of comment was received. The content of the letter is summarised as follows:

(a) **It is understood that this development is of wider national importance and must be viewed in that context, however confirmation is requested that the potential impact the proposal will have on the landscape and the environment will be investigated sufficiently.**

Response: The ES which was submitted with the application incorporated a visual impact assessment of the proposed development from a number of viewpoints.

This letter has been copied and is available for inspection in the usual manner.

6 Assessment and Conclusions

6.1 Detailed planning consent is sought for the erection of an electricity substation and associated vehicular access on land to the west of Elvanfoot. The main issue in relation to this application is the extent to which the proposal complies with adopted and draft local plan policies.

6.2 In terms of the adopted local plan policy, the application site is located within the Remoter Rural Area where Policy 73 applies. This policy specifically relates to residential development and, as such, is not relevant in the determination of this application. The priority land use for this site is agriculture and Policy 70: Priority Land Uses, advises that there shall be a general presumption against developments which are not compatible with the priority land use. The Plan defines the priority land use as agriculture which are classed as areas of open countryside where the principle use is agriculture and within which the priorities will be to conserve good quality land and preserve the general rural character of the area. The site is also located within the Scenic Area where Policy 76 applies. This policy states that within the Scenic Area, the Council shall exercise strict control over development to ensure

that the special quality of the countryside is maintained. In particular, the Council shall safeguard the landscape and those elements which contribute positively towards the identity of the area from irreversible change and ensure that such developments as may be permitted satisfy the requirements relating to location, siting and design and help consolidate the regional identity of the area. Policy 60: Archaeology, is also relevant in this particular instance and this policy states that the Council shall not give favourable consideration to proposals for development which would have an adverse impact on scheduled ancient monuments, other archaeological sites and industrial archaeology resources.

- 6.3 The finalised draft South Lanarkshire Local Plan constitutes a material consideration in the determination of this application. Policy STRAT5: Rural Investment Area, applies in this instance. This policy states that the priority will be to encourage developments within established settlement boundaries and isolated and sporadic development will generally not be supported. It further advises that any business or industrial proposals should conform to Policy CRE2: Stimulating the Rural Economy. This policy advises that all development should seek to enhance the environmental quality of the area, or where enhancement is not possible environmental impacts should be mitigated.
- 6.4 Policy CRE2: Stimulating the Rural Economy provides guidance on the range of uses the Council would consider appropriate in principle within the countryside subject to other planning considerations such as traffic, access, sustainable transport, design, amenity and impact on the environment being satisfactorily met. Policy ENV4: Protection of the Natural and Built Environment, states that in areas of local/regional importance (which include the Regional Scenic Area and archaeological remains) development which would affect these areas will only be permitted where the integrity of the protected resource will not be undermined. Policy ENV28: Regional Scenic Area and Areas of Great Landscape Value, states that within the Regional Scenic Area, development will only be permitted if it satisfies the requirements of STRAT6 and can be accommodated without adversely affecting the overall quality of the designated landscape area.
- 6.5 In summary, the main thrust of the existing and proposed local plan policies is that development is preferred within settlement boundaries, however in instances where this is not possible, proposals for appropriate uses in the rural area would be acceptable where certain criteria are satisfactorily met. In addition to this the proposal should not have an adverse impact on archaeology or the Scenic Area. Assessing the application against the relevant criteria, firstly, the policy guidance indicates that energy-related developments are appropriate uses in the Countryside. Secondly, there is a specific locational need for this proposal as explained clearly by the applicant, and summarised in paras 2.3, 4.7 and 4.8. Thirdly, the development cannot be integrated into an established settlement or building group due to technical reasons and the nature of the proposals. Fourthly, the proposal does promote environmental enhancement as the applicant proposes the introduction of a woodland along the Elvan Water and reinstatement of derelict drystone walls.
- 6.6 Finally, in terms of landscape, countryside amenity and nature conservation interests, it is accepted that the size of the compound is reasonably significant and will have a localised effect on the landscape. The ES describes the site as sitting in the rounded floor of the broad u shaped valley and in a transitional area between the open calm upland landscape of the Elvan Water valley to the west and the more developed and busy landscape of the Clyde Valley to the east. It is important to note that between

