

APPLICATION NO.	P18/S2555/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	2.8.2018
PARISH	GORING HEATH
WARD MEMBER	Peter Dragonetti
APPLICANT	Mr & Mrs D. Morphy
SITE	Former Goring Heath Poultry Farm 54526 Goring Heath, RG8 7RU
PROPOSAL	Erection of a training building, 5 huts and the renovation of disused fire station, ablutions block and parking (amended plans and supporting information received 12th December 2018, reducing ridge and eaves height of training barn by 2m. Site section and amended site plan received 1st April 2019, removing spoil bunds and adding additional landscaping detail)
OFFICER	Simon Kitson

1.0 **INTRODUCTION**

1.1 This application is referred to planning committee as the officers' recommendation of approval conflicts with the views of Goring Heath Parish Council.

1.2 The application site (**Appendix A**) is comprised of an area of land measuring approximately 1.2ha and accessed off the B4526 within the parish of Goring Heath. Although there are few planning records documenting the site history, the site previously functioned as an RAF base until planning permission for an agricultural use was granted in 1959. There have also been historic planning enforcement investigations between 2010 - 2014 into unauthorised uses of the land as a scrap yard. The site has been vacated by the last agricultural tenant, who operated a poultry farm and there are a number of brick built and other structures on the land relating to its previous uses. Part of the former site to the south now accommodates a veterinary practice following a 2013 planning consent and there are longstanding B2-B8 industrial storage uses at the woodland site immediately to the east.

1.3 The site falls wholly within the Chilterns Area of Outstanding Natural Beauty (AONB) and much of the land to the west has an open, rural character.

2.0 **PROPOSAL**

2.1 As detailed in the application submission, consent is sought for the redevelopment of the site in order to enable its use as a training centre. The applicant is a security instructor who intends to run 2-4 day security training courses on the site, utilising new and existing buildings for scenario-based activities and team building exercises. On-site accommodation would be provided for delegates within huts designed to resemble the original RAF structures.

2.2 The site would be extensively landscaped and remedial works would be undertaken to address contamination issues associated with the former intensive uses. A number of dilapidated buildings would also be removed. The new build structures would be as follows:

- a steel-framed building at the southern end of the site (labelled ‘New Barn’ on the Proposed Block Plan accompanying the application. The new steel-framed barn is proposed to be approximately 35m north of the existing camelid veterinary clinic. The barn is intended to be used for indoor training, and to be large enough for the instructor and course attendees to meet, organise and carry out activities and to set up scenario-based training.
- 5 no. huts which will serve as overnight accommodation for course attendees with toilet/showering/washing facilities provided in a communal building nearby. It is proposed that the huts are erected adjacent to a sunken WWII bomb shelter.
- A disused ablutions block on the eastern edge of the site would be renovated, refurbished internally and a replacement roof fitted. The building is intended to be fitted out with W/C and showering facilities and will serve as a communal wash block for course attendees.
- A derelict former Fire Station would be renovated to form a training centre building, encompassing classrooms, storage, kitchen area and site office

The application proposes 32 no. car parking spaces in total. The car parking spaces are situated at; a) the north of the site, utilising the existing hardstanding running parallel with the main driveway, and b) towards the southern end of the site, also running parallel with the main driveway and on the site of the former canteen building. There are additional parking spaces adjacent to the new barn.

- 2.3 The current proposed site plans, elevations and floor plans are attached as **Appendix B**. All associated documents and consultation responses can be viewed on the council’s website: www.southoxon.gov.uk .

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Goring Heath Parish Council – Object

- Concerns raised over the legitimacy and viability of the business, the future intentions of the applicant and the likelihood of enforcement action in the event of a breach
- The site is not brownfield land as it is not on a brownfield register. It is agricultural land and suitable for use for agricultural purposes
- The proposed on-site accommodation is not fit for purpose. Attendees would not use it.
- The scale and design of the proposed training buildings are wholly inappropriate for their rural setting and harmful to the special landscape character of the wider AONB. The training barn is particularly incongruous.
- The proposal constitutes major development, resulting in clear conflict with local and national planning policies seeking to protect the countryside from adverse developments. This would not pass the relevant tests for exceptional circumstance.
- The amended plans reducing the height of the industrial building do not remove the substantive fundamental objection to the development that it is a major commercial development in the AONB by a new business, contrary to National Planning Policy.
- A recommendation of approval would not be consistent with a decision taken by SODC to refuse consent for a domestic garage at a dwelling within the village.
- There is no policy published either in NPPF or SODC Local Plan which can support such a development
- The Parish Council notes the position of the Chiltern Conservation Board.

Chilterns Conservation Board – Issues raised

- The National Planning Policy Framework sets out at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in AONBs, which have the highest status of protection in relation to these issues, equal to National Parks. Major development proposals in AONBs should be refused unless the tests in para 172 are met.
- The proposed buildings are large and industrial in style, they do not comply with the advice in the Chilterns Buildings Design Guide in their siting, design or materials.
- The unusual use as a private training centre does not appear to need a countryside location, and the 32 parking spaces indicate a car dominated and potentially unsustainable use. If the proposal involved publicly accessible visitor facilities for outdoor recreation, or affordable accommodation for walkers and cyclists, it might help make the case that it contributes to increasing public enjoyment of the Chilterns AONB.
- The site is in walking distance of one of the major long distance paths in the AONB (125 mile long Chiltern Way). Although the removal of rubbish and dilapidated structures could bring enhancement, the choice of design and materials of the new buildings do not currently conserve and enhance the natural beauty of the AONB. More should be done to conserve and enhance the natural beauty of the Chilterns AONB and achieve a net gain for biodiversity. Given the scale of the scheme, a Landscape and Visual Impact Assessment could usefully be prepared to explore the effects of the proposal.
- Screening and tree planting, along with careful use of colour, signage and strict controls on external lighting all need to be planned. An AONB enhancement plan should be prepared to propose measures that will be taken (and can be conditioned) to deliver enhancement of the AONB.

CPRE Oxfordshire – Objection

- This major application is completely inappropriate for a site within the Chilterns AONB. The proposed development would be damaging to the landscape and would not enhance or conserve it in any way.
- The opinion of the Conservation Board must be sought before any decision is reached.

Forestry Officer (South Oxfordshire District Council) - No strong views

- Having considered the existing site conditions and how the buildings will affect the above-mentioned tree-scape, I'm confident the proposal can be implemented without significant impact. Therefore, I have no objections to the proposed development subject to the detailed tree protection condition and a landscaping condition being attached, if permission is to be granted.
- To address the requirements of the landscaping condition a comprehensive planting scheme will be needed, including a range of long-lived large canopy trees, like Oak, Beech and Yew, planted in locations and a density that would provide a significant screen of the barn and the associated buildings.

Countryside Officer (South Oxfordshire & Vale of White Horse) - No strong views

- This application is supported by a Phase 1 Ecological Assessment.
- No evidence of protected species were found on site and the habitats impacted are not considered to be a constraint to development.

- No objection to the application proposal subject to the addition of a condition ensuring that the ecological recommendations are implemented.

Economic Development – Approval recommended

- The erection of five huts for overnight accommodation of course attendees will have economic benefits to the local area in terms of additional employment for food provision and cleaning.
- Overall, the proposed application could contribute positively to the economic development of the district.

Highways Liaison Officer (Oxfordshire County Council) - No strong views

- The proposal seeks the erection of a number of buildings and the renovation of the existing site.
- Additional information has been supplied in relation to issues raised, after reviewing this supplied information this has addressed the Highway issues.
- The applicant has advised that they will encourage sustainable transport options, and this is welcomed.
- The proposal is unlikely to have a significant adverse impact on the highway network.
- After investigation and reviewing the supplied documents, the Highway Authority has no objection subject to conditions being applied to any permission which may be granted on the basis of highway safety.

Contaminated Land – No objections, subject to conditions

- The content of the report satisfactorily addresses requirements.
- The preliminary risk assessment has identified potential contaminants of concern, including PAH following chemical testing in 2017, contaminants from historic use as former military land and dismantling of vehicles, and farm waste and stockpiled materials from its use as a farm.
- Given that new buildings are proposed, including a new barn and five huts for training and accommodation purposes, an intrusive site investigation is required to be undertaken and which needs to assess all potential contaminant linkages identified in the preliminary conceptual site model (CSM). Should contamination above guideline values be discovered, a further assessment on the potential risk from ground gas and risk to the principle aquifer will be required. Please
- Further site investigations are to be in accordance with best practice as outlined in BS10175:2011 and BS5930:2015.