the proposed application site and Elvanfoot there is a gas compound, a water pumping station, an existing transmission line and an aerial mast such that the locality is already urbanized to an extent. On completion of the proposed substation, the existing substation at Elvanfoot will be decommissioned and the equipment within the substation removed from site. The ES states that for the majority of views from the north-east, east and south-east there will only be a minor localised change in the character of the available view. Many of the views currently encompass the existing substation and the overhead line such that the removal of the existing substation would improve amenity for many of the residential properties along the western boundary of Elvanfoot as the proposed development is located further away from the settlement and partly screened by intervening topography and the alignment of the buildings. Dismantling of the existing substation and overhead lines will also have a major beneficial change to the setting of the Glengeith SAM.

- 6.7 Taking the above into account, the location of other infrastructure close-by, the national importance of the proposal, the technical reasons for the choice of this site, and the proposed mitigation proposals I consider this proposal to be acceptable. There are a number of archaeological sites and monuments in the surrounding landscape, however neither Historic Scotland or WOSAS object to the proposal and I am satisfied that any impact on these resources can be covered by relevant conditions. I therefore recommend that planning consent be granted.

7 Reasons for Decision

- 7.1 This energy-related development is an acceptable use in the rural area, is required to allow increased cross-border capacity between Scotland and England and is of national importance. The proposal will result in the removal of the existing substation which will have a beneficial change to the setting of the adjacent SAM and the wider landscape character of the area. There will be no adverse impact on residential amenity of adjoining properties. The proposals comply with policies 60, 70 and 76 of the Upper Clydesdale Local Plan and policies STRAT5, ENV4 and ENV28 of the finalised South Lanarkshire Local Plan.

Iain Urquhart
Executive Director (Enterprise Resources)

18 September 2006

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Environmental Statement

- ▶ Consultations
RSPB Scotland

06/02/2006

Environmental Services	16/04/2006
West of Scotland Archaeology Service	25/04/2006 & 05/09/2006
Transport Scotland	19/06/2006
S.E.P.A. (West Region)	29/03/2006
Roads and Transportation Services (South Division)	16/03/2006
Historic Scotland	13/04/2006
Scottish Natural Heritage	22/03/2006 & 25/07/2006

► Representations

Representation from : Hopetoun Estates , Hopetoun Estates Office
Newton
Broxburn
EH52 6QD, DATED 05/04/2006

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Gail Rae
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CONDITIONS

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That the external colour of the substation control building hereby approved shall be Moorland Green (Corus Colorcoat HPS200) to the satisfaction of the Council as Planning Authority.
- 4 That between the hours of 0800 and 2000 the noise emitted from the premises (Leq(1hr))shall not exceed the pre-existing background noise level (L90(1/2hr)) by more than 4dBA when measured in accordance with BS4142:1997 at buildings where people are likely to be affected. Between the hours of 2000 and 0800 the noise emitted from the premises (Leq(5mins) shall not exceed the pre-existing background noise level (L90(1/2hr)) by more than 4dBA when measured in accordance with BS4142:1997 at buildings where people are likely to be affected.
- 5 The Council as Planning Authority shall be contacted immediately if any material is encountered which is suspected of being contaminated. An Action Plan shall be prepared and shall be available in the event of any contaminated material being found. The Action Plan should take account of advice from the Scottish Environment Protection Agency and should address:
 - (a) The safe handling of the material
 - (b) Its storage
 - (c) Its ultimate disposal
- 6 That the development hereby approved shall be carried out in accordance with the Schedule of Environmental Mitigation Measures contained in Appendix 4 of the Environmental Statement to the satisfaction of the Council as Planning Authority.
- 7 That before any work commences on site, the final version of the Environmental Management Plan referred to in the Schedule of Environmental Mitigation Measures (Appendix 4 of the Environmental Statement) shall be submitted to and approved in writing by the Planning Authority and thereafter the construction of the substation shall be carried out in accordance with the details of the approved Environmental Management Plan.
- 8 That before any work commences on the site, a scheme for a riparian woodland along the Elvan Water detailed in the Schedule of Environmental Mitigation Measures (Appendix 4 of the Environmental Statement), details of the reinstatement of derelict drystone walls and earthmodelling shall be submitted to the Council as Planning Authority for written approval, the details shall include:
 - (a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development;
 - (b) details and specification of all trees, shrubs, grass mix, etc.;
 - (c) details of any top-soiling or other treatment to the ground;