Comments in support (1) – Camelid Veterinary Surgery

- The applicant has been responsible for ensuring a cleanup operation on this site that was previously full of rubbish and abandoned machinery. He has also been managing the landscape
- In its current form the site is not suitable for agricultural use due to the network of concrete pathways and foundations
- The barn will fit into the environment surrounding the site and also will remove the currently crumbling WWII Nissen huts and repair further derelict WWII buildings present on the site. I note that he intends to replace 4 of the Nissen huts with structures
- Based on the plans proposed, the development will have no impact on the veterinary business. There are several businesses already operating on this corner of land at Goring Heath

- The site is in need of regeneration.

Comments in support (2) - Ladygrove Shaw

- The application would improve the landscape, making a huge difference from the environmental hazard that it was.
- The new barn is fitting to the environment and there will be minimal change to the site as existing nissen huts and the fire station will be redeveloped and re-sited.
- There would be improved landscaping with more trees and hedges being used to screen the site and create more wildlife habitat. We cannot see that this would cause any damage to the landscape.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [SE13/305](#) - (01/12/2014)

Land being used as a scrap yard.

[EE10/014](#) - (14/12/2012)

Scrap Yard on land.

[P59/H0450](#) - Refused (14/08/1959) - Appeal allowed (17/11/1959)

Use of existing air ministry buildings for agricultural purposes.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy (SOCS) Policies

CS1 - Presumption in favour of sustainable development

CSQ3 - Design

CSR2 - Employment in rural areas

5.2 South Oxfordshire Local Plan 2011 (SOLP 2011) policies;

C4 - Landscape setting of settlements

C8 - Adverse affect on protected species

C9 - Loss of landscape features

D1 - Principles of good design

D2 - Safe and secure parking for vehicles and cycles

D4 - Reasonable level of privacy for occupiers

G2 - Protect district from adverse development

G4 - Protection of Countryside

T1 - Safe, convenient and adequate highway network for all users

T2 - Unloading, turning and parking for all highway users

5.3 Supplementary Planning Guidance/Documents

South Oxfordshire Design Guide 2016 (SODG 2016)

5.4 National Planning Policy Framework (NPPF)

National Planning Policy Framework Planning Practice Guidance (NPPG)

6.0 **PLANNING CONSIDERATIONS**

6.1 The following criteria would be relevant to the proposal:-

- whether sufficient justification exists for the provision of this type of facility within the proposed location

- the environmental and ecological impact
- the impact of the design, height, scale and materials upon the character of the site and the wider AONB;
- the impact upon the highway network, in terms of highway safety, access and parking provision.
- the impact upon neighbouring amenity, primarily in terms of noise Impact

Principle

- 6.2 Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require decisions to be taken in accordance with the development plan, unless there are material considerations that indicate otherwise.
- 6.3 Whilst it is accepted that the configuration of the site, its military history and the rural surroundings are likely to support the type of scenario-based security training activities proposed in the application, the Council would ordinarily seek for this type of facility to be located within existing or adjacent to settlements. This is consistent with the spatial strategy set out under Policy CSS1 of the SOCS, which states that any changes outside towns and villages will need to relate to very specific needs, such as those of the agricultural industry or enhancement of the environment. Accordingly, there are no Development Plan policies which directly support the provision of training institutions within a rural location outside the built-up limits of any settlement.
- 6.4 Whilst Policy CSR2 of the SOCS broadly encourages schemes for agricultural diversification or the re-use of rural buildings, the land use would change in its entirety from its most recent authorised function as a poultry farm to a training institution. Some of the former RAF buildings would nonetheless be refurbished, including the fire station and ablutions block and redundant commercial land would be put to an alternative employment-generating use, which accords with the purpose of the policy.
- 6.5 There have been several site visits to the application site over the last two years and also visits in conjunction with enforcement investigations over numerous unauthorised scrap storage uses between 2010 and 2014. Officers are familiar with the general condition of the site during these periods and the extensive efforts of the applicant to clear the land in order to enable its re-use. Officers contend that there are other material planning considerations relevant to this proposal, even if the proposed use does not fulfil a demonstrable need.
- 6.6 Whilst the Parish Council maintain that the land is agricultural and should be used as such, the historic land uses and the current appearance of the site within the surrounding rural landscape need to be weighed in the balance here. It is evident from the Council's records and aerial photographs (**Appendix C**) that the land has been previously developed and used intensively. A large number of remaining built structures, including Nissan huts with asbestos sheeting are in a state of dilapidation. There are extensive areas of hardstanding covering a significant proportion of the site which restrict the type of agricultural operation which may be undertaken. It is particularly worthy of note that the recently undertaken contaminated land investigations have identified potential contaminants of concern to the Council, including polycyclic aromatic hydrocarbons (PAHs) following chemical testing in 2017. These contaminants would have arisen from the historic uses as former military land, dismantling of vehicles, farm waste and stockpiled materials. The Council's Environmental Health Team consider that further intrusive investigations are required in order to enable the proposed change of use, together with a detailed remediation strategy. These would be undertaken by the applicant. Officers consider that this is a

brownfield site, rather than an undeveloped parcel of farmland or paddock. As such, officers are inclined to agree that the scheme is lent some support by the NPPF which encourages, amongst other things *'appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land'* (118).

- 6.7 The Parish Council point out that the NPPF also states that 'major development' within an AONB should be refused, other than in exceptional circumstances. An appropriate assessment would include the need for the development, cost and scope of developing outside the designated area and whether detrimental effects can be moderated. Officers would however point out that footnote 55 then specifies that whether a proposal is 'major development' for the purposes of Paragraph 172 is a *'matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined'*
- 6.8 The site is within a sensitive location, located towards the edge of the Chilterns Plateau with Valleys within Character Area 10 of the South Oxfordshire District Council Landscape Character Assessment 2017 (SOLA). This area contains a large section of the AONB. Its defining landscape character is described as "surprising uniform despite its irregular pattern of plateaux and valleys and its mosaic of farmland and woodland. This complexity is a consistent and distinctive feature of the area, and the most obvious differences in landscape character are between the very intimate, enclosed wooded landscapes and those which have a more open structure". The build form is described as "Sparsely settled with small villages and hamlets" and in terms of land uses, "Agriculture comprises the predominant land use with arable and pasture"
- 6.9 Officers consider that this site has not historically made a positive contribution to the defining characteristics of this part of the AONB. The storage materials and built structures in various stages of decay have long been visible from public vantage points along the B4526, with the boundary treatments affording inadequate screening. The site currently has industrial style fencing to the front and extensive areas of hardstanding are visible. Works to redevelop the site and, in doing so, strengthen the landscape measures do have the potential to improve the contribution of the site to the wider landscape character and land contamination remediation would improve the condition of the land generally. These are broad public benefits.
- 6.10 Subject to an appropriate scale and design for the new built structures, officers consider that the redevelopment would not impact adversely upon the special landscape character of the designated area. Having regard to the previously-developed character of the site and its existing relationship with the rural landscape, officers do not consider that there is a need for this proposal to be assessed against the specific tests set out in Paragraph 172. This does not negate the need for the built form and layout to be sufficiently sensitive to their wider surroundings.
- 6.11 Officers do also note that, whilst the proposal is unlikely to fulfil a specific local need or comprise an essential community facility, there are likely to be planning gains associated with the employment opportunities, due to the scale of the business and the nature of the facility. These are expanded upon within the supporting planning statement which outline the requirement for a number of full-time and part-time staff based at the site all year round, undertaking office, administration and maintenance work. There is also an expectation that local people would be appointed for non-specialist and contracting roles and there would be additional money spent at businesses within the wider area. This is recognised by the Council's Economic Development Team.