- (d) sections and other necessary details of any mounding, earthworks and hard landscaping;
 - (e) proposals for the initial and future maintenance of the landscaped areas;
 - (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.
- 9 That the approved riparian woodland scheme, reinstatement of derelict drystone walls and earthmodelling shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following completion of the development hereby approved and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 10 That prior to any work commencing on the site, a maintenance management schedule for the riparian woodland scheme approved under the terms of Condition 8 above shall be submitted to and approved by the Council as Planning Authority. Thereafter, the landscaping shall be maintained in accordance with the approved management schedule to the satisfaction of the Council.
- 11 That low ground pressure vehicles and floating temporary access and storage tracks shall be used whenever possible during the construction process to the satisfaction of the Council as Planning Authority.
- 12 That no more than 6 months before work commences on site a breeding bird survey and walk-over survey to establish the potential presence of otters and the position of any holts within the Elvan Water and the immediate vicinity shall be undertaken and approved in writing by the Planning Authority and thereafter the appropriate mitigation measures shall be implemented to the satisfaction of the Council as Planning Authority.
- 13 That prior to any work commencing on site full details of the arrangements for community liaison and their allowances for alternative access to Elvan Water, the old railwayline and surrounding countryside shall be submitted to and approved in writing by the Planning Authority and thereafter the approved arrangements shall be implemented prior to work commencing on site.
- 14 That before the development hereby approved is completed or brought into use, a drainage system capable of preventing any flow of water from the site onto the public road or neighbouring land, or into the site from surrounding land shall be provided and maintained to the satisfaction of the Council as Roads and Planning Authority.
- 15 No development shall take place within the application site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.
- 16 That prior to work commencing on site a Dust Management Scheme Report shall be submitted to and approved in writing by the Council as Planning Authority and

thereafter the approved arrangements shall be implemented prior to work commencing on site.

- 17 That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and requirements.
- 18 That prior to work commencing on site details of the concrete washdown area and how the catchpit will be operated shall be submitted to and approved in writing by the Council as Planning Authority.
- 19 That the existing substation located to the south-east of the application site shall be decommissioned, dismantled and removed from site and the land reinstated to open rough grazing land within 2 years of the date the substation hereby approved is brought into use, all to the satisfaction of the Council as Planning Authority.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 To protect local residents from noise nuisance
- 5 To avoid unacceptable risks to human health and the environment and to ensure that the land is remediated and made suitable for its proposed use.
- 6 In the interests of amenity.
- 7 In the interests of amenity and in order to retain effective planning control.
- 8 In the interests of the visual amenity of the area.
- 9 In the interests of amenity.
- 10 In the interests of amenity.
- 11 To minimise potential adverse impact on the wet heath, marshy grasslands and bog habitats.
- 12 To ensure that provision is made to safeguard the ecological interest on the site.
- 13 In the interests of public safety and to ensure satisfactory pedestrian access facilities to the surrounding countryside.
- 14 To ensure the provision of a satisfactory drainage system.
- 15 To ensure that provision is made to address areas of archaeological interest.
- 16 In the interests of traffic and public safety.
- 17 To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.
- 18 These details have not been submitted or approved.
- 19 In the interests of amenity and in order to retain effective planning control.

For information only

For information only