Scale, design and landscape

- 6.12 Both the Development Plan and the NPPF emphasise the importance of preserving the special landscape qualities of the wider AONB. SOLP Policy D1 and SOCS Policy CSQ3 also carry significant weight as they seek to secure high quality, inclusive design and reinforce local distinctiveness.
- 6.13 The re-use some of the original brick-built buildings within the site is welcomed. They are an existing landscape feature and generally have traditional forms and detailing. Officers consider that they have some historic interest in connection with the wartime use of the site. The external changes to the fire station building which currently sits most prominently at the front of the site would consist mainly of repair works, the introduction of a pitched roof above a flat section and the replacement of the existing corrugated roof. The amount of new development to other parts of the front of the site would be kept to a minimum, with the parking dispersed and largely contained within existing areas of hardstanding towards the west and south.
- 6.14 The Nissan huts which would be demolished are in a poor condition and officers recognise that they would represent a safety hazard for any future use of the site. Accordingly, their demolition is acceptable. The replacement accommodation buildings would be sited in a similar part of the site to the existing, with a similar form and character. They would have a relatively low height and a low-key appearance. They would also be more than 85m from the public highway.
- 6.15 Officers do accept that the training barn to the south would be a substantial structure, even after the amendments reducing the overall height. However, it would have an appearance broadly consistent with a typical functional agricultural building, with a similar footprint to a previous structure at the poultry farm. The agent also provides examples of a number of similar steel-framed agricultural buildings at nearby sites. Whilst officers agree that a design more in keeping with the specific Chilterns vernacular would be preferable, the visual impact would be limited, given that the structure would be sited more than 120m from the nearest public vantage points and would be appraised within a cluster of other buildings. There are no public rights of way bisecting any of the neighbouring fields from which it would be visible. The supporting site section (PVD/535-15-2) demonstrates the likely level of visibility from a static position immediately to the front of the site and it would be unlikely to be highly visible from farther afield due to the level of screening along Goring Heath Road the B4526 and the proposed mitigation measures around the site perimeter.
- 6.16 The proposed layout and landscaping for the site has been the subject of much discussion over the duration of the application. Bunds at the front of the site, originally proposed from spoil have subsequently been removed from the scheme and would be replaced with a substantial area of mix broadleaf tree planting. The potential for enhancement at this part of the site is particularly significant, given the current ground conditions and the large amount of material remaining from many of the previous land uses. This is still evident from outside the confines of the site. Additional native planting at the front boundary and along the western side of the site would also be incorporated into the scheme providing additional screening. The Council's ecologist considers these will provide habitat for many species and are a positive addition to the scheme. A detailed landscaping management plan securing these measures should be secured as a condition of consent. Provided that planting is implemented in accordance with the approved details and maintained accordingly, officers consider that there would be a net benefit to the local landscape resulting from the redevelopment.

- 6.17 With regard to light, officers accept that both of the previous uses would have required external lighting and a low level would be appropriate for an alternative commercial or intensive agricultural use, particularly for poultry farming. The applicant maintains that they intend to keep lighting to the minimum required for health and safety. Security needs would be addressed by providing infrared (IR) security cameras which would not result in luminance visible to the naked eye. The applicant is agreeable to details being agreed as a condition of consent and they are aware of the CPRE's Dark Skies guidance. Any subsequent floodlighting or similar system would require an application for planning permission by the council.

Ecology

- 6.18 The application is accompanied by a Phase 1 Ecological Assessment which concludes that the buildings scheduled for demolition have a low potential for supporting bats. A number of recommendations are proposed, which require lighting to be kept to a minimum and directed downwards, bat boost boxes to be installed as an enhancement and for work to cease in the event that a roost is discovered within roof sheets. The Countryside Team raise no objection to either the proposal or the suggested mitigation measures. They further note that the additional planting proposed has the potential to provide further enhancement, provided that it is implemented in accordance with a detailed landscaping plan.

Neighbouring amenity

- 6.19 The application site was formerly in an unrestricted agricultural use with farm vehicles and livestock likely to be creating noise within the day and night. It is also alongside the well-trafficked B4526, so background noise levels are relatively high. The nearest residential properties are located between 140-200m from the training facilities and separated by intervening land. Officers do not consider it likely that there would be any amenity issues in terms of noise, or other disturbances.

Highway impact

- 6.20 It is proposed to use the existing site access off the B4526 and parking for up to 32 cars would be provided within the site.
- 6.21 Officers do recognise that this is not a particularly sustainable location in terms of convenient access to public transport and it is likely that the majority of journeys would be via private motor vehicles. The transport statement requested by the Local Highways Authority (LHA) states the following:
- Overnight accommodation is provided on the site for students and course leaders. Typically, courses last for between 2 and 4 days and when the site is fully operational, there will be a course most weeks of the year. There may be up to 10-12 students and 2-3 course leaders present during a course.
 - There will be around four full-time staff based at the site all year round, undertaking office, administration and maintenance work, from 8am to 6pm Monday to Friday.
 - During courses, hotel and catering services will be provided by outside contractors who will provide food, drink, etc. Students and course leaders will normally stay on the site for the duration of the course. This being the case, there will be some 10-15 arrivals on the first day of the course and 10-15 departures on the final day of the course. On each day of the course, outside catering contractors will attend the site with a Sprinter-sized vehicle to provide

catering services. Cleaners will prepare the site on the day before the course starts and clean up on the day after a course ends.

- Generally, most course-related vehicle movements will take place outside peak hours.
- Assuming one course per week, there will be only two days each week (on the start and finish of a course) where there will be vehicle movements in double figures. For five days each week, vehicle movements will not exceed around 10 vehicle movements in a 24-hour period.

6.22 Officers note that an alternative commercial land use would also be likely to necessitate frequent vehicular traffic movements for agricultural, HGV and staff traffic for prolonged periods of the day. The LHA do not question the agent's assertion that these would be comparable to the proposed use. Officers do consider it plausible that some course attendees might car share and the availability of overnight accommodation at the site would reduce the number of movements at peak times of the day. In the absence of objection to the proposal from the LHA on the basis of highway or pedestrian safety, officers accept that the impact upon the local highway network would not be sufficient to warrant a refusal of planning permission on the basis of highway safety.

Other issues

6.23 Whilst the Parish Council call into question the intentions of the applicant and suggest that alternative uses are likely to be undertaken within the proposed building, officers can only consider the scheme on its own merits on the basis of what is proposed within the application. Alternative uses for the buildings and associated land would constitute a breach of planning control and this would be liable to enforcement action by the council.

7.0 CONCLUSION

7.1 Whilst it is accepted that the proposed change of use does not fully accord with the relevant Development Plan policies, there are other material planning considerations indicating that approval should be granted, having regard to the unique site-specific circumstances. Based upon the previous intensive land uses, including the use of the site as an RAF base, the extensive storage on the land of scrap materials and the siting of a poultry farm, officers are satisfied that a conventional agricultural use of the land would not be likely without significant works of land remediation. Notwithstanding the scale of the built structures now proposed, they would be located within an unobtrusive part of the site and their visual impact would be mitigated appropriately. Officers consider, on balance, that the associated landscaping and remedial works, would result in demonstrable improvements to the appearance of the site, to the benefit of the wider AONB. There would also be modest economic and employment gains. Taken collectively, the benefits would outweigh any harm. The proposal is also considered acceptable in terms of the impact upon neighbouring amenity and highway safety.

8.0 RECOMMENDATION

8.1 **Grant Planning Permission, subject to the following summarised conditions:**

- 1. Commencement within three years**
- 2. Prior to the commencement of the development hereby permitted, a scheme for the landscaping of the site and its management shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to the first use of the development and thereafter maintained.**
- 3. Prior to the commencement of any site works an arboricultural method statement to ensure the satisfactory protection of retained trees during**

the construction period shall be submitted to and approved in writing by the Local Planning Authority.

4. Prior to the commencement of the development a phased contaminated land risk assessment shall be carried out by a competent person in accordance with Environment Agency Guidance and Approved Codes of Practice. Details of each phase shall be submitted to and approved in writing by the Local Planning Authority.
5. Prior to the commencement of the development details of how the spoil arising from works will be disposed of shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the spoil shall be disposed of in accordance with the agreed details
6. Prior to commencement of the construction works within the site, a full schedule of all external materials shall be submitted to, and approved in writing by, the local planning authority
7. All parts of the site, including all approved buildings, shall only be used for the specific training purposes specified within the application submission. Any variation shall require planning permission from the local planning authority.
8. Details of any external lighting shall be submitted to the local planning authority and agreed prior to commencement of the approved scheme.
9. The development hereby approved shall be implemented strictly in accordance with all of the recommendations made in section 6 of the supporting Phase 1 Ecological Assessment (Wessex Ecology, Contract No: 14-16). This condition shall be discharged through the receipt of a letter from the project ecologist, giving evidence that the recommended working methods and site enhancements have been implemented.
10. Prior to the first occupation of the development, the existing means of access onto B4526 shall be improved and laid out and constructed strictly in accordance with the local highway authority's specifications and all ancillary works specified shall be undertaken.
11. The vision splays shown on drawing no. PVD/535-05-5, shall not be obstructed by any object, structure, planting or other material with a height exceeding or growing above 0.9m as measured from carriageway level.
12. Prior to the first occupation of the development hereby approved, the parking and turning areas shall be provided in accordance with drawing no. PVD/535-05-5, and shall be constructed, laid out, surfaced, drained and completed to be compliant with sustainable drainage (SuDS) principles, and shall be retained unobstructed except for the parking of vehicles associated with the development at all times.
13. The off-site highway works shown on drawing no. PVD/535-05-5, or as otherwise agreed in writing with the Local Planning Authority shall be implemented in full before the first occupation/use of the development or in accordance with a programme of implementation agreed in writing with the Local Planning Authority.

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